

Rusper Parish

Rusper Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the 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 'developable' 6-10 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
SA289	Land West of Bewbush	Kilnwood Vale	Green (1-11 Years Deliverable)	2113
SA296	Land North of Horsham	Strategic Site	Green (1-11 Years Deliverable)	2750
SA468	Land off Rusper Road, (Emmanuel Cottage)	Land off Rusper Road, Ifield	Green (1-11 Years Deliverable)	95
SA583	Former Longfield House	Rusper	Green (1-5 Years Deliverable)	8
SA713	Storage Buildings at Sports Horses International	New Barn Farmhouse, Capel Road, Rusper	Green (1-5 Years Deliverable)	5
SA080	Rusper Glebe, High Street	High Street, Rusper	Yellow (6-10 Years Developable)	12
SA630	Land At Baldhorns Copse	Horsham Road, Rusper	Yellow (11+ Years Developable)	10
SA737	Pucks Croft Cottage and Land South	Pucks Croft Cottage, Horsham Road, Rusper	Yellow (11+ Years Developable)	5
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
SA295	Greater Faygate	Faygate	Not Currently Developable	0
SA341	Land West of Kilnwood Vale	Land West of Kilnwood Vale, Horsham	Not Currently Developable	0
SA459	Land east of Kingsfold	Kingsfold	Not Currently Developable	0
SA465	Land at East Street	Land at East Street, Rusper	Not Currently Developable	0
SA598	Millfield Farm Buildings	Millfield Farm, Horsham Road, Rusper	Not Currently Developable	0
SA621	Land at Hawkesbourne House	Rusper Road, Rusper	Not Currently Developable	0
SA666	Croudace Ltd Builders Yard	Rusper Plant Yard, Lambs Green, Rusper	Not Currently Developable	0
SA694	Sports Horses International Ltd Stud Farm	New Barn Farmhouse Capel Road Rusper	Not Currently Developable	0

SA738	Baldhorns Copse and Land East	Baldhorns Copse, Horsham Road, Rusper	Not Currently Developable	0
SA745	Land east of Ghyll Manor	High Street Rusper	Not Currently Developable	0
SA752	Land at Bensons Farm	Wimland Road Faygate	Not Currently Developable	0
SA753	Land at Kings Farm	Wimland Road Faygate	Not Currently Developable	0

Parish	Colgate
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SHLAA Reference	SA289	Site Name	Land West of Bewbush (Kilnwood Vale)		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Crawley Road		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	117	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	2113	Achievable	<input checked="" type="checkbox"/>

