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Sent: 05 March 2026 11:00:42 UTC+00:00
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/26/0271 Sussex Topiary
Categories: Consultations

Good morning

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 9 th March 2026	
Application No: DC/26/0271 18.02.2026	Response/Comments: RPC objects to this Planning in Principle application and requests that it should be called in to the HDC Planning Committee for determination should the case officer recommend approval. RPC wishes the following reasons, observations and material considerations to be taken into account before determination: ? There have been concerns raised (by both HDC drainage experts, Southern Water and the local community) in many of the numerous applications and enforcement investigations at the site, with regard to adequate sewage and surface water drainage provision and strategies. There needs to be an assurance on health and environmental grounds that any development will be adequate in this regard. The applicant should show in a Business Case whether this has been factored in to the financial viability for developing the site. ? As there are traveller pitches established or approved for part of the site, it should be made clear that this application is for market homes and should not to be viewed as an application for homes for the Traveller Community.
Applicant: Sussex Topiary, Naldretts Lane, Rudgwick	
Reason for Application: Permission in principle for the erection of up to 9no. self-build park homes.	
Official Response Date: Not available / Determination 25.03.2026	

? The site is located in the countryside outside the settlement BUAB, and is not the correct place for a residential estate. In Bucks Green there is already a site with approval for 6 dwellings. Next to that is a large site currently going through the planning process for up to 90 homes. This 2nd application is due to be determined fairly soon now. These 2 sites in Bucks Green are both designated in the HDC draft Local Plan, to fulfil local need and meet the allocation for Rudgwick and Bucks Green from the housing number requirement for the district. They have been assessed and evaluated as the best sites to suit this purpose and chosen for their sustainability. Adding another small estate in the countryside is neither necessary nor desired to fill any further local need.

? Despite the references to Grey Belt land in the agent's planning statement, there is no land in West Sussex currently that has Green Belt status and therefore no Grey Belt land can arise. This is purely a speculative development application in the countryside and conflicts with HDLP Policy 26. In this case the potential harm to the land, the character and the landscape outweighs the need.

? The application states that the existing use of the land is as a seasonal campsite. The notification of this usage has been objected to by HDC and RPC for the last 3 years. There have been frequent concerns about drainage, noise and traffic.

? Naldretts Lane is a quiet rural lane used by many walkers cyclists and riders, and leads to fields and paths within the PROW network linking up with the

	Downslink Path. It provides a quiet and unspoilt environment for leisure enjoyment and should remain that way. It is a narrow lane in parts, and would need it's character and appearance to change in order to accommodate the increase in traffic, access to the site, places for vehicles to pass and pavement provision for the safety of VRU. ? Park homes are by nature pre fabricated and brought to site as a ready-made unit. RPC queries therefore how such structures can be designated as self build dwellings for the purposes of CIL. ? It is not definitively clear from the site plan as to the distances/measurements between the park homes and therefore whether there is a potential fire risk. In conclusion RPC is of the view that a Permission in Principle application is not appropriate for a site with such particular issues and planning history and should be refused.
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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 opent to the public Mon, Thur & Fri 10.00am-1.00pm