

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 April 2026 16:21:27 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 17/04/2026 4:21 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: Medecroft Cox Green Rudgwick Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	This is a speculative development and notwithstanding the application of the tilted balance it should be rejected. It is some distance beyond the BUAB and so fails an important principle of the Shaping Development in Horsham District PAN. It has been rejected on numerous occasions by HDC. It is also worth noting that the site is in no way comparable with

that of the Maybanks appeal site (APP/R3650/W/24/3345689). The Maybanks site was within the accepted curtilage of an existing dwelling.

The case of Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors [2017] EWCA Civ 141 (14 March 2017) confirms that residential garden land, outside of a built up area falls within the NPPF's definition of previously developed land.

So, the Maybanks site was classified as 'previously developed land' whereas this site is undoubtedly pure greenfield countryside.

The NPPF encourages appropriate re-use of previously developed land, whereas countryside development is not encouraged, unless there is overwhelming benefit.

Development of this countryside site is both unnecessary and would not address local need.

The application should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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