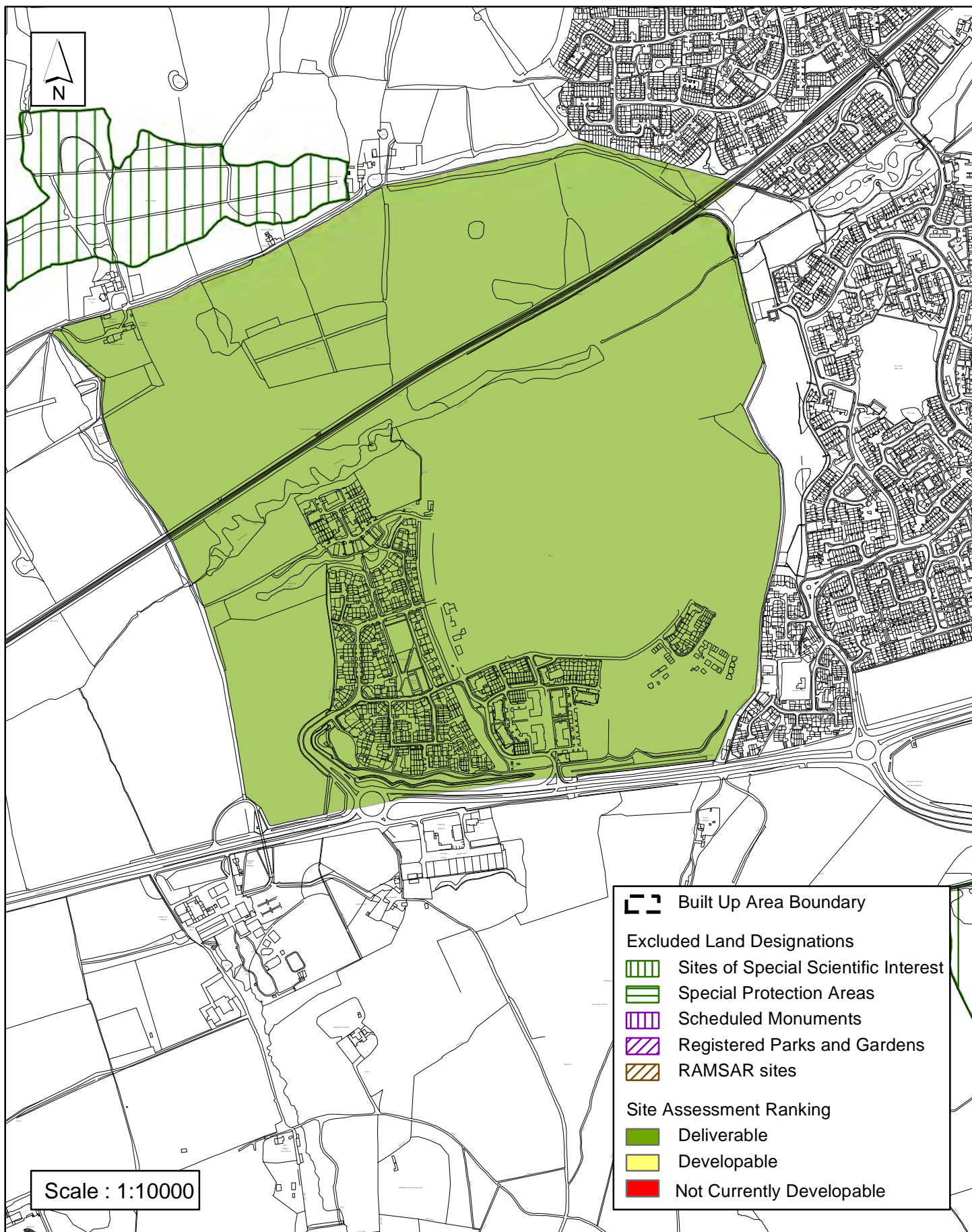
Justification

The site has planning permission for 2,799 dwellings, via planning applications DC/10/1612, DC/15/2561 and DC/17/2481, following its allocation in Policy CP6 of the Core Strategy (2007). The majority of the site lies within the Parish of Colgate however the northern section, beyond the railway line, lies in the Parish of Rusper. Construction is now well underway and will span over a number of years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 289 : Land West of Bewbush (Kilnwood Vale)



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Horsham District Council

Parkside, Chart Way, Horsham
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Barbara Childs : Director of Place

Parish	North Horsham
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SHLAA Reference	SA296	Site Name	Land North of Horsham, Strategic Site		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Holbrook Park and Chennells Brook-Strategic Site		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	188	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	2750	Achievable	<input checked="" type="checkbox"/>

