

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 June 2026 17:39:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0737
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 29/06/2026 5:39 PM.

Application Summary

Address:	Land East of Woodfalls Manor Loxwood Road Rudgwick West Sussex
Proposal:	Permission in Principle for the erection of a minimum of 6 and maximum of 9 dwellings.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address: Hawthorn Cottage Tisman's Common Rudgwick

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Trees and Landscaping
Comments:	I object to planning application DC/26/0737. The principle of developing this site has already been considered and rejected. A previous application for six dwellings on the same site was refused and later dismissed on appeal.

The Planning Inspector concluded that the proposal would result in "new homes in the countryside in an unsustainable location, with a heavy reliance on the private car."

There has been no material improvement in the sustainability of the site since that decision.

The site is still outside the Built-Up Area Boundary (BUAB) and is an unallocated site in a countryside location. It is some distance from the village's shops and services and residents would still be heavily dependent on the private car for everyday journeys.

I do not believe anything has materially changed since that appeal to justify a different conclusion.

This part of Loxwood Road is characterised by linear ribbon development comprising individual dwellings fronting the road. The applicant's indicative layout shows an estate-style form of development that would be out of keeping with the established character of the area.

Since the previous appeal, the Council has approved up to 90 dwellings under application DC/25/1269 on land north of Guildford Road. That site is much closer to village facilities, public transport and community infrastructure and is a far more sustainable location for new housing. In contrast, this site remains outside the BUAB in a countryside location.

Finally, I note the comments from the Council's Arboricultural Officer that the proposed access would require the removal of at least three protected trees covered by Tree Preservation Order TPO/0729. The Officer also notes that these trees are of high public amenity value and make a positive contribution to the character of the area.

For these reasons, I respectfully ask that planning application DC/26/0737 be refused.

Kind regards

Telephone:

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