

Horsham District boundary

Parish boundary

Built up Area boundary

Sites of Special Scientific Interest

Special Protection Areas

Scheduled Ancient Monuments

Historic Parks and Gardens

RAMSAR sites

Deliverable

Developable

Not Currently Developable

Excluded

Rusper Parish

Rusper Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Rusper Parish.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'deliverable' -1-5 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Rusper Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA468	Land off Rusper Road, (Emmanuel Cottage)	Land off Rusper Road, Ifield	Green (1-11 Years Deliverable)	95
SA272	Rusper Road, Ifield	Martin Grant Homes Development Site .Rusper Road, Ifield	Green (1-5 Years Deliverable)	36
SA583	Former Longfield House	Rusper	Green (1-5 Years Deliverable)	8
SA080	Rusper Glebe, High Street	High Street, Rusper	Yellow (6-10 Years Developable)	12
SA598	Millfield Farm Buildings	Millfield Farm, Horsham Road, Rusper	Yellow (11+ Years Developable)	25
SA630	Land At Baldhorns Copse	Horsham Road, Rusper	Yellow (11+ Years Developable)	30
SA095	Land at Bonnetts Lane	Bonnetts Lane, Ifield	Not Currently Developable	0
SA101	Land West of Ifield	Ifield, Crawley –Strategic Site Option	Not Currently Developable	0
SA341	Land West of Kilnwood Vale	Land West of Kilnwood Vale, Horsham	Not Currently Developable	0
SA465	Land at East Street	Land at East Street, Rusper	Not Currently Developable	0
SA621	Land at Hawkesbourne House	Rusper Road, Rusper	Not Currently Developable	0
SA652	The Granary	Rusper Road, Rusper	Not Currently Developable	0

Sites submitted to the SHELAA for Rusper Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA562	Land East of Former Longfield House	East Street, Rusper	Duplicate assessed as part of SA465

Parish**Rusper**

SHLAA Reference SA468 **Site Name** Land off Rusper Road (Emmanuel Cottage)

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land off Rusper Road, Ifield		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.89	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	95	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

An outline application for 95 dwellings (DC/14/2132) was refused on the site in February 2015 however was later allowed on Appeal and permission was granted. Development of this site is due to commence within three years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-468 : Land off Rusper Road, Ifield (Emmanuel Cottage) Rusper



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Date: 01/08/2014

Revision: 11/04/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Rusper
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SHLAA Reference	SA272	Site Name	Rusper Road, Ifield
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Martin Grant Homes Development Site .Rusper Road, Ifield		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.18	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	36	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

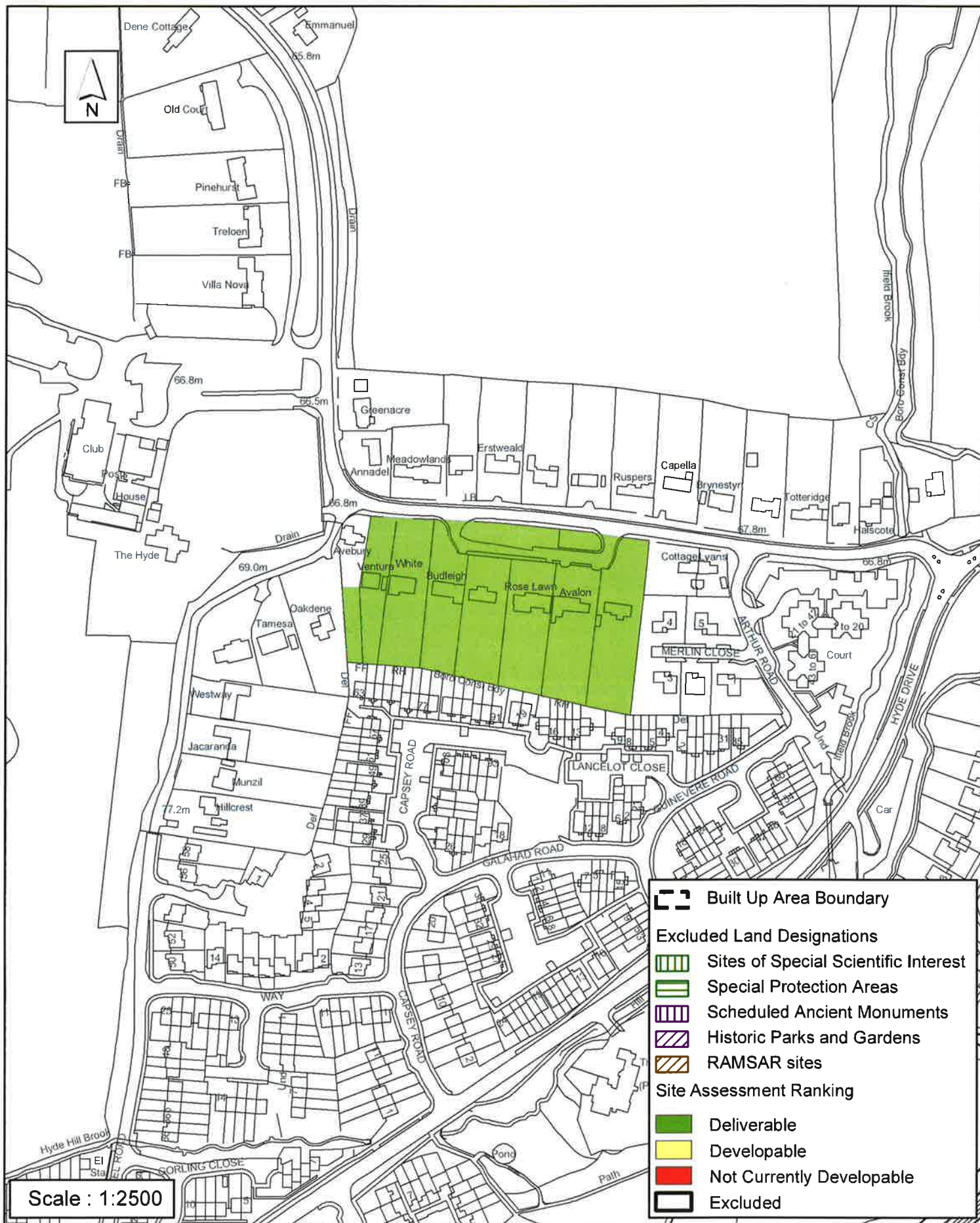
Justification

DC/13/0368: Application for 36 units PERMITTED 31st July 2014

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 272: Rusper Road, Ifield, Rusper