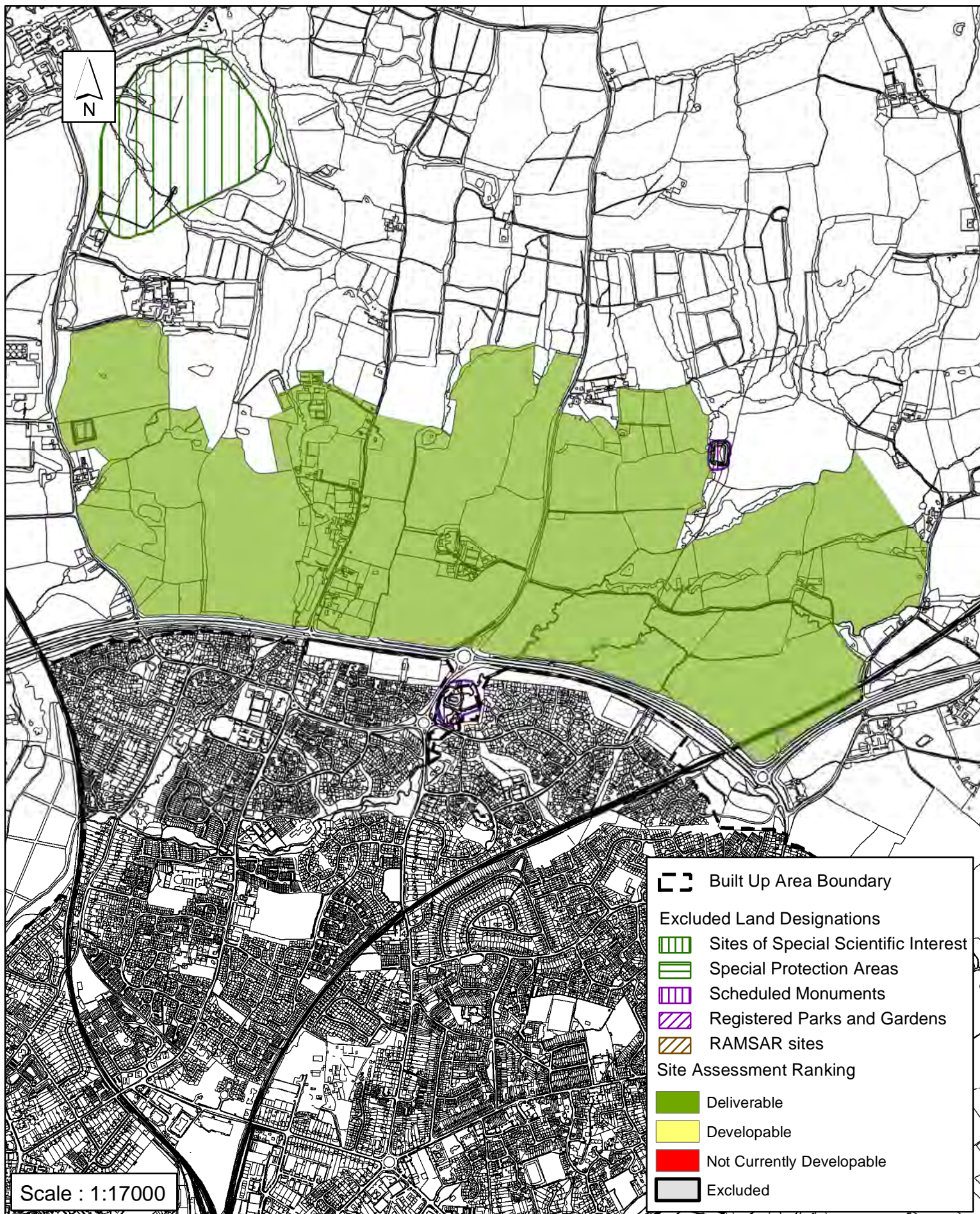
Justification

The site is allocated for the development of 2,500 homes and associated infrastructure in the adopted Horsham District Planning Framework (HDPF) Policies SD1 - SD9 and 15. It has planning permission for 2,750 dwellings via planning application DC/16/1677 which was permitted on 1/03/18. Taking this information into account it is considered that a small portion of development could come forward in the short term (1-5 years) with the majority being delivered in the medium to long term 6 - 10 and 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 296: Land North of Horsham, Strategic Site, Holbrook Park and Chennells Brook, North Horsham



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Parish	Rusper
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SHLAA Reference	SA468	Site Name	Land off Rusper Road (Emmanuel Cottage)		
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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"/>

