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FAO Caroline Harvey
The Planning Inspectorate
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NJA Ref: 22/118

22 December 2025

FINAL COMMENTS

Dear Ms Harvey

PINS Ref:	**APP/Z3825/W/25/3374889**
Appellants:	**Mr and Mrs Sherwood**
Site:	**Recadera Stud, Ghyll House Farm, Broadwater Lane, Copsale, RH13 6QW**

Thank you for your letter dated 18 December 2025. Please find attached the Appellants' final comments in response to the Council's Statement of Case and third party comments.

If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

[redacted]

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Chartered Town Planner
For and on behalf of NJA Town Planning Ltd

RTPI Chartered Town Planner

Appeal Ref: **APP/Z3825/W/25/3374889**

Appellants: Mr and Mrs Sherwood

Site: Recadera Stud, Ghyll House Farm, Broadwater Lane, Copsale, RH13 6QW

APPELLANTS' FINAL COMMENTS

1.0 Horsham District Council's Statement of Case

1.1 The Council's Statement of Case relies upon the spatial strategy of the HDPF. However, for the reasons set out within the Appellants' Statement of Case, it is demonstrated that the proposal complies with the provisions of 11 d) which is engaged on the basis that the Council cannot demonstrate a five year housing land supply (just 1.0 years) as required by the Framework. It is reiterated that the Council's policies for the supply and location are in this case out of date and should be given less weight in the decision making process.

1.2 In terms of location, this matter is addressed within the Appellants' Statement of Case together with the Council's recently published Shaping Development in Horsham District' guidance.

1.3 The Council refers to three appeal decisions and a number are also included with the Appellants' Planning, Design and Access Statement and this appeal. More recently, planning permission was granted at appeal on 28 October 2025 for the construction of a single dwelling outside of a settlement boundary at Thornhill Stables near Coolham see the separate Appendix submitted with these final comments.

1.4 The Planning Inspector did not find the appeal site to be in isolated countryside in the context of NPPF paragraph 84 but also did not consider the site to be in a suitable location having regard to local and national policy in respect of the accessibility of the site to services, facilities, and employment opportunities.

1.5 However, when considering the proposal in the planning balance, the Planning Inspector found the following:

'Balanced against the harm are a number of benefits. The overall housing supply remains significantly deficient, and the provision of an additional dwelling would make a meaningful contribution to addressing this shortfall. The Framework recognises that small sites can make an important contribution to housing supply and are often built out quickly. There would also be modest economic benefits during constriction and through local spending, as well as a small contribution to housing diversity. While the scale of these benefits is modest given that only one dwelling is proposed, in the context of the current housing pressures, even a single additional home represents a valuable and positive contribution.

Taking all matters into account, the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Consequently, the proposal benefits from the presumption in favour of sustainable development as defined in paragraph 11d of the Framework'.

1.6 It is noted that the Council's Statement of Case states in respect of reason for refusal 2 and the drafted Great Crested Newt License that ***'The LPA would not upon receipt of these documents during the appeal process maintain this reason for refusal'.***

1.7 While it is accepted that new information cannot normally be submitted the Appellants would note that the recently allowed appeal at Thornhill Stables a decision that was not available earlier in the process. The Appellants believe as set out above that many of the Inspector's findings with regards to housing supply issues and general acceptability against countryside policies apply equally here especially when taking into account the recent development granted adjoining this appeal site. If residential uses in this locality are so wholly unacceptable then the Council would not have granted permission for this use in the redevelopment of Ghyll House Farm.

Third Party Comments

1.8 The representation letters largely repeat earlier comments and no new issues are seemingly raised that have not been previously considered by the Appellant or the LPA. The Appellants confirm that Certificate B was completed and appropriate notices served. All ecology concerns have been addressed with the NatureSpace licence.

For the reasons set out above and in the Appellants Statement of Case it is respectfully requested that the appeal be allowed.