

Planning Statement

Land at Rudgwick Glebe, Lynwick
Street, Rudgwick

Erection of 2 - 4 dwellings along with open space, landscaping,
parking and access from Lynwick Street

at

Land at Rudgwick Glebe, Lynwick Street, Rudgwick

Planning Supporting Statement

on Behalf of

Cross Homes Lewes Ltd

March 2026

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1. Introduction

- 1.1 This Planning Statement is prepared on behalf of Cross Homes Lewes Ltd ("the Applicant") in support of an application for Permission in Principle pursuant to section 58A of the Town and Country Planning Act 1990 and the Town and Country Planning (Permission in Principle) Order 2017 for the erection of 2–4 detached family dwellings on land known as Rudgwick Glebe, Lynwick Street, Rudgwick, RH12 3DJ ("the Application Site").
- 1.2 The Permission in Principle consent route is an alternative way of obtaining planning permission for housing development which separates the consideration of matters of principle from the technical detail of the development. The first stage establishes whether a site is suitable in-principle, and the second stage (technical details consent) is when the detailed development proposals are assessed. The scope of Permission in Principle is limited to three matters: location, land use, and amount of development. Issues relevant to these in-principle matters should be considered at the Permission in Principle stage, with all other matters reserved for the technical details consent stage.
- 1.3 This statement should be read in conjunction with the following application documents which accompany the Permission in Principle application:
- Application Form
 - Site Location Plan
 - Indicative Block Plan (Feasibility)
 - Transport Note (GTA Civils & Transport, March 2026)
 - Flood Risk and Sustainable Drainage (SuDS) Technical Note (GTA Civils & Transport, March 2026)
- 1.4 The purpose of this Planning Statement is to assess the proposed development against the relevant Development Plan policies, namely the Horsham District Planning Framework 2015 (HDPF), and the material planning guidance contained within the National Planning Policy Framework (December 2024). It demonstrates that the principle of residential development at this location is acceptable and that Permission in Principle should be granted. 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.

2. The Site and Surroundings

- 2.1 The Application Site comprises approximately 0.62 hectares of land situated on the southern side of Lynwick Street, to the north of the village of Rudgwick, within the administrative area of Horsham District Council. The site is currently an undeveloped parcel of land with an existing field gate access from Lynwick Street.
- 2.2 The site lies outside the defined built-up area boundary for Rudgwick, and is therefore located within the countryside for the purposes of the adopted Horsham District Planning Framework. Notwithstanding its countryside designation, the site is near the built-up area boundary of Rudgwick and sits within a linear pattern of development along Lynwick Street.
- 2.3 The site benefits from an existing field gate access from Lynwick Street. The topography of the site is characterised by a north-east to south-west fall, with a dry valley that bisects the site. The site levels ranging between approximately 61.5 metres and 58.0 metres above Ordnance Datum.
- 2.4 There is an area of deciduous woodland priority habitat within the site which is of ecological importance. An unnamed watercourse flows parallel to the western boundary of the site. The site is within the River Arun's catchment, with the River Arun lying approximately 1.6 kilometres to the south. There are several protected trees to the site boundary with Lynwick Street, but these would be retained as part of the development proposals.
- 2.5 The adjacent site to the east of the Application Site contains The Old Vicarage, a Grade II listed building. The Old Vicarage and its curtilage are separated from the Application Site by existing boundary vegetation. The presence of this designated heritage asset is acknowledged and is addressed in the planning appraisal below.
- 2.6 Public right of way RUD-1390 runs along the southern boundary of the Application Site, providing pedestrian access from the site towards the centre of Rudgwick and its local services and facilities.
- 2.7 The surrounding area is characterised by a mix of residential properties, comprising linear development along Lynwick Street of primarily large, detached dwellings. The settlement of Rudgwick lies to the south and south-east of the site, with local services and facilities accessible within reasonable walking and cycling distances. Several local services and facilities are accessible from the site, including bus stops on Church Street (280–300 metres), a church (320 metres), a public house (335 metres), the Jubilee Hall (450 metres) and the Lynwick Street Employment Area (550 metres). Further services in the village centre, including a convenience store, post office, primary school and medical centre, are accessible within approximately 1.5 kilometres.

3. Planning History

- 3.1 A review of the Council's planning records has confirmed that there is no planning history associated with the Application Site. The land has not been the subject of any previous planning applications or development consents.