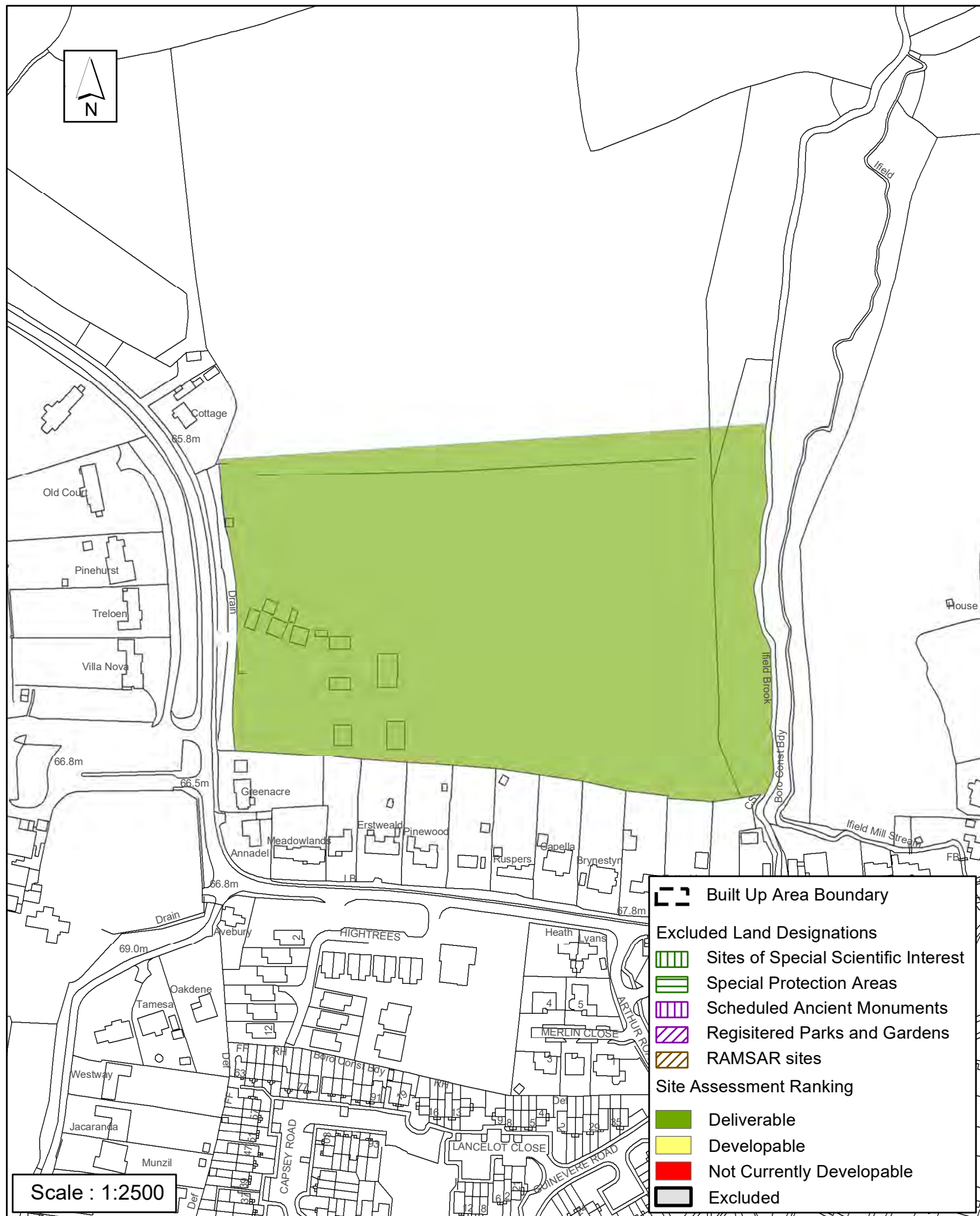
Justification

The site has planning permission for 95 dwellings via planning application DC/14/2132 and DC/16/1533. It is expected the majority of the site will be delivered within the next 5 years. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-468 : Land off Rusper Road, Ifield (Emmanuel Cottage) Rusper



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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	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>

