



**Horsham
District
Council**

Mr Daniel Frisby
DMS Stallard
Origin One
108 High Street
Crawley
West Sussex
RH10 1BD

**Land To The South of Lynwick Street Rudgwick Horsham West Sussex RH12 3DJ
Permission in Principle for the erection of 2 - 4 dwellings along with open space, landscaping,
parking and access from Lynwick Street**

Your application DC/26/0509 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.

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

Mr Daniel Frisby
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Application Number: DC/25/0849

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)

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 2 - 4 dwellings along with open space, landscaping, parking and access from Lynwick Street

Location: Land To The South of Lynwick Street Rudgwick Horsham West Sussex RH12 3DJ

as shown on Plan and Application Number DC/26/0938 submitted to the Council on 05/06/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development would be located outside and physically separate from the defined Built-Up Area Boundary of Rudgwick on a site not allocated for development. The proposal would result in an unjustified and unsustainable extension of residential development into the countryside, contrary to the plan-led spatial strategy which seeks to direct development to the most sustainable locations and manage settlement growth in a coordinated manner. The proposal is therefore contrary to Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy RNP1 of the Rudgwick Neighbourhood Plan (2021). Whilst the presumption in favour of sustainable development is engaged, the benefits of the proposal do not outweigh the harm arising from this conflict with the development plan.
- 2 The proposed development would urbanise an undeveloped rural site that makes a positive contribution to the character and appearance of Lynwick Street and the wider countryside. By reason of the site's landscape value, verdant frontage, mature trees and settlement edge location, the proposal would result in harm to local landscape character and rural character. 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 National Planning Policy Framework (2024).

Schedule of Plans/Documents

Plan Type	Description	Drawing Number	Received Date
Location plan	Rudgwick Location Plan	DA2512-F-01a	23.03.2026
Site plan	Rudgwick 4-Unit Feasibility Site Plan	DA2512-F-04e	23.03.2026

Block plan	Rudgwick 4-Unit Feasibility Block Plan	DA2512-F-03e	23.03.2026
Supporting Statement	Flood Risk & SuDS Technical Note by GTA Civils & Transport dated 18 March 2026	14224	23.03.2026
Supporting Statement	Transport Statement by gta Civils & Transport dated 20.03.2026	14224 Issue 3	23.03.2026
Supporting Statement	Planning Statement by DMH Stallard dated March 2026	808/417672.1	23.03.2026
Supporting Statement	Response to the second draft reason for refusal and the tree officer's comments by SJA Trees Arboricultural Planning Consultants dated 24 June 2026	SJA reb 26302-01a	25.06.2026
Supporting Statement	Landscape and Visual Statement dated 16 June 2026	HLA 684 S01	25.06.2026

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:

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: 23/07/2026

ADDITIONAL INFORMATION

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>.