



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

Our Reference: NC/25/0025

Your Reference: WA/2025/01930

Land at Old Ewhurst Brickworks, Horsham Lane, Cranleigh, GU6 7SW

**DESCRIPTION:**

Outline application with all matters reserved (except for access) for a phased residential development of up to 13 dwellings comprising 9 self-build plots and 4 affordable homes with associated parking, landscaping and open space.

**PLANNING ASSESSMENT**

The site is approximately 2.4km north-west of the administrative boundary of Horsham District with outline planning permission sought for the residential redevelopment of, what would appear to be, former commercial land. Given the non-strategic scale of the site, former commercial uses and quantum of proposed development, it is not considered that the proposed development would significantly affect Horsham District.

The decision maker is invited to consult with the Local Highways Authority, Education Authority, NHS and emergency services as necessary to ensure that the infrastructure and public service demands of the proposed development are properly and fully considered. Your Authority is considered better placed to consider the any likely effects of the proposed development upon habitat sites, protected species, trees and woodland, flood-risk, landscape character, visual appearance, heritage and the living conditions of nearby occupiers.

Horsham District Council, therefore, offers no comment in relation to the proposals.

Case Officer sign/initial     Giles Holbrook     Date: 28.10.2025

Authorising Officer sign/initial     Adrian Smith     Date: 28/10/2025