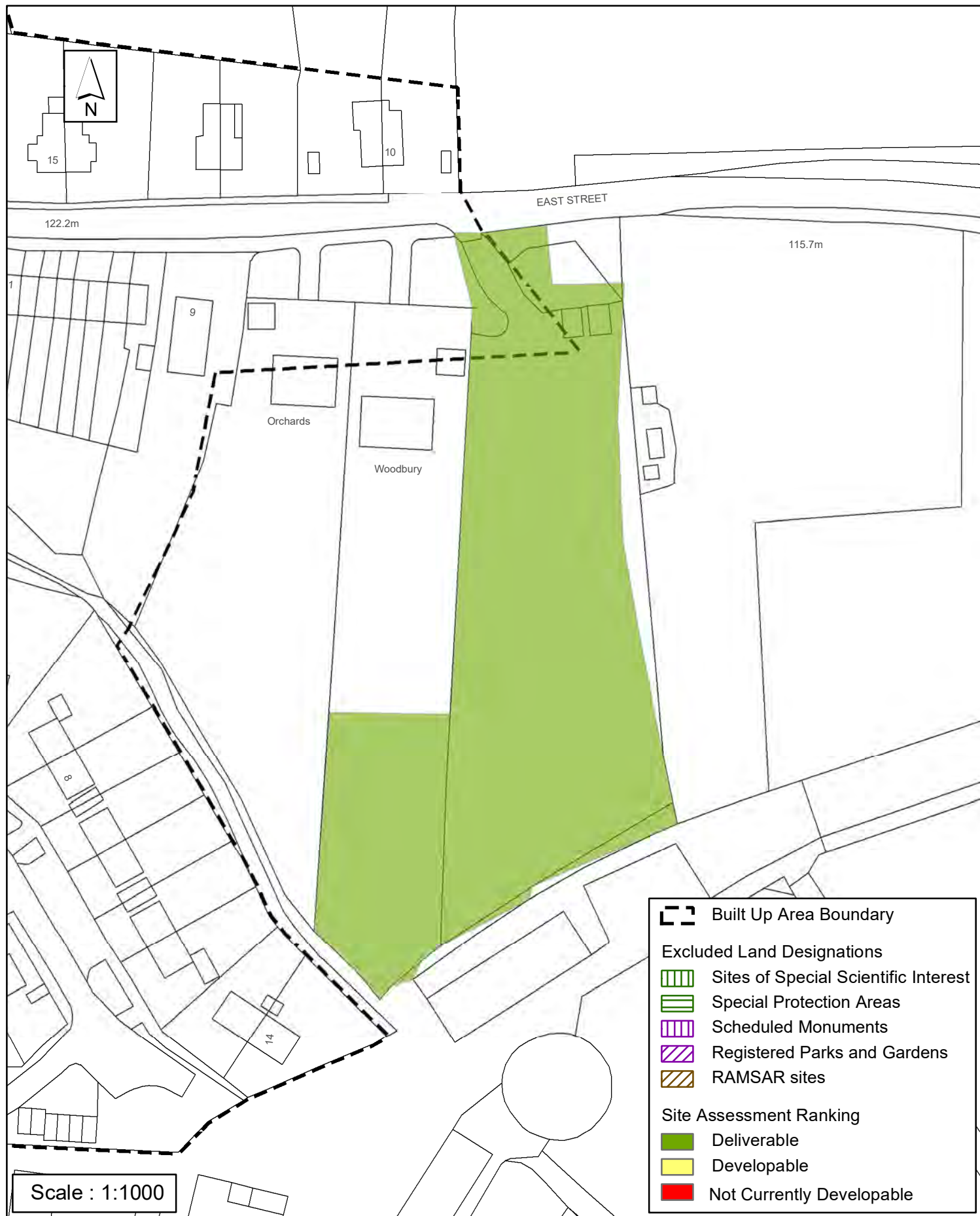
Justification

The site has planning permission for 8 dwellings via DC/14/0413 and DC/14/1936. A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

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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Parish**Rusper**

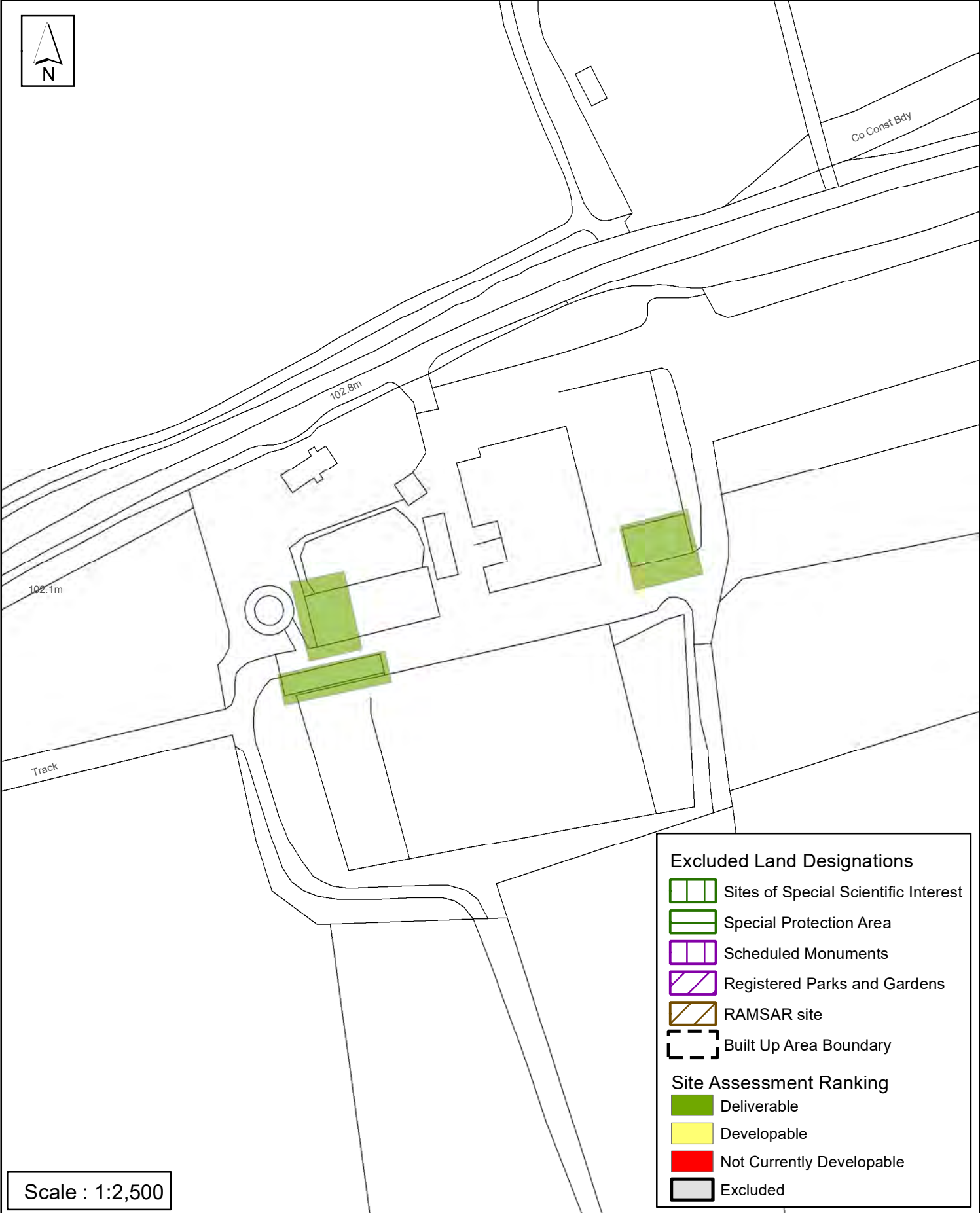
SHLAA Reference SA713 **Site Name** Storage Buildings at Sports Horses International

