

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/1269

Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.

Land North of Guildford Road, Bucks Green, Rudgwick, West Sussex

RESOLVED:

At its meeting on 28th April 2026, Planning Committee resolved to approve outline planning permission in accordance with Officer recommendation subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

Since the committee resolution to approve, the section 106 legal agreement has now been completed securing the following:

- 40% Affordable Housing with a 70/30 Affordable Rent / Intermediate split
- Biodiversity Net Gain
- PRow contribution of £43,200 towards improvements to footpath 1386 for a length of 720m from the A281 north to Lynwick Street, Rudgwick.
- Open Space specification and Management
- Highways Works to include:
 - Travel Plan and Travel Plan Auditing Fee - £4,110
 - Bus Ticket voucher - £200 per dwelling, payable to each household upon first occupation
 - Car Club and Car Club Parking Space – To provide a minimum of one car club parking space and use all reasonable endeavours to secure the provision of a minimum of one car club vehicle and meet all reasonable associated costs prior to occupation of 50% of all dwellings.

It is noted that the Officer Committee report also indicated site access works including the pedestrian crossing, new pedestrian footpaths linking bus stop and improvements to off site footpaths would be secured via S106. Following further advice from WSCC Highways Authority Officers are satisfied that these works can be secured via planning

condition (Condition 18) instead. In the interest of clarity, condition 18 has been amended to specifically reference 'improvement to existing footway surfaces.

The NPPF (August 2026)

Since consideration of this application, the National Planning Policy Framework (NPPF) has been updated replacing the 2024 version and is a material consideration in decision-making from the date of its publication (17th Aug 2026).

Whilst the new NPPF significantly revises the structure and presentation of national planning policy, the overarching objectives of the planning system and the presumption in favour of sustainable development underpinning decision-making remains. It continues to be the case that the NPPF should be read as a whole (paragraph 7). Officers have reviewed the application against the updated NPPF:

Principal of Development

NPPF 2026 Policies S3-S6 broadly replace paragraph 11 and the application of the tilted balance within the previous NPPF. Policy S3 establishes the presumption in favour of sustainable development, whilst Policy S5 identifies specific forms of development outside settlements that should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. These forms of development includes:

“j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test, and where the development would:

- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or*
- ii. Comprise major development for freight and logistics purposes which accords with policy E3.”*

As set out in the Officers committee report, the Council has a housing land supply of 1.7 years. Horsham's 2025 HDT (published on 17 August 2026) is now shown to be 44%. The Officers report additionally sets out that the application site abuts the Rudgwick and Bucks Green BUAB and that the proposed 90 dwellings would be appropriate to the scale and function of Rudgwick and Bucks Green. The proposal therefore gains the principal support of NPPF 2026 Policy S5 and remains consistent with the NPPF 2026.

In regards to the Rudgwick Neighbourhood Plan (RNP, 2021), the protections afford by NPPF 2024 Paragraph 14 are consistent / carried over with Policy S6 of the NPPF 2026. The assessment set out within the Committee report, that Paragraph 14 (now Policy S6) is not engaged, therefore remains accurate.

Other matters of planning policy consideration

Other planning policy considerations as detailed in the April 2026 committee report (such as affordable housing, highway matters, ecology, drainage and residential

amenities) remain consistent with the NPPF 2026. This includes the following NPPF 2026 policies:

- Housing need / affordable provision (HO7, HO13)
- Meeting the challenge of climate change (CC2, CC3)
- Achieving Well-Designed Places (DP3, DP4)
- Promoting Sustainable Transport (TR3, TR4, TR6, TR8)
- Promoting Health Communities (HC3, HC4, HC6)
- Pollution, public protection and security (P2, P3, P4, P5)
- Managing flood risk and coastal change (F4, F5, F7, F8)
- Conserving and enhancing the natural environment (N2, N3, N6)

Officers have therefore given due regard to the new material consideration of the NPPF (Aug 2026) read as a whole and are satisfied that that the committee's resolution to grant remains consistent with the changes set within the NPPF 2026.

Condition updates:

- Condition 8 has been amended to remove an erroneous reference to the incorrect neighbourhood plan.
- Condition 15 has been amended to refer to the updated NPPF 2026 Policy N2.
- Condition 18 has been amended to specifically reference 'improvements to existing footway surfaces'.

As amended condition 18 reads as follows:

Pre-occupation condition: No part of the development shall be first occupied until such time as the vehicular access, proposed controlled crossing, footway and improvements to existing footway surfaces have been constructed in accordance with the details shown on the drawings titled Proposed Access Strategy and numbered 1810054-03 revision I and Signalised Pedestrian Crossing and numbered 1810054-10 revision C.

Reason: In the interests of road safety.

A final list of approved plans subject to Condition 1 on the Decision Notice is as follows.

Plan Type	Description	Drawing Number	Received Date
Plans	Signalised Pedestrian Crossing	1810054-10 REV C	23.04.2026
Plans	Proposed Access Strategy	1810054-03 REV I	23.04.2026
Location plan	Location Plan	SLP.05 REV A	05.08.2025

Following the above considerations it is considered permission can be granted.

Case Officer: Sam Whitehouse	Date: 23/09/2026
Authorising Officer: Adrian Smith	Date: 23/09/2026