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Date: 09/01/2013

Revision: 04/11/2015

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Rusper
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SHLAA Reference	SA583	Site Name	Former Longfield House
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Former Longfield House, Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.59	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

DC/14/1936 and DC/14/0413 Erection of a building comprising 6 two bedroom apartments with garages and parking and erection of two detached dwellings and garages (to the rear of the site) including revisions to approved dwelling (permitted under DC/12/0353 dated 16/04/2012) together with a new access road PERMITTED 2011 and Minor Material Amendments to application made 12/01/2016. The site is vacant and a scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA583 : Former Longfield House, Rusper



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Date: 17/06/2015

Revision:

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Rusper**

SHLAA Reference SA080 **Site Name** Rusper Glebe

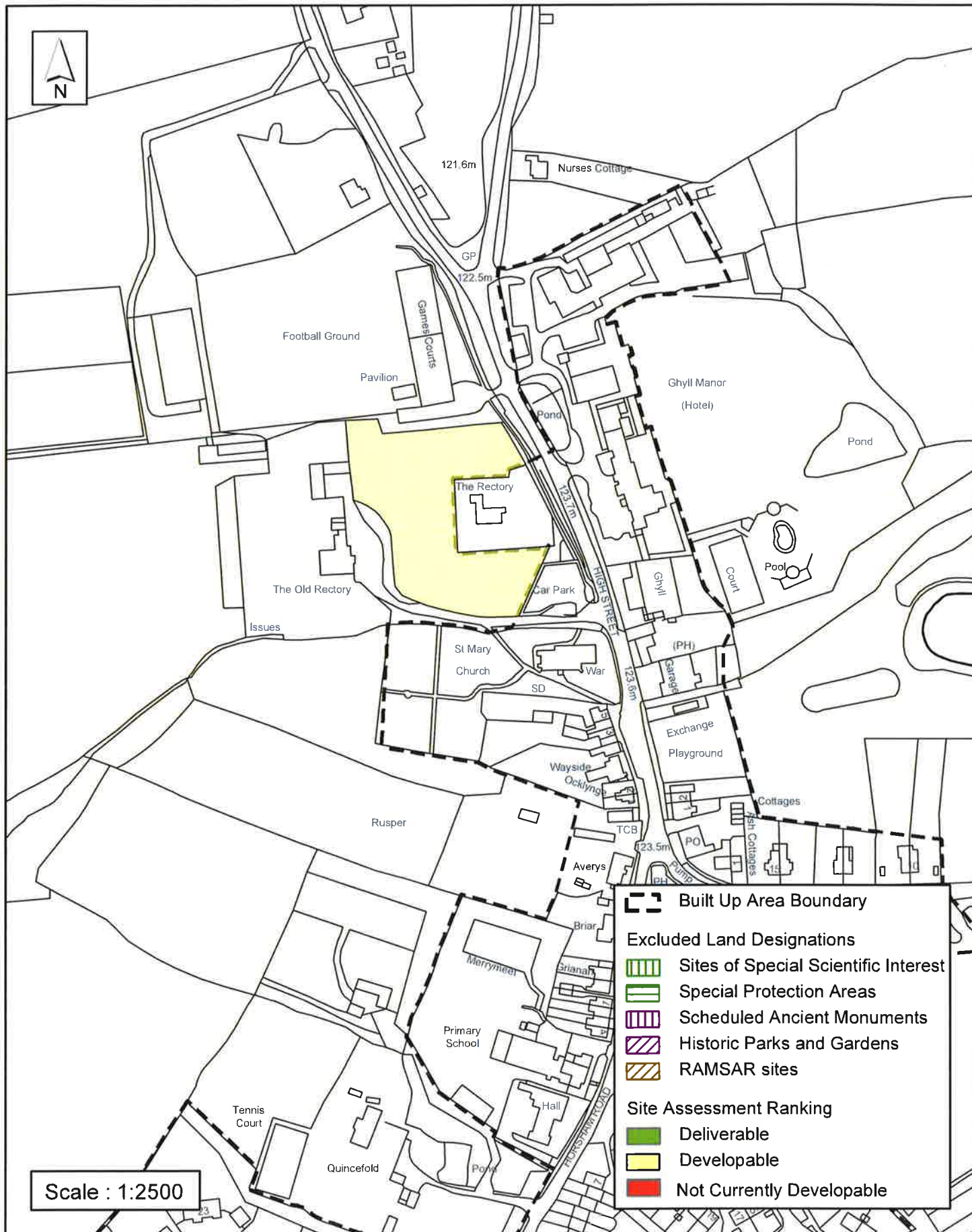
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	High Street, Rusper		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.6	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	12	Achievable	<input type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

Justification

The owner has expressed an interest to develop the site, meaning the site is available. A lower density might be appropriate due to the character of the surrounding area. The site is within a Conservation Area meaning any development would need to be sensitive to its siting and location. The site is considered developable in the next 6 - 10 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 080 : Rusper Glebe, High Street, Rusper