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	New Barn Farmhouse, Capel Road, Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.05	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	5	Achievable	<input type="checkbox"/>

Justification

The site has planning permission for 5 residential dwellings via planning application DC/17/2714 (Prior Approval) for a proposed change of use of 3 storage/warehouse buildings to 5 dwellings. This site is expected to be delivered in a single phase and is considered to be deliverable 1-5 years.

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



Parish	Rusper
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SHLAA Reference	SA080	Site Name	Rusper Glebe
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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"/>

Justification

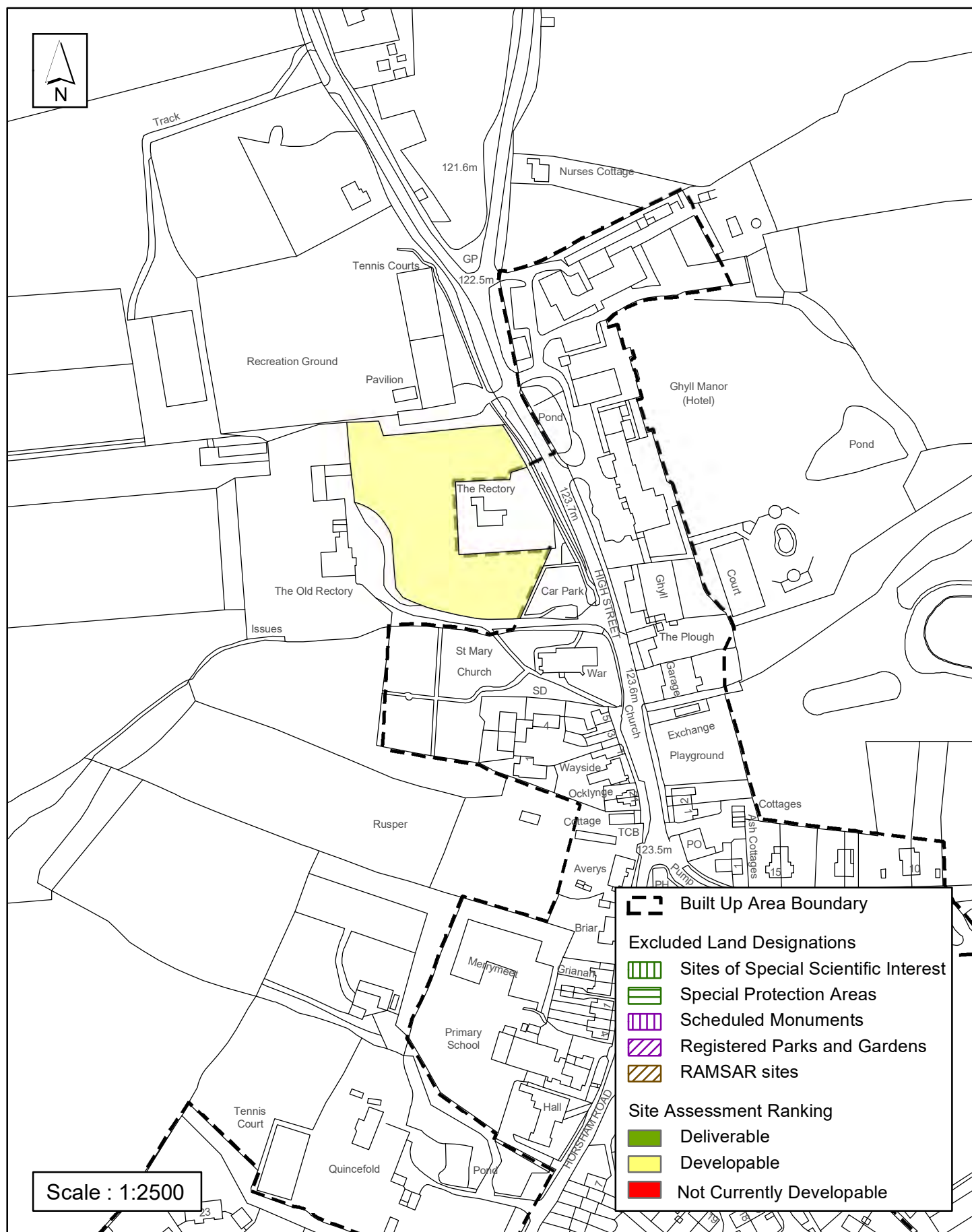
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside adjacent to the built up area boundary of Rusper, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015(HDPF), having moderate level of services and facilities. The site is within a Conservation Area meaning any development would need to be sensitive to its siting and location. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations may need to be considered. Rusper is also progressing a Neighbourhood Plan and will need to consider whether to allocate land for development. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 12 units taking into account its proximity to a built up area boundary and proportionate high level regard to the constraints. 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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SA - 080 : Rusper Glebe, High Street, Rusper



