

From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>
Sent: 24 June 2026 14:40:41 UTC+01:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "Rainier, Peter" <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]
Attachments: Arboriculture Report(60249889.1).pdf, Landscape and Visual Statement(60249964.1).pdf, Appendix 1 for Landscape and Visual Statement(60249972.1).pdf

Dear Daniel,

Further to your email, I write to submit two reports in response: a Landscape and Visual Statement prepared by Nick Harper and an Arboricultural Assessment prepared by SJA trees, together with the accompanying Landscape and Visual Appendix. I trust you will find these to be reasonable and proportionate submissions in support of the application at this stage.

In relation to the first draft reason for refusal, which concerns the site's location outside the defined Built-Up Area Boundary and the application of countryside policies, the Landscape and Visual Statement provides a professional assessment of the likely landscape and visual effects of the proposal, having regard to Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework. The Statement identifies that the site benefits from a high degree of physical and visual enclosure, limited public visibility and an existing residential context along Lynwick Street, and confirms that the principal landscape framework, including the mature woodland boundaries, TPO trees and topography, would be retained. Importantly, it concludes that the site can accommodate the proposed small-scale residential development without causing unacceptable harm to the wider landscape.

Turning to the second draft reason for refusal, which raises concerns regarding landscape character, arboricultural constraints and the presence of veteran trees, the Arboricultural Assessment addresses these matters directly in the context of Policies 25, 32 and 33 of the HDPF. On the question of veteran tree status, the report which has been prepared by a certified veteran tree specialist concludes, following both desktop research and on-site inspection, that none of the trees on the site meet the definition of a veteran tree, whether assessed by reference to age, size or condition. The report further concludes that the proposed development would have only a minor impact on the root protection areas of two mature trees and that the site could be developed without significant arboricultural harm.

As you will appreciate, the Permission in Principle consent route is designed to separate matters of principle from technical detail, with the scope of the first stage limited to location, land use and amount of development. Any detailed matters arising from the reports, including access design, root protection measures and landscaping, are capable of being addressed at the Technical Details Consent stage, and the applicant would welcome the opportunity to engage with the Council on those matters on a pre-application basis prior to the submission of any such application.

Finally, whilst I acknowledge that the site lies outside the defined Built-Up Area Boundary of Rudgwick, this does not diminish the applicability of paragraph 11(d) of the National Planning Policy Framework (December 2024). The HDPF was adopted in November 2015 and is now over ten years old; where the policies which are most important for determining an application are out-of-date, paragraph 11(d) requires that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The submitted reports demonstrate that the landscape and arboricultural effects of the proposal would be localised and contained, and that the site can accommodate the proposed development without unacceptable harm.

We would respectfully submit that paragraph 11(d) remains engaged and carries significant weight in the determination of this application, notwithstanding the site's location relative to the settlement boundary.

I would be grateful if you could confirm that these reports will be taken into account and given full consideration before any decision is issued on this application. We would also be happy to accept a further extension of time be agreed to afford the Council adequate opportunity to review the reports, I would be grateful if you could suggest a date and timescale for determination. I remain happy to discuss any aspect of the submissions or to provide further information should that assist, and I look forward to hearing from you.

Kind regards,

Daniel

Daniel Frisby | Associate Planner | Tel: 01293 60554 |
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For and on behalf of DMH Stallard LLP
Origin One, 108 High Street, Crawley, West Sussex, RH10 1BD
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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 24 June 2026 08:44

To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

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Hi Daniel,
Thanks for letting me know.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: [01403 215190](tel:01403215190)

Email: Daniel.Holmes@horsham.gov.uk





Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Sent: 23 June 2026 17:00

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

Just to update you we will be submitting the Arboriculture Note and a Landscape Assessment tomorrow. Once you have received these we are happy to consider a further extension of time to allow you to assess them.

Kind regards,

Daniel

Daniel Frisby | Associate Planner | Tel: [01293 605545](tel:01293605545) |

For and on behalf of DMH Stallard LLP

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 10 June 2026 10:03

To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

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Hi Daniel,

As discussed previously, trees are not the sole reason for refusal in this case. The Council's principal concern relates to the location of the development outside and physically separate from the Built-Up Area Boundary, as reflected in Reason 1. As you rightly note, Reason 2 is broader in scope and relates to the landscape character of the site and the arboricultural constraints identified by the Council's Tree Officer, rather than solely the impact on individual trees.