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish**Rusper**

SHLAA Reference SA598 **Site Name** Millfield Farm Buildings

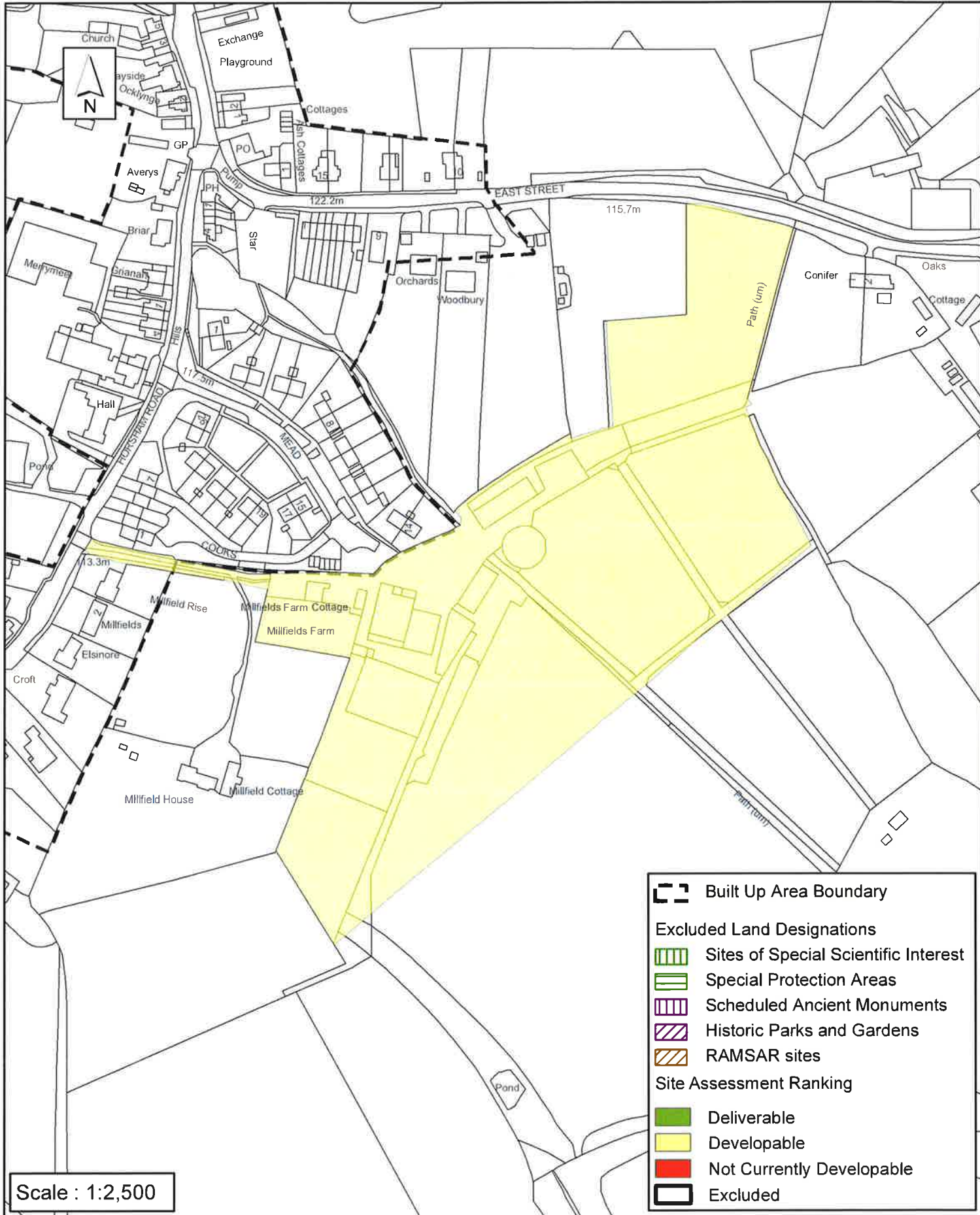
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Millfield Farm Horsham Road Rusper West	
Years 6-10 Developable	<input type="checkbox"/>		Sussex	
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	4.42	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	25	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

An application for 29 dwellings (DC/15/2857) is currently pending on the site indicating the site's availability. The site is located outside the BUAB of Rusper meaning the countryside policies of the HDPF apply. Current access to the site is via a private lane which would not be suitable for a substantial development and new access arrangements would need to be agreed. The site includes a small area of previously developed land which could be suitable for development, however it would need to be allocated as part of the emerging Rusper Neighbourhood Development Plan. The rest of the site is considered not suitable for development. The brownfield area of the site is assessed as developable 11+ years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-598 : Millfield Farm Buildings Horsham Road, Rusper



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Date: 20/04/2016

Revision: 09/06/2016

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Rusper**

SHLAA Reference SA630 **Site Name** Land At Baldhorns Copse, Rupser

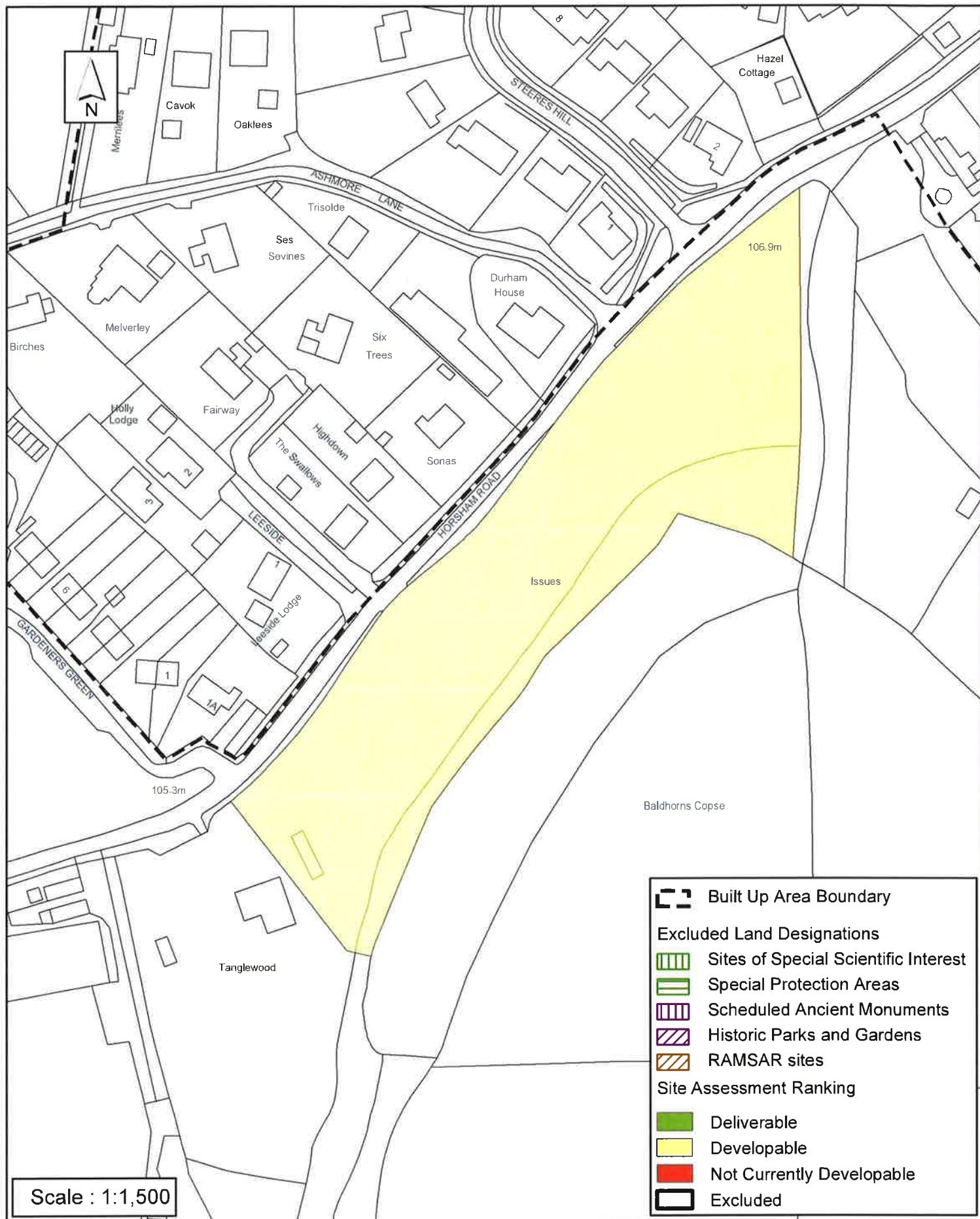
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham Road		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.21	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	30	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site indicating the sites availability. The site is situated outside, albeit abutting the BUAB of Rusper and is separated from the main settlement by Horsham Road. The site is flat and relatively unconstrained and in an area assessed as having low to moderate capacity for residential development in the HDC Landscape Capacity Assessment 2014. However the site does abut an area of Ancient Woodland. The principle of development on site may be acceptable if allocated through the emerging Rusper Neighbourhood Development Plan. The site is assessed as Developable 11+ years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 630 :Land At Baldhorns Copse, Rusper