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Barbara Childs : Director of Place

Parish	Rusper
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SHLAA Reference	SA630	Site Name	Land West of Baldhorns Copse, Rusper
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham Road, Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.21	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input type="checkbox"/>

Justification

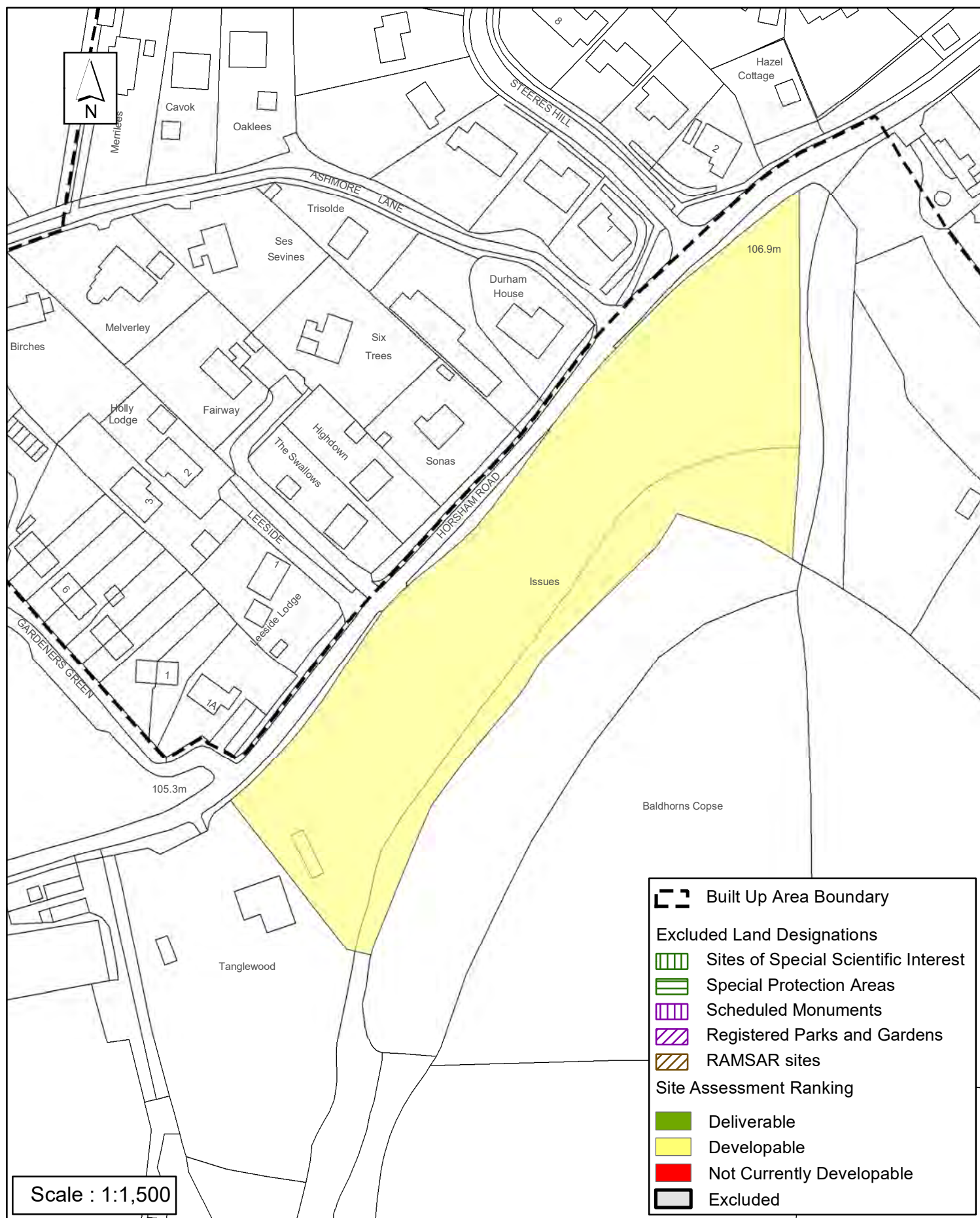
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside but adjoins the built up area boundary of Rusper which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services and facilities. 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. The site does however abut an area of Ancient Woodland. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and the parish council is progressing a neighbourhood plan. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable 11+ years for 10 dwellings taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints and character of the area. 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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SA - 630 :Land West of Baldhorns Copse, Rusper