I acknowledge your comments regarding the reference to veteran trees and the opportunity for the applicant's arboricultural consultant to review the site and provide further observations. Any additional information submitted will be considered as part of the Council's assessment.

In the interests of ensuring that all relevant information is available before a decision is issued, I can agree to a further extension of time of two weeks from today, until **24th June 2026**, to allow any additional arboricultural response to be submitted.

I would be grateful if you could confirm your agreement to the extension and provide any further information within that period.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: [01403 215190](tel:01403215190)

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Sent: 10 June 2026 09:51

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

Thanks for setting out the below.

When we spoke on the phone last week my understanding was that trees would not be one of the reasons for refusal. Whilst I note reason 2 is relatively broad with a focus on landscape it seeks to assert that an access would not be achievable without an impact on trees, which strays into detailed design.

We also note reference below to veteran trees which I do not think has been established by the comments made on the Application (I note reference by your Tree Officer of a tree displaying 'potential'). As this would have significant policy implications, the Applicant would like an opportunity for their own arborist to visit the site and provide a response to this (along with the access issues) which I think would be helpful for both us and yourself to clarify matters at appeal if that is where we end up.

Can we agree an extension of 2 weeks to allow that to happen?

Thank you,

Daniel

Daniel Frisby | Associate Planner | Tel: [01293 605545](tel:01293605545) |

For and on behalf of DMH Stallard LLP

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 09 June 2026 16:06

To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

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Dear Daniel,

Thanks for taking the call just now. My recommendation, based on consultation responses and assessment against the Policies of the Development Plan are that it should be refused for the following two reasons:

1. The proposed development, by reason of its location on land outside and physically separated from the defined Built-Up Area Boundary of Rudgwick, would represent an unjustified and unsustainable encroachment into the countryside. The site does not constitute a logical extension to the settlement, would fail to respect the established linear pattern of development along Lynwick Street, and would result in a harmful erosion of the rural character of the area. The proposal does not meet any of the exceptions for development in the countryside and is not essential to a countryside location. As such, the development is contrary to Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015), Policy RNP1 of the Rudgwick Neighbourhood Plan (2021), and guidance within the Shaping Development in Horsham District Planning Advice Note (SDPAN).
2. The proposed development, by reason of its siting within a sensitive and undeveloped rural landscape containing mature trees, protected trees and woodland features of high amenity and landscape value, would result in harm to the character and appearance of the countryside and would fail to adequately conserve important arboricultural features. The site is subject to significant arboricultural constraints, including protected and veteran trees, which would limit the ability to achieve an appropriate form of development and access arrangement without harm to important landscape features. The proposal is therefore contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015), Policies RNP7 and RNP9 of the Rudgwick Neighbourhood Plan (2021), and the provisions of the National Planning Policy Framework

(2024), which seek to protect and enhance the natural environment and ensure development responds positively to local character.

I do appreciate that this isn't the news you hoped for.

The Ward Member has confirmed that they are happy for the application to be determined under delegated authority owing to Officer recommendation for refusal. The Extension of Time expires on Thursday 11th June. I do not feel the receipt of further surveys would alter the Council's position on the location of development, or the impact on landuse and character. However, if you did wish to provide anything more in response please could you inform me by no later than 5pm on Wednesday 10th June with instruction, otherwise the application will proceed to decision.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: [01403 215190](tel:01403215190)

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Sent: 09 June 2026 10:50

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

Yes, speak then.

Daniel

Daniel Frisby | Associate Planner | Tel: [01293 605545](tel:01293605545) |

For and on behalf of DMH Stallard LLP

Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD



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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 09 June 2026 10:39

To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

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Hi Daniel,

I'll be on site from 1:30 until 3 but can try calling you when I return. Will you be free then?

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk





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From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Sent: 09 June 2026 08:54

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

I am in a meeting this morning, are you available this afternoon at all?