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Date: 16/06/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Rusper
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SHLAA Reference	SA095	Site Name	Land at Bonnetts Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Ifield, Crawley		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.9	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

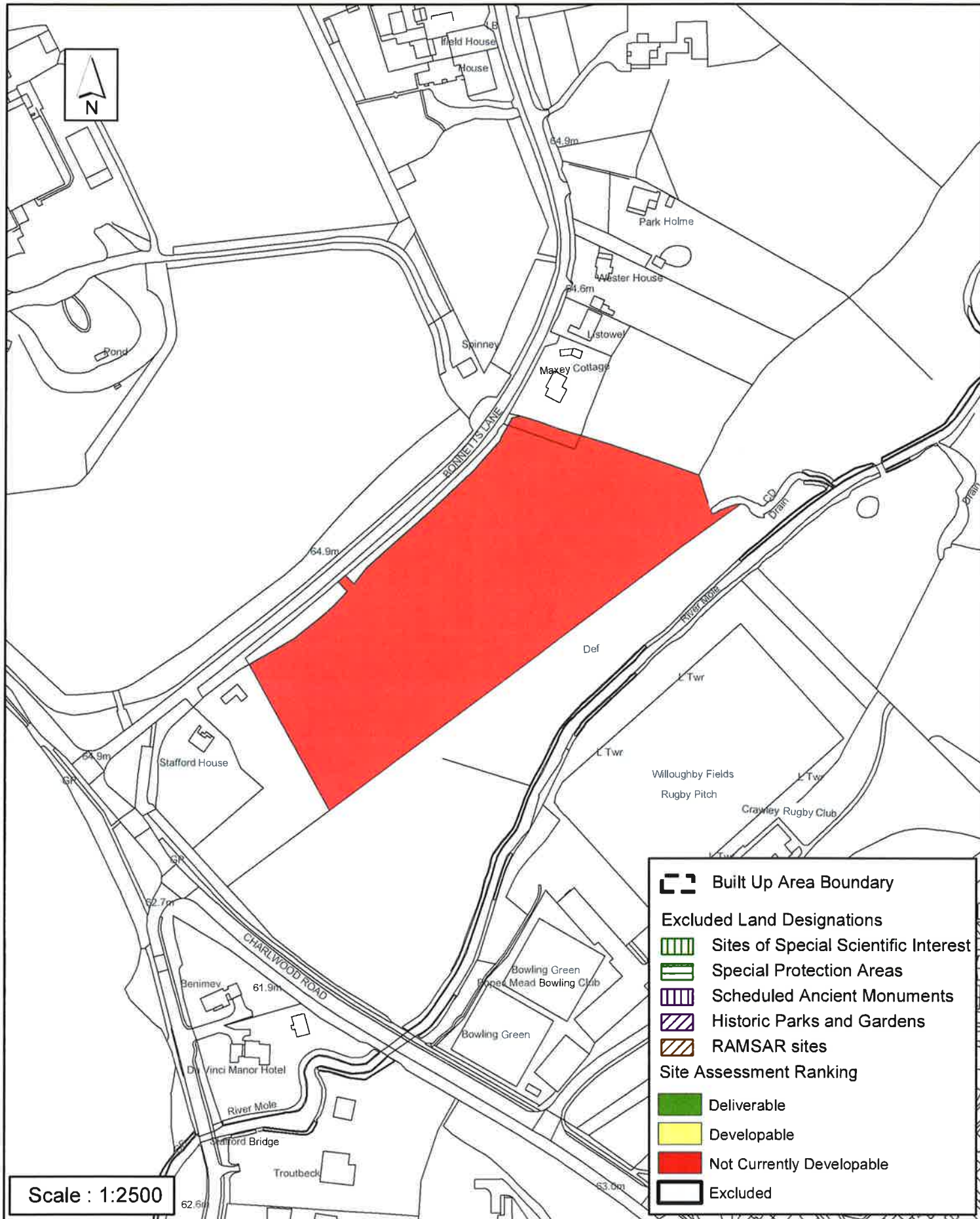
Justification

The landowner has expressed an interest in developing the site meaning the site is available, however a portion of the site is located within flood zones 2&3. In addition, a small portion of the site falls within Crawley Borough's administrative boundary, so the site would need to be developed in partnership with this authority. Due to these potential constraints the site is assessed as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 095 : Land at Bonnetts Lane, Rusper



