

PLANNING STATEMENT – ADDENDUM

Planning Application reference: DC/26/0737

‘Permission in Principle for the erection of 6-9 dwellings, with access from Loxwood Road’

Site Address: Land East of Woodfalls Manor, Loxwood Road, Rudgwick

12th May 2026

Further to our submission of the above planning application for Permission in Principle (‘PiP’), we wish to provide a further update to the planning policy context that is relevant to the consideration of this submission.

Since preparing the Planning Statement that accompanies this PiP application we have had sight of the Planning Inspector’s ‘Interim conclusions and action points’ (dated 5th May 2026) following the Local Plan examination hearings that took place from 21st April to 24th April 2026.

The Inspector’s findings are considered pertinent to the Planning Officer’s assessment of the PiP application insofar that it highlights that the emerging Local Plan requires further the Council to undertake further important work before the Plan can be made sound and adopted. This work will of course take time to be undertaken. Given the related need for the preparation of a revised Plan to include ‘main modifications’, and for this to be subject to further public consultation; and then for further examination hearings to take place – it is therefore clear that the prospects for the Local Plan being adopted this year are now very slim.

Paragraph 11(d)(ii) of the NPPF continues to be engaged, and in this context, Planning Applications will need to continue to be assessed with a presumption in favour of sustainable development, given the continued lack of a 5-year housing land supply, and the HDPF being out of date.

In addition, it is noted that Planning Inspector has confirmed that the District’s housing requirement for the Plan period (2023-2040) is 14,071 dwellings. It is agreed that

Horsham District will also accommodate 50% of Crawleys unmet housing need, which amounts to an additional 3,757 dwellings during the Plan period, resulting in a total of 17,828 dwellings. However, there is additional unmet need from the South Coast. In this respect the Inspector confirms that *“The Council are liaising with Mid Sussex who are developing a methodology for assessing what an appropriate allowance might be. This work will enable a final figure for the housing requirement to be produced. The allowances for unmet need will be added to the annualised housing requirement and will be spread evenly across the plan period. However, a stepped annual housing requirement trajectory will be required...”* The Inspector advises that the stepped trajectory will lead to a *“substantial rise”* in the housing requirement from year 8 of the Plan period.

Given that the submitted Local Plan falls short of meeting local housing need and does not contain any allowance for unmet need from neighbouring authorities, the Inspector has confirmed that *“The Council will therefore need to identify further housing sites for inclusion in the plan in the interests of soundness.”*

The Inspector has confirmed that *“The Council will critically reassess known sites using an appropriate methodology... and will **identify a range of sites of different sizes, some of which will be capable of delivering in the shorter term to help ramp up delivery...**”* (our emphasis).

The Inspector has acknowledged that the very poor delivery of housing over recent years has been as a result of water neutrality. However, now that these restrictions have been lifted, there is a need to deliver housing as quickly as possible, and it is seen that smaller sites (like the Woodfalls site in Rudgwick) will provide significant opportunities for the delivery of new housing within the shorter term.

We encourage Planning Officers to act on the Inspector’s comments and approve the proposed sustainable housing development as presented by our Client’s PiP application. Our Clients are preparing the Technical details submission that will follow approval of this PiP application, with the aim of commencing development on-site as soon as possible. This will lead to the delivery of desperately needed new housing in Rudgwick, contributing a significantly positive addition to the District’s housing requirements in the short term.