Horsham District Council

Mr Tim Rodway
Rodway Planning Consultancy Limited
Upper Shoreham Road
Shoreham By Sea
West Sussex
BN43 5QA

Land East of Woodfalls Manor, Loxwood Road, Rudgwick, West Sussex
Permission in Principle for the erection of 6 dwellings

Your application DC/26/0737 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours sincerely,
Development Management

Horsham District Council

Mr Tim Rodway
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BN43 5QA

Application Number: DC/26/0737

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015
Town & Country Planning (Permission in Principle) Order 2017 (as amended)

On behalf of: Mr Matt Waters, Greenplan Designer Homes Ltd.

In pursuance of their duties and powers under the above-mentioned Act and Orders, the Council have determined the following application:

Permission in Principle for the erection of 6 dwellings

Location: Land East of Woodfalls Manor, Loxwood Road, Rudgwick, West Sussex

Accordingly, you are hereby notified that the following is APPROVED:

Permission in principle for the erection of a minimum net number of 1 dwelling and a maximum net number of 6 dwellings after development has taken place.

to be carried out in accordance with Application No. DC/26/0737 submitted to the Council on 01/06/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location plan	Site Location Plan	25022/S101	05.05.2026
Supporting Docs	Planning Statement	NONE	05.05.2026
Supporting Docs	Transport Statement	NONE	05.05.2026

Please note that you will also need to make an application for Technical Details Consent before development can proceed, including but not limited to details of: access, site layout, appearance etc. The following informatives should inform the Technical Details Consent application:

NOTE TO APPLICANT - Amount of Development
The applicant is advised that whilst permission in principle is granted, this decision is based solely on the proposed minimum and maximum amount of development (6x dwellings) being considered acceptable. In order to ensure that the subsequent technical details application is successful, the applicant is advised that any future proposal should be made in accordance with the proposed

minimum amount of development (6x dwellings) and should be located within the red line as indicated on the approved location plan.

NOTE TO APPLICANT - Technical Details Consent Requirements
This Permission in Principle establishes only the location, land use and amount of development. All detailed matters, including access, layout, design, drainage, ecology, landscaping and infrastructure requirements, must be addressed through a subsequent Technical Details Consent application.

NOTE TO APPLICANT - Highways and Access
The Local Highway Authority has raised no in-principal objection. However, full access details, parking layouts, and internal circulation arrangements will be required at the Technical Details Consent stage, supported by appropriate highway safety information, as requested by the Local Highway Authority in their response.

NOTE TO APPLICANT - Drainage Strategy
A detailed surface water drainage strategy and foul drainage arrangements will be required at the Technical Details Consent stage in accordance with the requirements of the LLFA and Southern Water.

NOTE TO APPLICANT - Amenity and Design Quality
The Technical Details Consent submission must demonstrate that the proposed layout and design achieve high standards of residential amenity, including appropriate separation distances, garden sizes, outlook, daylight and privacy, and that the development meets the expectations of Policies 32 and 33 of the Horsham District Planning Framework.

NOTE TO APPLICANT - Landscape and Visual Impact
A Landscape and Visual Appraisal will be required at the Technical Details Consent stage, as advised by the Council's Landscape Consultant, to demonstrate that the detailed design responds positively to the rural edge setting, site topography and views from public vantage points.

NOTE TO APPLICANT - Ecology
The Technical Details Consent submission should be supported by updated ecological information proportionate to the scale of development and the nature of the site. Details of any necessary mitigation and opportunities for measurable biodiversity enhancements should be clearly set out.

NOTE TO APPLICANT - Contamination
The Technical Details Consent submission should be supported by an up-to-date Preliminary Risk Assessment, including a site walkover, relating to the risks associated with contamination, ensuring the site can be made safe and suitable for the development.

NOTE TO APPLICANT - Construction and Environmental Management Plan (CEMP)
The applicant is advised that any subsequent Technical Details Consent application should include details of a Construction and Environmental Management Plan (CEMP). This should include site logistics, hours of construction, delivery arrangements, and measures to control noise, dust and disturbance, in order to safeguard the amenities of neighbouring occupiers. Planning conditions are likely to be imposed to secure these details.

NOTE TO APPLICANT - Biodiversity Net Gain
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 requires that planning permission is deemed to be granted subject to the "Biodiversity Gain Condition", which would prevent development from commencing until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority.

However, under Regulations 4, 5, 7 and 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the statutory biodiversity gain condition does not apply to certain categories of development, including development which:

1) does not impact any onsite priority habitat (as defined under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25sqm of onsite habitat with a biodiversity value above zero, and less than 5 metres of onsite linear habitat;
2) is the subject of a householder application;
3) is undertaken solely or mainly for the purpose of fulfilling a biodiversity gain planning condition attached to another development;
4) consists of no more than 9 dwellings on a site no larger than 0.5ha and consists exclusively of self-build or custom-build dwellings.

Transitional arrangements also apply, under which the biodiversity gain condition does not attach to major development submitted before 12 February 2024 or to non-major development submitted before 2 April 2024.

Applicants are advised that statutory exemptions and transitional arrangements are set out at Paragraph 003 (Reference ID: 74-003-20240214) of the Planning Practice Guidance: https://www.gov.uk/guidance/biodiversity-net-gain

Where onsite habitat includes irreplaceable habitat, as defined in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, additional requirements apply to the content and approval of any Biodiversity Gain Plan.

NOTE TO APPLICANT - Water Efficiency
In accordance with Natural England's standing advice (10 November 2025), the applicant will be required at the Technical Details Consent stage to demonstrate that the development achieves a water consumption rate of no more than 110 litres per person per day per dwelling (Building Regulations Part G) and incorporates appropriate water-efficiency measures.

NOTE TO APPLICANT - Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

NOTE TO APPLICANT - Positive and Proactive Statement
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Emma Parkes
Head of Development and Building Control Date: 19/10/2026

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.