

Client	Welbeck Strategic Land IV – Bucks Green, Rudgwick		
Project	Horsham Local Plan		
Document	Hearing Statement – Matter 9	Revision	A
Date	22 November 2024		
Author	P Carnell	Checked	H James



Matter 9 – Sites Allocated for Development in the Plan

Issue 2 – Whether the other sites (settlement site allocations) allocated in the Plan and associated policies are justified, effective, consistent with national policy and positively prepared?

Q10. Is Strategic Policy HA14: Rudgwick and Bucks Green Housing Allocations sound?

a) RD1?

Welbeck Strategic Land support the intended allocation of RD1: Land North of Guildford Road for the delivery of much needed new housing in the District. However, the policy as currently drafted does not meet the test of soundness as set out in Paragraph 35 of the NPPF in that it has not been ‘positively prepared’, and it is not ‘justified’, ‘effective’ or ‘consistent with national policy’.

Our Regulation 19 representations, submitted in March 2024, provide additional detail of our position.

In summary, there are two main areas of concern with the policy as currently drafted.

The first relates to the proposed site allocation boundary. It was initially proposed for allocation in the Regulation 18 plan with a larger area than is currently included in the submission version. The northern boundary as currently proposed is an arbitrary straight line across the existing field. The boundary of the initial allocation was an existing post and rail fence located further to the north.

The boundary proposed in the emerging plan is inconsistent with the requirements for a defensible boundary as required in draft Policy 3. Further, creation of a new landscaped boundary along an arbitrary line as part of a forthcoming development would be an incongruous feature in the landscape which would be detrimental to achieving a well-designed development in keeping with the surrounding landscape.

The second matter relates to maximising the development potential of the site, which is especially important in the context of the HDC’s proposed under delivery of housing land in the emerging plan. We consider that the site (within its originally proposed boundary) has the potential to accommodate up to 105 dwellings. We have previously submitted a concept masterplan and landscape statement as part of our Regulation 19 response which demonstrates that this quantum of delivery can be appropriately delivered at the site.

It is our view that HDC needs to amend the proposed Strategic Policy HA14: Rudgwick and Bucks Green to allocate an increased quantum of housing at 105 units within a revised allocation boundary.