4. The Scheme

- 4.1 The application seeks Permission in Principle for the erection of 2–4 detached family homes on the Application Site. As required by the Permission in Principle procedure, the amount of development is expressed as a range, indicating the minimum and maximum net number of dwellings which are, in principle, permitted.
- 4.2 The layout and design of the development will be subject to a technical details application but to provide an indication of how the site could be developed without having a significant impact on trees, ecology, heritage and landscape an indicative layout has been submitted. The indicative proposals show the dwellings situated around an area of open space and pond, accessed from a single point of access from Lynwick Street. The homes would be detached family dwellings of a type and character befitting the rural setting established character of development along Lynwick Street.
- 4.3 The indicative layout demonstrates that areas of deciduous woodland within the site would be retained outside of the residential curtilages allowing this area to be protected and enhanced for biodiversity benefits. The woodland areas would not form part of any private garden or domestic curtilage, ensuring their long-term ecological integrity and enabling management for ecological enhancement purposes.
- 4.4 The creation of the site access would necessitate the loss of one tree at the site entrance to provide suitable visibility splays and two trees inside of the site. This loss would be mitigated and substantially exceeded by significant tree planting opportunities within the open space areas of the site, as shown in the indicative proposals. All other trees will be retained.
- 4.5 Development would be focussed on the parts of the site that are within Flood Zone 1 and away from sensitive ecological features. The proposed areas of open space, pond and new tree planting would provide amenity and biodiversity value, contributing to the green infrastructure of the area.
- 4.6 The precise details of the layout, scale, appearance, landscaping and access arrangements would be considered at the technical details consent stage, in accordance with the two-stage process established by the Permission in Principle procedure.

5. Planning Policy Context

5.1 The Development Plan for the purposes of this application comprises the Horsham District Planning Framework (HDPF), adopted in November 2015. The HDPF is the overarching planning document for Horsham District outside the South Downs National Park and sets out the planning strategy for the years up to 2031. The following policies of the HDPF are of relevance to this application:

- Policy 1 (Strategic Policy: Sustainable Development) integrates the NPPF's presumption in favour of sustainable development into the HDPF.
- Policy 2 (Strategic Policy: Strategic Development) sets out the overarching approach to the location and amount of development.
- Policy 3 (Strategic Policy: Development Hierarchy) establishes the settlement hierarchy and directs development to the most sustainable locations.
- Policy 4 (Strategic Policy: Settlement Expansion) sets out the criteria for expansion of settlements beyond built-up area boundaries.
- Policy 15 (Strategic Policy: Housing Provision) makes provision for the development of at least 16,000 homes and associated infrastructure within the period 2011–2031.
- Policy 25 (Strategic Policy: The Natural Environment and Landscape Character) requires the protection and enhancement of the natural environment and landscape character.
- Policy 26 (Strategic Policy: Countryside Protection) protects the rural character and undeveloped nature of the countryside against inappropriate development outside built-up area boundaries.
- Policy 31 (Green Infrastructure and Biodiversity) requires development to maintain or enhance the existing network of green infrastructure and contribute to biodiversity.
- Policy 33 (Development Principles) requires all proposals for development to be of high quality and take account of the existing character of the area.
- Policy 34 (Cultural and Heritage Assets) requires the Council to sustain and enhance its historic environment through positive management of development affecting heritage assets, including retaining and improving the setting of heritage assets.

National Planning Policy Framework (December 2024)

5.2 The National Planning Policy Framework (December 2024) sets out the Government's planning policies for England. It provides a framework within which locally prepared plans can provide for housing and other development in a sustainable manner. The key provisions of the NPPF relevant to this application include:

- Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 11 sets out the presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
 - Footnote 8 to paragraph 11 confirms that policies are considered out-of-date where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- Paragraph 78 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
- Paragraphs 187 and 192–193 require the protection and enhancement of the natural environment and set out the approach to biodiversity and habitats.
- Paragraphs 207–208 require applicants to describe the significance of heritage assets affected by a proposal, including any contribution made by their setting, and require local planning authorities to identify and assess the particular significance of any heritage asset that may be affected.
- Paragraph 212 provides that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Emerging Horsham District Local Plan 2023–2040

5.3 The Horsham District Local Plan 2023–2040 (Regulation 19, December 2023) has been submitted for examination. The examination of the emerging Local

Plan has been paused for a significant period due to concerns raised by the Inspector. The Council's response to the Local Plan Inspector, dated 4 February 2026, provides an update on the position. The letter confirms that there is a significant shortfall in housing supply, with the total shortfall position for the period to 2040 estimated at 408 dwellings to meet the Council's own housing need and 4,161 dwellings when accounting for both the Council's needs and half of Crawley's unmet housing needs. The examination is due to restart subject to the Council's proposed work programme. This work programme will need to include the identification of additional development sites to address the above shortfall. Furthermore, as the Council's emerging plan is meeting less than 80% of housing need required by the Standard Method, the Council have been directed that they need to immediately start working on a new plan, under the new Local Plan making system, by June.

