From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 October 2025 20:14:06 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1856
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 21/10/2025 8:14 PM.

Application Summary

Address:	The Mucky Duck Tismans Common Rudgwick West Sussex RH12 3BW
Proposal:	Proposed redevelopment and alterations to the Old House to facilitate a change of use from Class C3 to C1.(Listed Building Consent) (revised plans and description)
Case Officer:	Alice Johnson

Click for further information

Customer Details

Address:	Meadow View RUDGWICK

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to the proposed conversion of The Old House, a Grade II listed and rurally located residential property, into a

commercial hotel with a 36-space car park.

The proposal would involve the demolition of over half of the existing gardens to create a large tarmac double-entrance driveway and commercial parking area, fundamentally altering the building's setting and destroying the rural garden character that contributes to its historic significance.

This is unacceptable in this location. Attempts to justify the scheme as a "return to its roots" are misleading. While The Old House may once have been a small country beer house, it has never operated as a modern commercial hotel or large car park, nor is such a scale of operation compatible with the building's historic form, setting, or the narrow, rural character of Hornshill Lane.

The proposed works would harm both the heritage value of the listed property and the rural landscape setting, contrary to NPPF Sections 16 and 15, which require developments to conserve and enhance heritage assets and their surroundings.

The application should therefore be refused on grounds of heritage harm, loss of garden setting, overdevelopment, and the introduction of an intrusive commercial car park wholly out of character with this small, rural lane.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council