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Date: 13/06/2012

Revision: 08/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Rusper**

SHLAA Reference SA101 **Site Name** Land West of Ifield

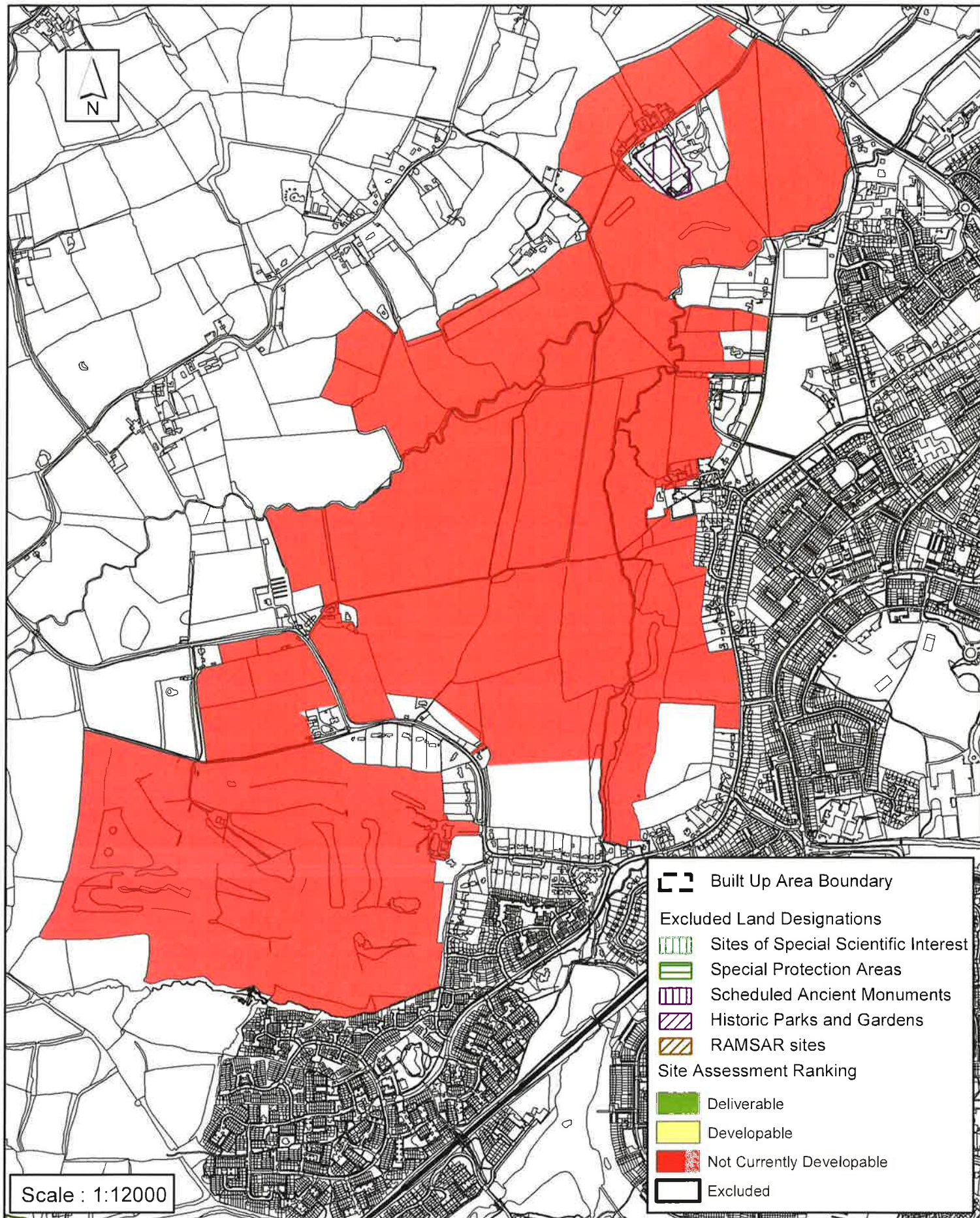
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Ifield, Crawley -Strategic Site Option	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	200	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

There are a number of constraints on this site which make the site unsuitable for development at the present time. The site is located within Flood Zones 2 and 3 and is part of the Airport Safeguarded area for a second runway at Gatwick Airport. The land also adjoins Ifield Conservation Area meaning development could adversely impact the setting of this area. At this stage development is severely constrained by access to the site and while this could be overcome, the proximity of the site to the proposed allocation of 2,500 homes on land North of Horsham could mean that the viability of the scheme could be compromised in the short term due to a saturation of the market in this area. Development of this land would also need to be brought forward in partnership with Crawley Borough Council. Due to these constraints and issues, the site is assessed as not currently developable at the present time.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 101 : Strategic Site Option: Land west of Ifield, Rusper



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Date: 30/01/2014

Revision: 05/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Rusper**

SHLAA Reference SA341 **Site Name** Land West of Kilnwood Vale

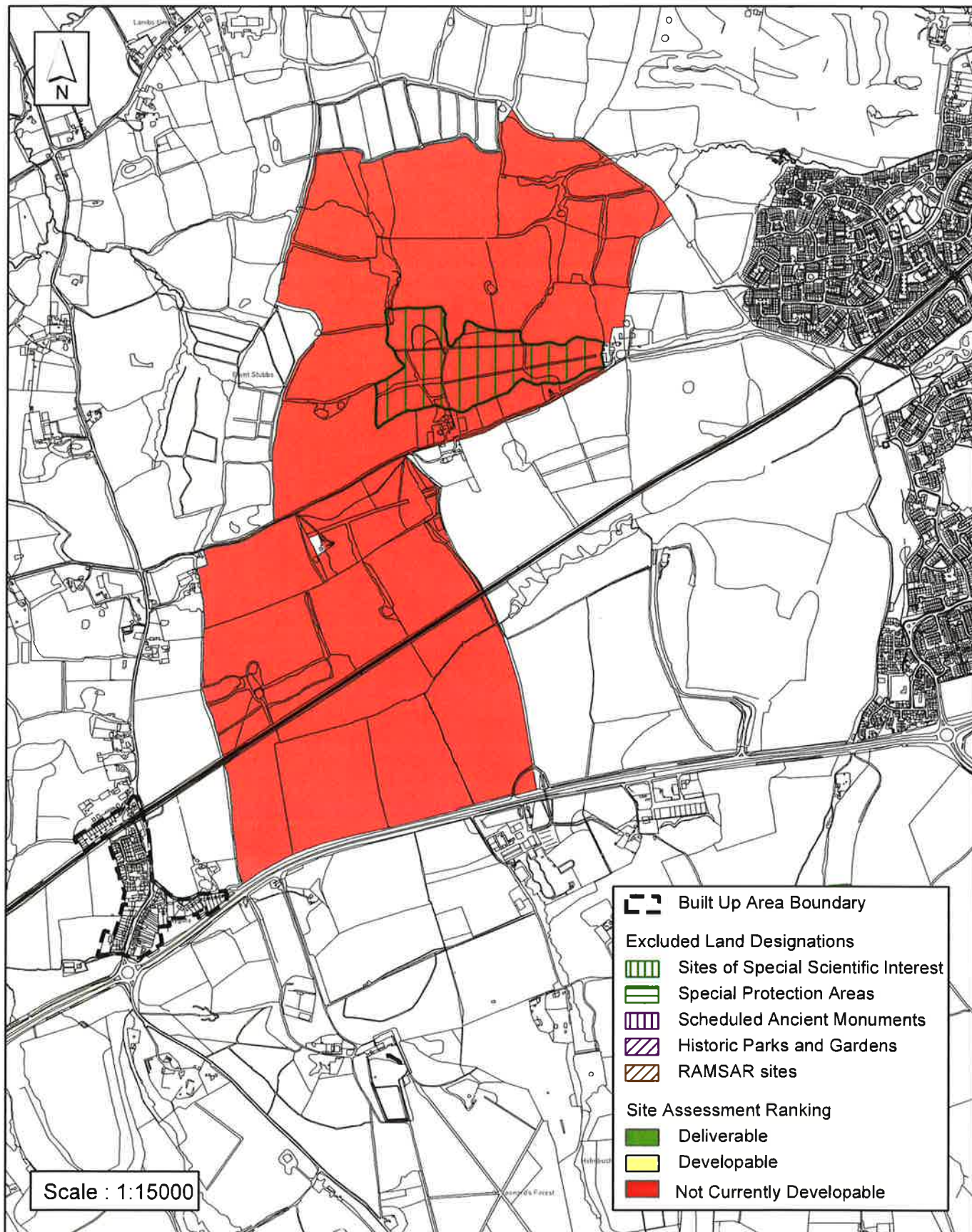
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land West of Kilnwood Vale, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	169	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

