

From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 09 April 2026 12:13:45 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/26/0509 Land to the south of Lynwick Street
Categories: Consultations

Good morning

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 11 th May 2026	
Application No: DC/26/0509 24.03.2026	Response/Comments: Objection • This land on Lynwick Street has previously been submitted to site assessments for HDC SHELAA (Strategic Housing and Economic Land Availability Assessment) and the process to assess sites for the HDC Local Plan. • It is a Permission in Principle application so consideration is to be given only to location, land use and amount of development at this stage. • It is situated outside the Built-Up Area Boundary (BUAB) for the village, does not adjoin it and is some way distant. The proposal for this site would not meet any requirements of rural exceptional policies and would therefore conflict with Rudgwick Neighbourhood Plan (RNP) Policy 1 and HDPF Policy 26. • A development set out as a 'close' of houses would detract from the linear pattern of development on this country lane outside the BUAB. • The assessment at SHELAA level produced a 'not currently developable' outcome, mainly based on location. • This site was considered (ref SA 082) in the sites assessment for the current draft
Applicant: Land to the south of Lynwick Street, Rudgwick	
Reason for Application: Permission in Principle for the erection of 2 - 4 dwellings along with open space, landscaping, parking and access from Lynwick Street.	
Official Response Date: Not available / Determination 30.04.2026	

HDC Local Plan (Regulation 18 stage), and therefore has already been assessed 'in principle' by the LPA, and failed even to reach the full assessment stage as it was discarded as part of an initial vet under the heading 'Sites Detached from any Built-Up Area Boundary' .

- The applicant's submitted planning statement at 1.4 states that 'Reference is also made to the emerging Horsham District Local Plan 2023–2040 and the draft National Planning Policy Framework 2025, to the extent that they are material considerations'. The appointed Local Plan Inspector has already commented regarding modifications to development management policies in the emerging plan that he wishes. In particular with regards to 'countryside protection' he has stated "This policy (14) should be modified to reflect the wording of Policy S5 of the emerging Framework (as finally adopted) which in effect protects the countryside outside built up areas subject to certain criteria". Policy S5 is clearly not finalised as the consultation outcome is outstanding but for non-excepted sites 'distant' from a BUAB it seeks to apply 'reverse tilted balance' i.e. for approval, the benefits of the proposal must substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement. This is a significant material consideration.
- Rudgwick has 2 sites allocated in the emerging Local Plan (hearings recommence 21st April 2026) to fully meet it's share of the district housing allocation. These 2 sites could potentially 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) 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 parish housing need. • As preparation for the District's new Local Plan, planning officers researched whether part of Lynwick Street should be incorporated into the BUAB. After consultation and proper examination of evidence this was soundly rejected and not included in the Regulation 18 proposals for BUAB changes. If the officer recommends approval of the application, we would wish to call it in to an HDC Planning Committee for the final consideration and decision.
--	---

With kind regards

Sarah

Sarah Hall

Assistant Clerk to Rudgwick Parish Council

Telephone: 01403 822678 / Email; assistant.clerk@rudgwick-pc.gov.uk

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 opent to the public Mon, Thur & Fri 10.00am-1.00pm