- 5.4 Given the early stage of examination and the identified compliance issues, the emerging Local Plan can be afforded only limited weight at this time. The key emerging policies of relevance include Strategic Policy 14 (Countryside Protection) and Strategic Policy HA14 (Rudgwick and Bucks Green) which allocates sites for at least 66 homes in the Rudgwick area.

6. Scheme Appraisal

6.1 It is considered that the following issues comprise the main material considerations in respect of this Permission in Principle application:

- Principle of Development (Location, Land Use and Amount)
- Housing Land Supply
- Sustainability of the Site
- Heritage
- Biodiversity Net Gain
- Highway Access
- Planning Balance

6.2 The scope of Permission in Principle is limited to location, land use and amount of development. Issues relevant to these in-principle matters should be considered at the Permission in Principle stage, with all other matters reserved for the technical details consent stage. Each of these three matters is addressed in turn below.

Location & Land Use

6.3 The Application Site is located outside the defined built-up area boundary for Rudgwick and therefore falls within the countryside for the purposes of Policy 26 of the HDPF. Policy 26 states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development, and that any proposal must be essential to its countryside location and meet one of the specified criteria. The proposal does not fall within the categories of development identified in Policy 26. In the normal course, Policy 26 would therefore present an in-principle objection to residential development at this location.

6.4 However, the weight to be afforded to Policy 26 must be considered in the context of the current housing land supply position in Horsham District. As set out in greater detail below, Horsham District Council cannot demonstrate a five-year supply of deliverable housing sites. In these circumstances, the policies which are most important for determining the application, including Policy 26, are to be considered out-of-date by reason of footnote 8 to paragraph 11 of the NPPF. Where the most important policies are out-of-date, the so-called "tilted balance" under paragraph 11(d) of the NPPF is engaged, and permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 6.5 Notwithstanding the countryside designation, the site is well-suited to residential development by reason of its proximity to the built-up area boundary of Rudgwick, its position within the existing linear pattern of development along Lynwick Street, and its accessibility to local services and facilities. The site does not lie within or adjacent to any protected landscape designation such as a National Park, National Landscape or Area of Outstanding Natural Beauty. None of the protective policies identified in footnote 7 to paragraph 11 of the NPPF are engaged.
- 6.6 The settlement of Rudgwick and Bucks Green is classified in the emerging Local Plan as having a moderate range of services and facilities, and the two settlements are collectively classified as a medium village in the settlement hierarchy. The Rudgwick Neighbourhood Plan was made in 2021 and did not make any housing allocations. The emerging Local Plan itself allocates sites for at least 66 homes in the Rudgwick area, demonstrating that the area is recognised as an appropriate location for further residential development.
- 6.7 The site's location, whilst technically outside the built-up area boundary, is closely related to the existing settlement form and pattern of development. It sits within a context of existing residential properties and other development along Lynwick Street. Development of this small parcel of land would represent a modest and proportionate addition to the settlement, consistent with the linear pattern of development.

Amount of Development

- 6.8 The application proposes a range of 2–4 dwellings on a site of approximately 0.62 hectares (of a total area of 1.4 hectares). This equates to a very low density of development, reflecting the rural character of the site and its surroundings. Most of the site area would remain as open space, woodland and ecological habitat. The proposed amount of development is of a scale that is proportionate to the settlement of Rudgwick and the character of the surrounding area.
- 6.9 The amount of development proposed is well below the threshold for major development, which is defined in the NPPF as development of 10 or more homes or a site area of 0.5 hectares or more for housing. The Permission in Principle application route is available for development on land not defined as previously developed, provided it does not constitute major development. The proposal for 2–4 dwellings therefore falls comfortably within this scope.
- 6.10 From the submitted indicative layout plan it is clear that proposals for 4 dwellings could be comfortably accommodated within the site and importantly, the proposals would retain the woodland within the site, including the wooded edge of the site with Lynwick Street. Consequently, it is considered that development of between 2-4 dwellings would be appropriate for this site.

