

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 May 2026 14:32:53 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0509
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 11/05/2026 2:32 PM.

Application Summary

Address:	Land To The South of Lynwick Street Rudgwick Horsham West Sussex RH12 3DJ
Proposal:	Permission in Principle for the erection of 2 - 4 dwellings along with open space, landscaping, parking and access from Lynwick Street
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	Old Yatton Lynwick Street Rudgwick
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	This objection to this speculative development is submitted beyond the deadline, but given the lack of notification to Lynwick Street residents and neighbours and constrained consultation

period, I suggest proper planning procedure has not been followed by the authority and therefore expect this submission to be considered.

I object to this development.

This is outside the Built Up Area Boundary and conflicts with Rudgwick Neighbourhood Plan Policy 1 and the HDPF.

A close development detracts from the linear pattern of development, and has previously been refused on a nearby property in Lynwick Street. The SHELAA considered land outside the BUAB and this site as not currently developable, mainly based on its location.

Rudgwick has two sites allocated for its share of district housing and one that has already gained outline permission provides in excess of the allocation, so further housing is in excess of village needs.

Development of this site, adjacent to ancient woodland, is a naturally flooding area and there has to be concern that development could affect water flows, threatening adjacent properties and the integrity of Lynwick Street as a highway itself. Increasingly more traffic uses this rural road, already in appalling surface condition - construction traffic would exacerbate this as well as any off site on road parking would be unsafe.

Access to such a development would in itself be unsafe - on to a hill and with a corner, and as such is a huge matter for all Lynwick Street residents who access the village and Church Street this way.

There would also be a significant adverse impact on protected or threatened wildlife that inhabits the site and adjacent woodland.

On all these grounds this PIP should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

