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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/25/3375975

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/25/3375975
Appeal By	DEVINE HOMES PLC
Site Address	Land North of Cowfold Road Coolham West Sussex RH13 8QJ Grid Ref Easting: 512196 Grid Ref Northing: 122812

SENDER DETAILS

Name	[redacted]
Address	Acorn House, Brooks Green Road Coolham HORSHAM HORSHAM West sussex RH13 8GR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground

☑ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

My objection is based on planning and legal grounds, as set out below.

1. Lack of demonstrated necessity or local housing need
The application fails to demonstrate a clear and evidenced local need for additional housing within Coolham. There is no justification provided to show that the proposed development addresses an identified shortfall in local housing supply or meets a specific local housing requirement. In the absence of proven necessity, the proposal represents unjustified development that conflicts with the principles of plan-led development.

2. Unsustainable location and lack of local facilities
Coolham is a small rural village with limited services and facilities. There is inadequate access to shops, healthcare, education, employment opportunities, and public transport. As such, the development would be inherently unsustainable and would increase reliance on private car use, contrary to the objectives of sustainable development set out in national planning policy.

3. Overburdening of local infrastructure and community
The addition of nine dwellings would place further strain on already limited local infrastructure, including roads, drainage, healthcare services, and community facilities. No sufficient mitigation measures or infrastructure improvements have been proposed to address this increased burden. The cumulative impact would be detrimental to the existing village community and its capacity to function sustainably.

4. Conflict with national and local planning policy
The proposal conflicts with the core principles of the National Planning Policy Framework, particularly those relating to sustainable development, rural character, and the requirement that development should be supported by appropriate infrastructure. It also undermines the objectives of local planning policies that seek to protect the character of rural settlements and ensure development is proportionate and justified by local need.

5. Harm to the character and function of the village
The scale and nature of the proposed development would result in disproportionate growth that is out of keeping with the size, character, and function of Coolham. This would erode the rural nature of the settlement and set an undesirable precedent for further speculative development.

For the reasons outlined above, I respectfully request that this application be refused.