Thanks,

Daniel

Daniel Frisby | Associate Planner | Tel: [01293 605545](tel:01293605545) |

For and on behalf of DMH Stallard LLP

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 05 June 2026 15:05

To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

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Dear Daniel,

There are some concerns regarding the location and landuse, in particular the change in character given its siting within a sensitive and undeveloped rural landscape containing mature trees, protected trees and woodland features of high amenity and landscape value. However I would like to digest the additional information you have provided and discuss with Senior Management and would like to request a further EOT until next Thursday 11th June. Please would you agree to that.

I would be happy to discuss early next week before issuing a decision, perhaps on Tuesday morning at 10 am if available then?

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: [01403 215190](tel:01403215190)

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>
Sent: 05 June 2026 09:46
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Cc: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

I note the extension of time runs out today. Happy to agree a further extension of time but it would be helpful to have a clearer timeline for determination/committee along with it.

Thank you,

Daniel

Daniel Frisby | Associate Planner | Tel: 01293 605545 |

For and on behalf of DMH Stallard LLP

Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD



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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 04 June 2026 12:16
To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>
Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

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Hi Daniel,

Thankyou for sending. I have put your response on the Council portal for public viewing.

I will come back to you shortly with a response.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Sent: 04 June 2026 12:10

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Dear Daniel,

Please find attached letter commenting on the objections that have been received, which also cover the matters you have raised below.

Kind regards,

Daniel

Daniel Frisby | Associate Planner | Tel: 01293 605545 |

For and on behalf of DMH Stallard LLP

Origin One, 108 High Street, Crawley, West Sussex, RH10 1BD



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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 28 May 2026 15:52

To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

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Dear Daniel,

Further to our call this afternoon, I suggest a further extension of time until next Friday 5th June to allow the appointed ward member to respond and for you to provide additional information. Please could you confirm acceptance of this. As discussed, I do not feel additional arboricultural surveys would influence a decision at this stage and it could not be refused on these grounds.

You may wish to respond to some of the neighbour representations received.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: [01403 215190](tel:01403215190)

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Daniel.Holmes

Sent: 28 May 2026 09:37

To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Dear Daniel,

I apologise for the delay in this. The application received a number of objections which triggers the requirement to consult with Ward Members as to whether they wish for it to be heard at Committee. The Ward Member for Rudgwick is currently unwell and Cllr Roger Noel, as head of his Political Group will be assisting on this. I hope to hear back from Cllr Noel this week. I would note that there are some concerns regarding the location of development, and also matters regarding trees and heritage.

Notwithstanding this, are you able to agree to an Extension of Time until next Tuesday 2nd June to allow Cllr Noel to comment?

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>

Sent: 26 May 2026 16:39

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

Can I have an update on the below please as it is now beyond the agreed EoT? If you are currently unable to provide an update, can you let me know when you hope to be able to do so?

Thank you,

Daniel

Daniel Frisby | Associate Planner | Tel: [01293 605545](tel:01293605545) |

For and on behalf of DMH Stallard LLP

Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD



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From: Frisby, Daniel

Sent: 20 May 2026 15:15

To: 'Daniel.Holmes' <Daniel.Holmes@horsham.gov.uk>

Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

Any news on this please? Noting that the agreed EoT is approaching on Tuesday.

Thank you,

Daniel

From: Frisby, Daniel
Sent: 07 May 2026 09:54
To: 'Daniel.Holmes' <Daniel.Holmes@horsham.gov.uk>
Subject: RE: DC/26/0509 - Land To The South of Lynwick Street [DMHS-DMS.FID8273516]

Hi Daniel,

Below request for an extension of time is agreed.

Daniel

From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 06 May 2026 09:56
To: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>
Subject: FW: DC/26/0509 - Land To The South of Lynwick Street

PLEASE EXERCISE CAUTION - This message originated outside your firm.

Dear Daniel,

I refer to the above. I appreciate that this application is now overdue. I would be grateful if you could agree to a short extension of time of 3 weeks, to 26 May 2026, to allow the Council's Conservation Officer to provide comments.

Whilst I acknowledge that the PiP process is limited to the consideration of location, land use and amount of development, given the site's proximity to a listed building it is considered important that Conservation input is obtained to inform the overall assessment. Unfortunately, this consultation was not requested at validation stage, for which I apologise.

I would be grateful if you could confirm your agreement to this extension at your earliest convenience.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190
Email: Daniel.Holmes@horsham.gov.uk





Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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