Not only are parts of the site considered ancient woodland and Sites of Scientific Interest, but the proposed site would be too intrusive on the character of the landscape and in particular would lead to coalescence of Horsham and Crawley along the A264 corridor. The site is also relatively remote from the centre of Crawley. The site is therefore not considered suitable for development. The availability of the site is also likely to be a limiting factor in the short term, as much of the site is safeguarded for a possible western relief road around Crawley. The site is therefore assessed as not currently developable.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 341: Land west of Kilnwood Vale



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Horsham District Council

Park North, North Street, Horsham,
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Head of Strategic & Community Planning, Jill Scarfield

Parish	Rusper
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SHLAA Reference	SA465	Site Name	Land at East Street
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at East Street, Rusper	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

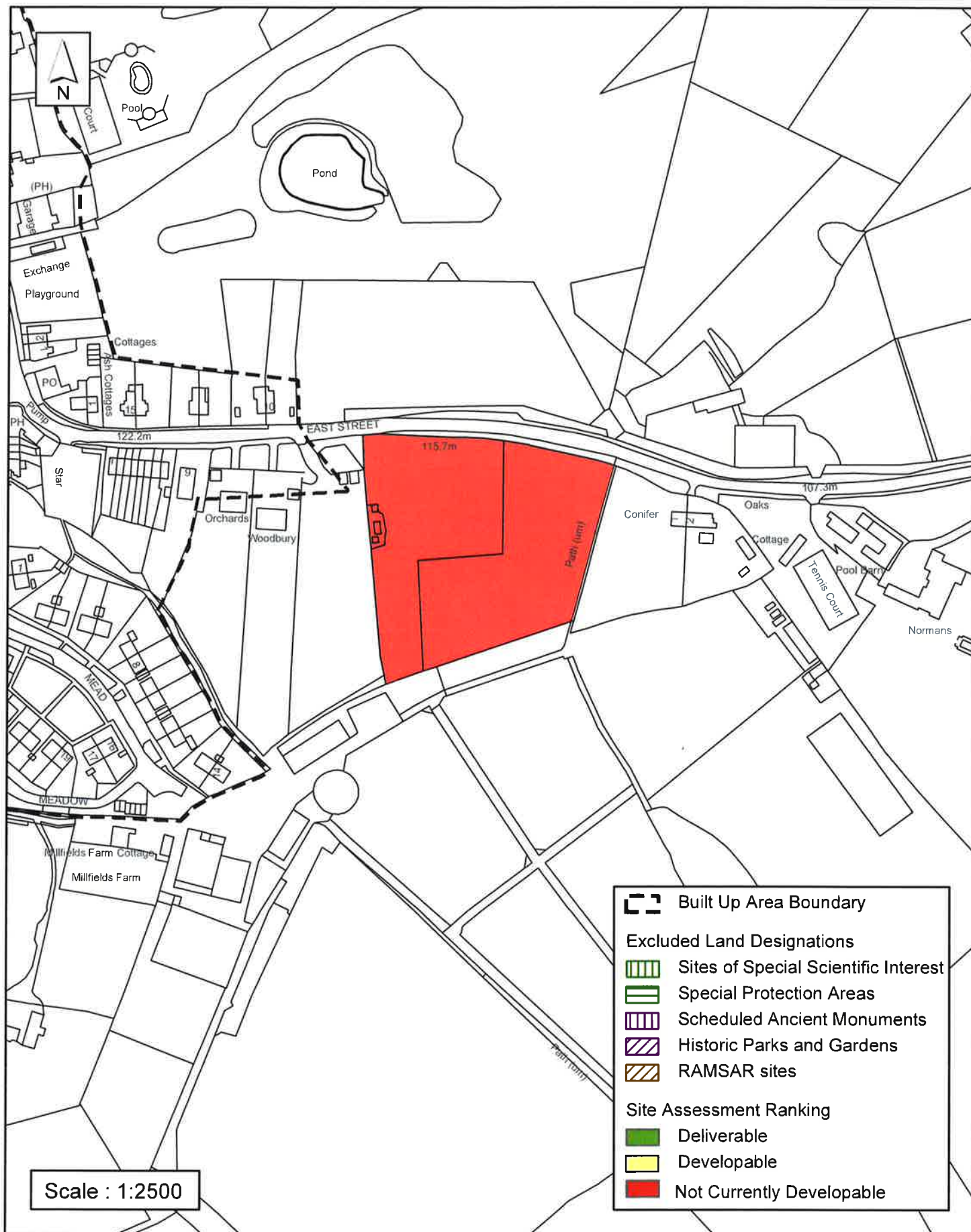
Justification

The site is unrelated to any built up area boundary. Development would consolidate an undesirable element of sporadic development in a rural location and unsustainable form of isolated housing development. Therefore it has been assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 465 : Land at East Street, Rusper



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Horsham District Council

Park North, North Street, Horsham,
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Head of Strategic & Community Planning, Jill Scarfield

Parish	Rusper
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SHLAA Reference	SA621	Site Name	Land at Hawkesbourne House, Rusper Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hawkesbourne House, Rusper Road, Rusper
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	5
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

