

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 April 2026 15:03:21 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 15/04/2026 3:03 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:	Melbury Lynwick Street Rudgwick
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objections- for the following reasons: - The proposed development is in a naturally flooded area, on a slope with an existing stream which naturally displaces water

away from Lynwick Street. There are concerns development would upset this balance and channel water down to the natural dip in the road opposite Clovelly and Kesley. This could impact existing housing, as well as the integrity of the road.

- Construction vehicles would damage a road already impacted by potholes, caused in part by increased delivery traffic from the Firebird Brewery site and Harrison farms.

- There is no guarantee that 4 proposed houses would not extend to further housing on the site in future. This comes with its own issues- Lynwick Street is a rural road which is too narrow to carry a pavement. This was reviewed by the council and rejected 20 + years ago.

- Access to the site is a real issue. The new entrance T- junction access onto a lane which is on a hill and coming down into a natural dip with a corner is dangerous and a real concern. The trees adjacent to the road are protected and there cannot be altered to adjust entry.

- Lynwick Street is becoming an increasing rat run away from Church Street, particularly due to the popularity of The Firebird Brewery and Sussex Charmer. The rural nature of the lane is a highlight of Rudgwick." Countryside protection" would only be further damaged, taking into account this, the retail sites and the approved new developments on the A281.

- A proposed "close" development of houses would detract from the linear development pattern of Lynwick Street. Future consideration should take place in a "structured", as opposed to "opportunistic" manner. As the Parish Council have stated the village has already exceeded its district housing allocation.

- Countryside protection- lack of street lighting and noise pollution attracts various wildlife to this area including Glow worms, Newts & Nightingale. The area is recorded on the National Glow worm register. The expectation is that local habitat, natural reedbeds and ancient oak tree roots would be heavily impacted by the proposed development.

- "Melbury" is on a high elevated bank looking squarely and directly at the site and will be totally overlooked. By its very opportunistic nature, no thought through consideration is being made to overlooking existing properties or the sympathies of long-established resident. This includes properties such as "The Old Vicarage". The opportunistic nature of this proposal is extremely upsetting to the residents of this property.

Other considerations:

- Lack of notification and time to object. Two of the houses most impacted - "Melbury" (directly overlooking and straight on to the proposed development) and "Clovelly" (adjacent to the development) did not receive any letter or email correspondence relating to this proposed development.

- No notice boards of proposed plans at the site.

- Notification to object for "Melbury" and "Clovelly" occurred via word of mouth in Lynwick Street on Tuesday 14th April, allowing

less than 48 hours to prepare a considered objection response.
This limited period also meant lack of time to discuss with other
residents of Lynwick Street.

Kind regards

Telephone:

Email: planning@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 E
aton