

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 29 May 2025 17:16:10 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/0657  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 29/05/2025 5:16 PM.

### Application Summary

Address: The Lamb Inn Lambs Green Rusper West Sussex RH12 4RG

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Proposal: Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

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Case Officer: Kate Turner

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[Click for further information](#)

### Customer Details

Address: Rusper Stores High Street Rusper Horsham West Sussex

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### Comments Details

Commenter Type: Parish Council

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Stance: Customer objects to the Planning Application

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Reasons for comment: - Other

Comments: Rusper Parish Council  
Response to Planning Application:  
DC/25/0657  
Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn. The Lamb Inn Lambs Green Rusper West Sussex RH12 4RG Rusper Parish Council Strongly Objects to this proposal. Should the officers be minded to permit this development, Rusper Parish Council would call for it

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to be considered at committee. This site has already been considered for development and the proposals in this application were part of the initial proposal for the site (see DC/24/0874). This stand alone building was removed from the original application because of the impact on the Grade II listed building immediately adjacent to the south of the site. The subsequent amended application was permitted, with reservations about the impact of the of the size of the rear extension on the listed building. At that time Rusper Parish Council (RPC) objected to the proposal because of the increase scale of the rear extension as against the previously approved application DC/23/0153 and the other planning issues associated with this location, especially the lack of public transport.

This latest application should be considered as an extension to DC/24/0874 as it is within the same curtilage and was included in the initial proposal for that application. Not considering the development as a whole would be a neglect of planning guidance given the combined impact of the overall proposals.

This proposal would see a 7m tall building erected right in front of the Grade II Listed Woodreeves, all but completely obscuring any view of this 15th century timber framed building from the road.

This is almost a meter taller than most other two storey properties in the area and entirely out of keeping with the rural location.

This area is a part of the small unclassified settlement of Lambs Green, a part of Rusper Parish and outside of any built-up area.

The only access to local facilities will require car journeys as there is no public transport for this area and no shops or services within the settlement. The NPPF paragraph 117 specifically states:

117. Within this context, applications for development should: (a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; which this development clearly fails to do.

This aspect was questionable for the previously approved application for this site, but when this additional development is added, the weight against development must increase and possibly call into question the existing permission for DC/24/0874. The Horsham District Council (HDC) Facilitating Appropriate Development (FAD) document states:

Policy 4 - Strategic Policy: Settlement Expansion The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area

boundaries, the expansion of settlements will be supported where;  
1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge. - This site is not in the current HDPF, or the Rusper

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Neighbourhood Plan

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2. The level of expansion is appropriate to the scale and function of the settlement type. -  
Rusper parish already has allocations that will more than double the current housing stock, including several key strategic developments .

3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services. - The current housing need within Rusper parish is already more than met by existing allocations.

4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; - Although the proposed development is not likely to have any impact on any long term development, it does increase the transport and other infrastructure burden that could impact any, more appropriate, development in the area.  
and

5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. - This site is not within an existing boundary and would significantly impact the rural setting of the Gradell listed building on the southern border of this proposed development.

Additionally, this significant extension to development on this site, removes an area of open space on site and adds to the requirement for car parking. This was an issue raised for the currently permitted development (DC/24/0874) and with the extra units for this new extension would result in the site, at the very least, needing to be carefully reassessed in relation to provision. This is especially the case given the absence of both local facilities and any public transport

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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