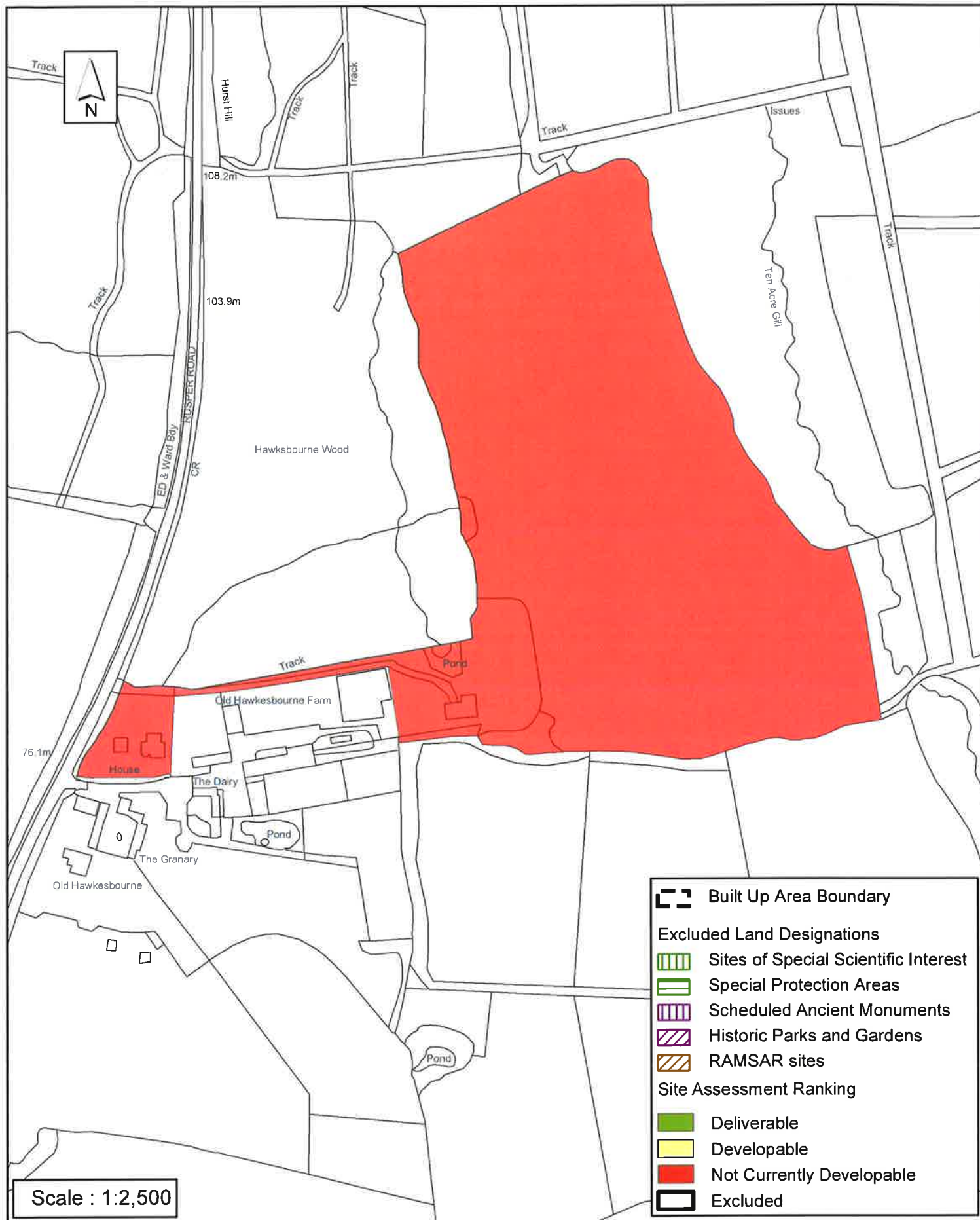
Justification

The site is located adjacent to the red line boundary of SA296 -Land North of Horsham strategic site. The area to the south of the site is identified as landscape buffer in the concept masterplan included within the HDPF. The site is also adjacent to the Old Hawkesbourne Listed Building meaning development is likely to impact the setting of this heritage asset. Any development onsite would need to be considered comprehensively alongside the Land North of Horsham Strategic Allocation. As the site is not allocated as part of this land, the site is assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 621 : Land at Hawkesbourne House, Rusper Road, Rusper



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Date: 16/06/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Rusper
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SHLAA Reference	SA652	Site Name	The Granary , Rusper Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Granary , Rusper Road	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.5	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

