

Appeal Reference: 6009474

Description: Permission in principle for the erection of up to 9no. self-build park homes

Site Address: Sussex Topiary, Naldretts Lane, Rudgwick, Horsham, West Sussex, RH12 3BU

This is submitted on behalf of Horsham District Council in respect of the above appeal, which has been made on the grounds of non-determination. It is advised that had the Local Planning Authority been in a position to determine the application, it would have refused permission in principle for the following reasons: -

Reasons for Refusal: -

1. The development, by reason of its scale and permanence, would result in a significant intensification of activity within a countryside location. The introduction of nine permanent residential units would lead to the fragmentation and formalisation of an otherwise undeveloped and informal paddock, replacing its rural character with a distinctly domestic form of land use. The resultant level of activity would dominate the sporadic and low-intensity pattern of development that characterises the locality, eroding the undeveloped and tranquil qualities of the countryside and blurring the distinction between settlement and rural openness. The proposal would therefore fail to protect the rural character, sense of place and landscape qualities of the area. The development is contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).
2. The development would introduce an incongruous and suburban residential form into an open countryside context. The formalisation of the site through permanent residential units, together with associated domestic paraphernalia, activity and vehicular movements, would domesticate the site and materially alter its character. This level and type of activity would be detrimental to the amenity of nearby residential occupiers and would fundamentally conflict with the established settlement pattern, which is defined by limited, dispersed development set within a predominantly rural

landscape. The proposal would therefore fail to respect local character and would result in harm to the appearance and rural qualities of the locality. The proposal is contrary to Policies 2, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).

The Council will provide a full Statement of Case in due course, expanding upon the reasons outlined above.

Hannah Darley

02.06.2026

Senior Planning Officer

Horsham District Council