

Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 2 June 2026
Your ref DC/26/0509
Our ref 417672/1-0808

Dear Mr Holmes,

**Land at Lynwick Street, Rudgwick
DC/26/0509 – Comments on consultee responses**

We are writing on behalf of Cross Homes Lewes Ltd to provide a short response to the consultation responses received in respect of the above Planning Application. As set out below we have summarised these into topics with a brief response beneath.

Principle, location and plan-based approach

The following comments have been made in respect of this topic:

- the site lies outside the Rudgwick Built-Up Area Boundary
- previous SHELAA rejected the site
- would not respect the linear pattern of development
- housing allocations elsewhere in parish have exceeded needs

The Permission in Principle (PiP) stage is confined to location, land use and amount. The application proposes a very modest quantum of 2–4 dwellings which will be closely related to existing frontage development and local services. The indicative layout was submitted to demonstrate access and intention to retain trees within the site, but the Applicant is happy to consider an alternative more linear form of development when it comes to the Technical Details Consent (TDC) stage within the above range. Given Horsham's acknowledged housing land supply shortfall (as set out in the Planning Statement), the presumption in favour and paragraph 11(d) "tilted balance" is engaged and permission should be approved unless adverse impacts "significantly and demonstrably outweigh" the benefits.

We note that the site is one dwelling removed from the built-up area boundary and it therefore conflicts with the Council's 'Shaping Development in Horsham District' guidance document. However, this minor conflict with guidance does not stymie the operation of the tilted balance as described above or cause adverse impacts which

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would "significantly and demonstrably outweigh" the benefits of providing houses in an area of significant housing need.

We note reference to the SHELAA, these assessments are just a snapshot in time, and we note that the most recent site assessment work did not consider this site at all (Regulation 19 Site Assessment Report). Furthermore, the Council have been told by the Horsham Local Plan Inspector to critically assess work previously undertaken to make sure that as many 'rejected' sites as possible can be made acceptable. It is acknowledged that Rudgwick has seen recent house building, but as the Council will be aware, additional sites will need to come forward within every settlement across the District to meet Government housing targets.

Highway safety, access and parking

The following comments have been made in respect of this topic:

- Concerns about a new access on a bend/hill;
- limited width, no pavements, construction traffic and on-street parking hazard;
- cumulative traffic from local businesses; and
- fear of "severe" impact.

The Transport Note confirms that the proposal will generate minimal trips (circa 3 two-way trips peak hours) and confirms that a safe access can be achieved with appropriate visibility splays. There has been no objection from West Sussex County Council. Any detailed geometry, splays and localised works will be considered at TDC stage. It is noted that Public Right of Way RUD-1390 affords a pedestrian route to bus stops and village facilities. Furthermore, as set out in the Planning Statement, a site further from Rudgwick than this site has found to be sustainable and approved at Appeal. Whilst in Waverley, policies relating to the provision of sustainable development will be comparable. As required by the NPPF occupiers of this proposed development will have opportunities for travel other than by private motor vehicle (bus, foot and cycle).

Trees, ancient woodland and ecology.

The following comments have been made in respect of this topic:

- Proximity to/adjacency with priority woodland;
- TPO trees on frontage;
- Risk to roots and habitat; species (incl. bats, glow-worms, newts, nesting birds, deer) noted)

The indicative layout retains the woodland, including the Lynwick Street wooded edge, outside residential curtilage for long-term ecological management and enhancement. The woodland lies outside of the site access. Whilst a small (up to 3) number of trees will

require removal to provide an access this will be more than offset by new planting and habitat creation in open space. An ecological survey, including relevant species surveys, will be carried out to inform the TDC. It will be intended to achieve a 10% measurable biodiversity net gain in biodiversity within the site in accordance with the NPPF natural environment policies and PPG.

Character, pattern and visual impact

The following comments have been made in respect of this topic:

- fear of “backland/cul-de-sac” form at odds with Lynwick Street’s linear frontage;
- urbanising effect;
- precedent for “second row” of housing;
- overdevelopment.

As set out above the indicative layout plan was submitted in some detail to provide assurance that consideration has been given to the retention of trees within the site. If the Council have a clear preference for a linear form of development this can be discussed and considered at the TDC stage, but we see no reason why this would not be achievable within the parameters set under this PiP application, noting that approval is sought for between 2 – 4 dwellings. We do not agree that this proposal is overdevelopment or would have an urbanising effect given the modest quantum of development. As set out above the proposal will successfully retain trees along the site frontage thereby maintaining the verdant character along Lynwick Street. Whilst a new access will be required this is broadly in the same location as the existing field access and this would be consistent with numerous site access and prominent houses on the opposite side of Lynwick Street (and also on the same side of Lynwick Street both to the immediate east and further west of the site).

Heritage

The following comments have been made in respect of this topic:

- Setting of Grade II listed The Old Vicarage and possible Conservation Area impacts

We would make similar comments to the above, the Applicant would be happy to consider an alternative layout at the TDC stage. The TDC submission will include proportionate heritage assessment to ensure any effect on significance via setting is avoided and that great weight is given to conservation, consistent with NPPF Chapter 16. The Applicant will liaise with and take advice from a heritage consultant to develop detailed designs which are complementary with the Sussex vernacular, Rudgwick Conservation Area and adjoining listed building.

Residential amenity.

- Overlooking from elevated neighbours
- Noise and activity from additional traffic;
- Light pollution.

The proposal is for 2 – 4 dwellings, it is considered that these can be comfortably accommodated within the site without causing overlooking, particularly given the distance and vegetation between adjoining properties. However, the Applicant will take this into consideration when developing the TDC scheme.

In summary we consider that the development of this site for housing is broadly consistent with the Development Plan and there are no adverse effects which would significantly and demonstrably outweigh the benefits of providing homes within this sustainable location close to Rudgwick. We trust that the above assists with your consideration of the above planning application but if you have any further queries, please do not hesitate to contact me.

Yours sincerely



Daniel Frisby

Associate Planner

For and on behalf of DMH Stallard LLP