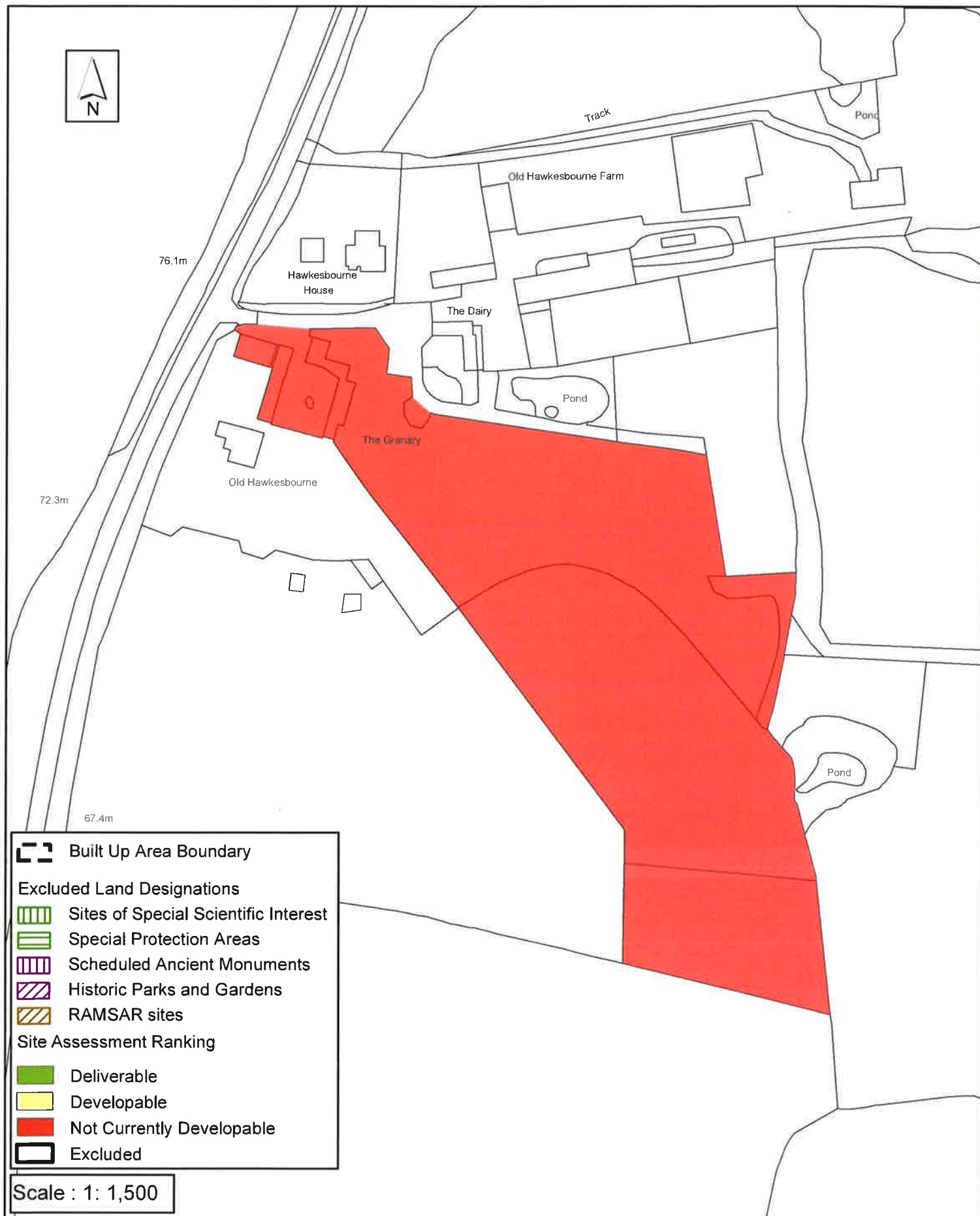
Justification

The site is located adjacent to the red line boundary of SA296 - Land North of Horsham strategic site. The area to the south of the site is identified as landscape buffer in the concept masterplan included within the HDPF. The site is also adjacent to the Old Hawkesbourne Listed Building meaning development is likely to impact the setting of this heritage asset. Any development onsite would need to be considered comprehensively alongside the Land North of Horsham Strategic Allocation. As the site is not allocated as part of this land, the site is assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 652 : The Granary , Rusper Road, Rusper



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Date: 22/06/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Rusper
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SHLAA Reference	SA562	Site Name	Land to the East of Former Longfield House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the East of Former Longfield House, East Street, Rusper, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

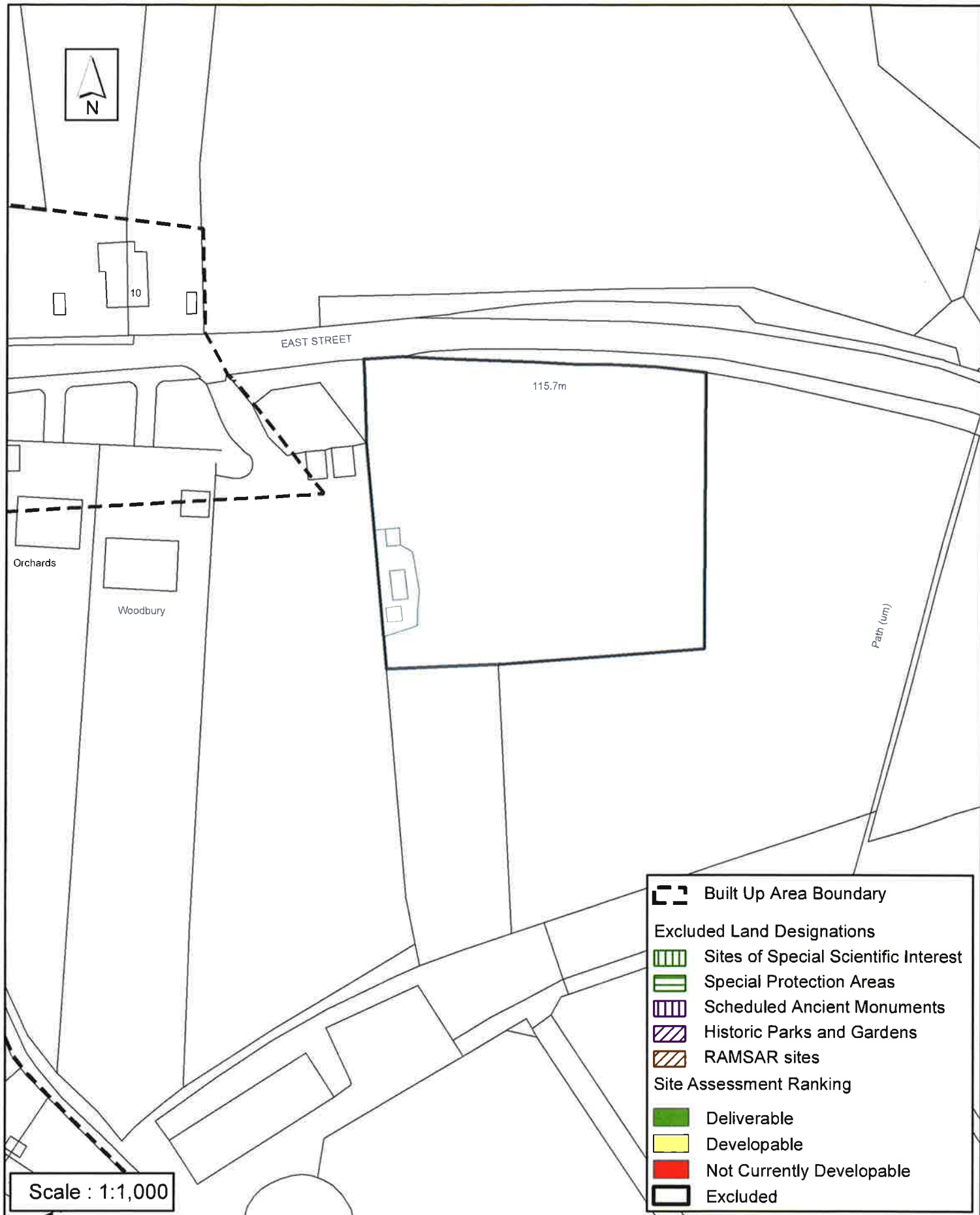
Justification

The site is located outside the BUAB of Rusper and as such is considered a countryside location. Development of this site would not be in compliance with Policy 4 of the HDPF unless allocated through a Local Plan or Neighbourhood Development Plan. As the site is not strategic in nature, it is recommended that the site be considered as part of the emerging Rusper Neighbourhood Plan. The site is considered Not Currently Developable at present.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplicate part of larger area SA465
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Lapsed PP	<input type="checkbox"/>	Date	
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SA - 562 :Land to the East of Former Longfield House, Rusper



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Date: 16/06/2016

Revision:

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Chris Lyons : Director of Planning, Economic Development & Property