Housing Land Supply

- 6.11 The provision of housing is a matter of critical importance in the determination of this application. The Government's objective, clearly expressed through the NPPF, is to significantly boost the supply of homes. The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
- 6.12 Horsham District Council cannot demonstrate a five-year supply of deliverable housing sites. The Horsham District Planning Framework was adopted in November 2015 and its strategic policies are now over ten years old. The housing requirement in Policy 15 was set at 800 homes per annum. The adopted plan period runs to 2031. The latest published housing land supply calculation for Horsham is contained within the 24/25 Authority Monitoring Report published in December 2025. This states that the Council have only a 1.7-year supply of housing which is considered to be a substantial shortfall.
- 6.13 The emerging Local Plan has been submitted for examination, but the examination has been paused due to significant compliance issues identified by the Inspector. The Council's response to the Inspector, dated 4 February 2026, confirms that even against the Council's own housing need figure, there is an estimated shortfall of 408 dwellings, rising to 4,161 dwellings when accounting for the Council's needs and half of Crawley's unmet housing needs. The shortfall is acknowledged to be significant, and the Council recognises the need to identify additional sites to address it.
- 6.14 In circumstances where a five-year housing land supply cannot be demonstrated, paragraph 11(d) of the NPPF is engaged. The consequence of this is that the most important policies for determining the application are to be considered out-of-date, and the tilted balance applies. Permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The NPPF requires that regard be had to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes.
- 6.15 The housing land supply shortfall in Horsham District is not a marginal or recent phenomenon. It reflects long-standing constraints, including the requirement for water neutrality, the age of the adopted plan, and the pause in the emerging Local Plan examination. In these circumstances, the delivery of housing on appropriate sites, even those outside defined settlement boundaries, is a matter of very considerable weight. Every dwelling that can be delivered on a suitable site makes a meaningful contribution to addressing this shortfall and meeting the acute need for new homes in the District. In this case the houses would be delivered near a settlement with a good range of services, which must be given significant weight.

Sustainability of the Site

- 6.16 In sustainability terms, the site is located within reasonable walking and cycling distances of a range of everyday services and facilities. Whilst it is acknowledged that the private car will be used for some journeys, as is typical for edge of settlement locations throughout Horsham District, the site is not isolated and future occupiers would have genuine options for sustainable travel, including walking, cycling and bus travel.
- 6.17 The sustainability credentials of the Application Site are supported by the findings of the Inspector in Appeal Decision APP/R3650/W/24/3345689, which concerned the construction of three dwellings on land to the north of Maybanks, Cox Green Road, Rudgwick. That appeal was allowed, with the Inspector granting planning permission for the proposed development.
- 6.18 In allowing that appeal, the Inspector found that the appeal site, located approximately 500 metres from the edge of the settlement of Rudgwick and approximately 1.8 kilometres from the shops and schools within it, was in a suitable location for housing. The Inspector noted that Rudgwick has a good-sized supermarket, church, post office, hair salon, school, pub and MOT centre. The Inspector observed that the church and pub were the closest facilities to the appeal site, located just over 1 kilometre from it, and that the nearest bus stop was just over 500 metres from the appeal site.
- 6.19 The Inspector concluded that, despite limited public transport options, public transport was available, and that the site was within proximity to a bus stop that stops at Rudgwick. Given these options, the Inspector concluded that the proposal would not be isolated from everyday services nor dependent on the use of private vehicles. The Inspector also noted the presence of a direct footpath to the centre of Rudgwick accessible from a private access lane.
- 6.20 The Application Site at Rudgwick Glebe is demonstrably closer to local services and facilities than the Maybanks appeal site. The Transport Note prepared by GTA Civils & Transport confirms that the nearest bus stops on Church Street are only 280–300 metres from the site (a walk of 4.3–4.6 minutes), compared with over 500 metres for the Maybanks site. The church is 320 metres from the site (compared with over 1 kilometre for the Maybanks site), and the public house is 335 metres away. The Jubilee Hall is 450 metres from the site, and the Lynwick Street Employment Area is 550 metres away.
- 6.21 Furthermore, public right of way RUD-1390 runs along the southern boundary of the Application Site, providing a direct and dedicated pedestrian route towards the centre of Rudgwick and its services and facilities.
- 6.22 If the Inspector in the Maybanks appeal was satisfied that that site, which is located further from services and facilities, was a suitable location for housing,

then it follows that Rudgwick Glebe, which is closer to local services and facilities and benefits from a dedicated public right of way, is at least equally sustainable and arguably more so.

- 6.23 For the above reasons we consider that the site provides a suitable location for the provision of housing.

