

From: Anna Clayton <clerk@rudgwick-pc.gov.uk>
Sent: 15 June 2026 18:23:59 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant.clerk@rudgwick-pc.gov.uk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/26/0737 Land East of Woodfalls Manor
Categories: Consultations

Good evening

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 8 th June 2026	
Application No: DC/26/0737 01.06.2026	Response/Comments: Objection to this development application for this location. It conflicts with RNP Policies 1,2, & 9, HDPF Policy 26 and there are material considerations to be taken into account. The proposal is for a housing estate outside and not adjoining the parish BUAB, on an unallocated site in a countryside location which currently hosts mainly linear/ribbon development, predominantly individual homes in individual plots adjacent the road. The introduction of a housing estate type development, even at minimum 6 homes, would not reflect the character of the area, and would be out of step with the local street scene. With regard to the development being outside the BUAB, in the Horsham Local Plan Issues & Options Consultation (2018) a request was made by a developer to extend the BUAB to include this proposal site. HDC Planners investigated this, however there is no BUAB extension shown in the new Local Plan , provisionally due to be adopted in January 2027. So HDC must have concluded that the criteria for extending the BUAB had not been met. The sites assessment for the emerging Horsham District Local Plan did not allocate this site for housing development either, mainly due to its location, which was also a
Applicant: Land East of Woodfalls Manor, Loxwood Road, Rudgwick	
Reason for Application: Permission in Principle for the erection of 6-9 dwellings, with access from Loxwood Road.	
Official Response Date: Not available / Determination 06.07.2026	

prime factor in the previous appeal (July 2016) dismissal on application DC/15/1649 for 6 dwellings on this same site.

The Planning Inspector stated in his dismissal of appeal notice *'I conclude that the proposal would result in new homes in the countryside in an unsustainable location, with a heavy reliance on the private car and it would not comply with the spatial strategy. As such it would conflict with the development plan and would not accord with the environmental dimension of sustainable development'*.

There is no change to the sustainability of the location since that appeal decision.

Rudgwick parish has 2 sites (with outline permission already approved) allocated in the emerging Local Plan (hearings recommenced 21st April 2026), to fully meet it's share of the current district housing allocation. These 2 sites (in Bucks Green) will provide approaching 100 homes, which significantly exceeds the 'at least 66' as stated in the Draft Plan. There will then be no unmet housing need for the parish. For evidence, the main site (DC/25/1269 - outline approved) is likely to deliver up to 90 homes with 40%

Affordable, mix compliant with RNP Policy 2 and with some homes lower than 2 storey (RNP Policy 4), so there should be no outstanding residual Rudgwick parish housing need.

The 2 allocated sites are in a far more sustainable location, being directly opposite the village hall, recreation grounds, Youth Centre and skate park at KGV Fields, and having the only village bus shelter in the same vicinity. They are also located considerably nearer to the village centre facilities than the proposal site, and there are plans for footpath improvements coming forward to improve Active Travel between the main residential area of Bucks Green and the facilities in Rudgwick itself (medical centre, shops and schools/preschool).

Therefore, the presumption in favour of sustainable development in a tilted balance situation should not be applied to this proposal, as it fails the sustainability aspect required owing to its location.

	The proposal site is currently a field supporting wildlife habitats. There is concern that a development in principle approval may lead to additional applications to increase the development, encroaching further into the local countryside and setting a precedent for backland development on a larger scale. There have been traffic calming concerns raised by residents, the Parish Council and Community Speedwatch on the Loxwood Road for some considerable time. RPC has installed SIDs in the area and there are ongoing discussions with WSCC Highways concerning safety, speeding and traffic issues. However, the approval of a development application for, at this stage, even a small estate type development is only going to increase traffic entering onto the Loxwood Road, just as the road begins to bend round to the right, and will add unfavourably to the current issues. Should the officer be minded to approve the application, RPC requests that it be called in to the HDC Planning Committee for final consideration and determination.
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With kind regards
Sarah

Sarah Hall
Assistant Clerk to Rudgwick Parish Council
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Clerk &/or Assistant Clerk are contactable Mon-Fri normal office hours
In the event of an emergency please call 07927 702321 or 07547 114166
Parish office open to the public Mon, Thur & Fri 10.00am-1.00pm