n.j.a town planning Ltd

Applications & Appeals Services
The Beehive, City Place, Gatwick, RH6 0PA
[redacted]

FAO Safia Kausar
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

NJA Ref: 20/193

27 November 2024

FINAL COMMENTS

Dear Ms Kausar

PINS Ref: **APP/Z3825/W/24/3352708**
Appellant: **Mr & Mrs S Brewer**
Site: **Lancasters Cottage, Littleworth Lane, Partridge Green, West Sussex, RH13 8EJ**

Thank you for your letter dated 22 November 2024. On behalf of the Appellants please find enclosed final comments in respect of 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]

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Ltd

RTPI Chartered Town Planner

Appeal Ref: **APP/Z3825/W/24/3352708**

Appellants: Mr & Mrs S Brewer
Site: Lancasters Cottage, Littleworth Lane, Partridge Green, West Sussex, RH13 8EJ

APPELLANTS FINAL COMMENTS

1.0 Comments on the Council's Statement of Case

1.1 The Council's Statement of Case is very brief and does not raise any new issues that have not already been addressed within the Appellants' Statement of Case and supporting information submitted with the planning application.

1.2 It is noted that the Council confirms that it is still unable to demonstrate a five year deliverable supply of housing. However, it does not acknowledge the provisions of its own Facilitating Appropriate Development (FAD) document and/or the weight that must be given to the provision of NPPF paragraph 11 d) in such circumstances.

1.3 For the reasons set out within the appeal documentation, it is respectfully asked that the appeal is allowed and planning permission granted for the sustainable development proposed.

2.0 Comments on Third Party Representation

2.1 One letter of representation has been forwarded. This focuses on the location of the appeal site outside of a settlement boundary. The Appellants refer to their Statement of Case and supporting information submitted with the planning application which clearly sets out the reasons why the appeal site is not located within isolated countryside. The cases of Cowfold Lodge Cottage and Marlpost Meadows are material to the appeal scheme including in respect of the weight given to the provisions of NPPF paragraph 11 d) in the absence of the significant under provision of housing land supply within the District.

3.0 Conditions

3.1 The Appellants raise no objections to the Council's suggested conditions.