Heritage

- 6.24 The adjacent site to the east of the Application Site contains The Old Vicarage, a Grade II listed building. As a designated heritage asset, the significance of The Old Vicarage and the potential impact of the proposed development on its setting must be considered.
- 6.25 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, in considering whether to grant planning permission for development which affects the setting of a listed building, to have special regard to the desirability of preserving that setting. The NPPF at paragraph 212 requires that great weight be given to the conservation of a designated heritage asset, irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.
- 6.26 Policy 34 of the HDPF requires development to retain and improve the setting of heritage assets, including views, public rights of way, trees and landscape features. The emerging Local Plan at Strategic Policy 21 similarly requires that proposals affecting heritage assets, or their settings, preserve and enhance their significance.
- 6.27 The Old Vicarage is described by its listing as comprising *“C17 or earlier timber-framed building, restored, refaced and enlarged in the C19. The only piece of old work visible in the exterior is a tiny piece of framing with painted brick infilling on the ground floor of the north front. Otherwise the house has been refaced with painted brick on the ground floor and fishscale tiles above. Tiled roof. Casement windows. The north front has a gable with scalloped bargeboards at the east end and 2 gabled dormers. Two storeys. Three windows. At the west end is a C19 addition of one window-bay with a large gable over.”*. The contribution of the Application Site to the significance of The Old Vicarage is considered to be limited, given the dense planting that significantly limits intervisibility to and from The Old Vicarage.
- 6.28 The indicative proposals demonstrate that the dwellings would be set well within the site, separated from The Old Vicarage by retained boundary vegetation and areas of open space and proposed new tree planting. The low density of the proposed development (2–4 dwellings on approximately 0.62 hectares), along with the retention and enhancement of trees, and the substantial areas of open space within the scheme would ensure that any impact on the setting of The Old Vicarage would be negligible.

- 6.29 The scheme would use a high-quality vernacular design to ensure that the dwellings complement this building. The detailed design, scale, appearance, materials and landscaping of the dwellings would be addressed at the technical details consent stage.

Highways Access

- 6.30 The Application Site benefits from an existing field gate access from Lynwick Street. The indicative proposals show the development being served by a single point of access from Lynwick Street. The Transport Note prepared by GTA Civils & Transport in March 2026 provides a detailed assessment of the existing highway conditions, modal choices, trip generation and transport impacts of the proposed development.
- 6.31 The Transport Note confirms that the proposed development of up to 4 residential dwellings would generate minimal additional traffic, with no material highway or transport impacts on the local road network. The creation of the site access would require the loss of one tree at the site entrance to provide suitable visibility splays. This is a necessary intervention to ensure that the access arrangements meet the required safety standards and is a matter that has been fully considered in the Transport Note.
- 6.32 In terms of pedestrian access, public right of way RUD-1390 runs along the southern boundary of the Application Site, providing a dedicated pedestrian route to local services and facilities in Rudgwick. This is a significant benefit in sustainability terms, as it provides future occupiers with a direct, traffic-free walking route to the village centre, bus stops and other local amenities without the need to walk along the carriageway of Lynwick Street.
- 6.33 The detailed design of the site access, including the geometry, visibility splays and any necessary highway improvement works, would be addressed at the technical details consent stage. However, the Transport Note demonstrates that there is no in-principle issues to the development and that safe and suitable access can be achieved from Lynwick Street.

7. Conclusions

- 7.1 This Planning Statement has been prepared in support of an application for Permission in Principle for the erection of 2–4 detached family dwellings on land known as Rudgwick Glebe, Lynwick Street, Rudgwick. The application has been submitted on behalf of Cross Homes Lewes Ltd.
- 7.2 The Permission in Principle consent route requires consideration of three matters only: location, land use and amount of development. This statement has demonstrated that each of these matters supports the grant of Permission in Principle.
- 7.3 In terms of location, the site is closely related to the existing built-up area of Rudgwick, sits within the linear pattern of development along Lynwick Street, and is accessible to a range of local services and facilities within reasonable walking and cycling distances. The sustainability credentials of the site are confirmed by comparison with the Maybanks appeal site (APP/R3650/W/24/3345689), which was found by the Inspector to be a suitable location for housing notwithstanding its greater distance from services and facilities. Rudgwick Glebe is demonstrably closer to local services and benefits from a public right of way (RUD-1390) along its southern boundary.
- 7.4 In terms of amount of development, the proposal for 2–4 dwellings on a 1.4 hectare site represents a very low density that is proportionate to the settlement and respectful of the rural character of the area and the sites surroundings.
- 7.5 The housing land supply position in Horsham District is a matter of very significant weight. The Council cannot demonstrate a five-year supply of deliverable housing sites, and the Council's own evidence confirms a substantial shortfall. The examination of the emerging Local Plan has been paused due to compliance issues. In these circumstances, the tilted balance under paragraph 11(d) of the NPPF is engaged, and permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits.
- 7.6 Having regard to the above assessment, it is respectfully submitted that the proposed development is acceptable in principle, having regard to location, land use and amount of development, and that Permission in Principle should be granted. We therefore respectfully request that Horsham District Council resolve to approve this application.