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Parish**Rusper**

SHLAA Reference SA737 **Site Name** Pucks Croft Cottage and Land South, Rusper

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Pucks Croft Cottage, Horsham Road, Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input type="checkbox"/>

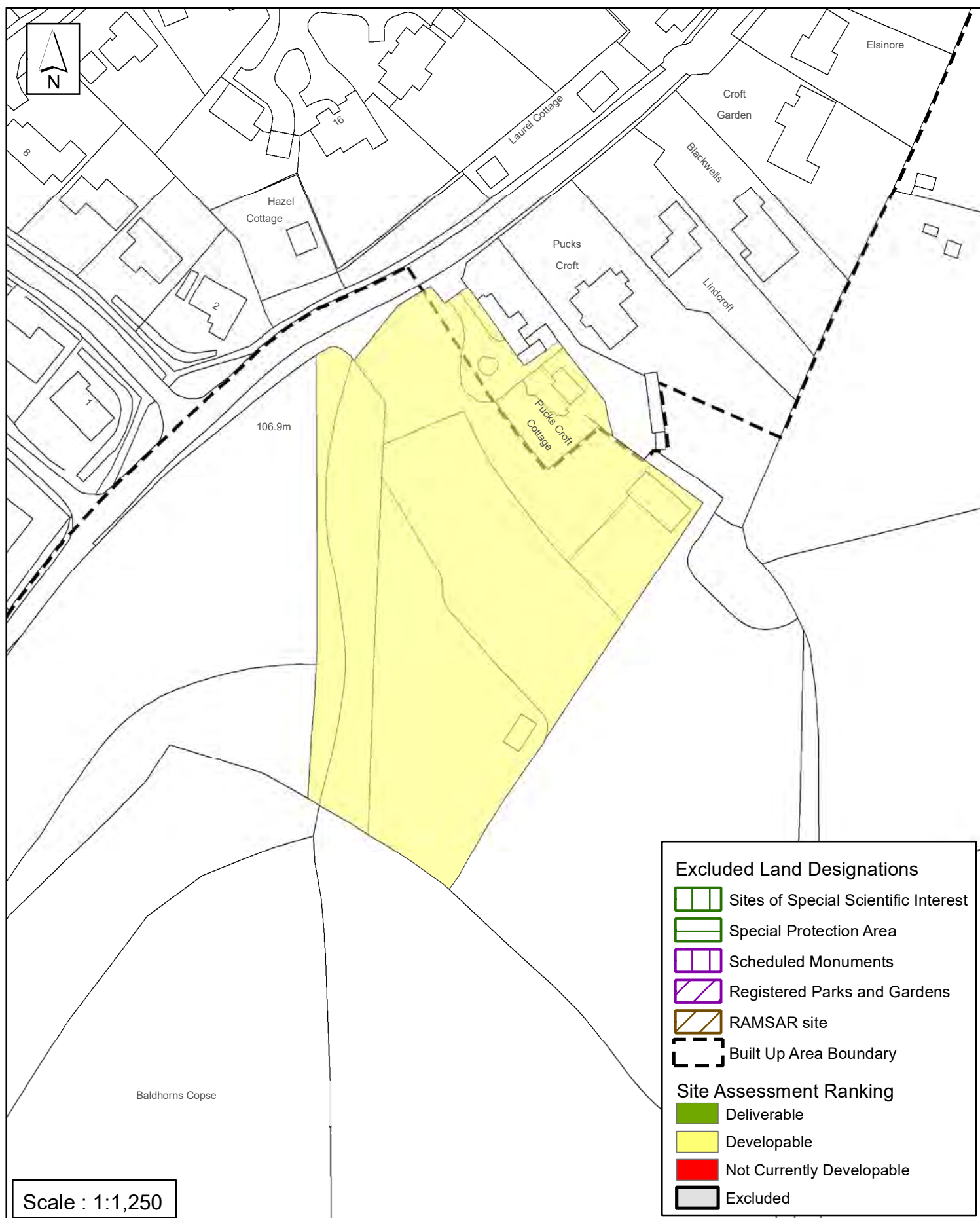
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The majority of the site lies in the countryside except for the northern tip of the site which lies within the built up area Boundary of Rusper which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services and facilities. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development on much of the site would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and the parish council is progressing a neighbourhood plan. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable 11+ years for 5 dwellings taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints and character of the area.

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

SA - 737: Pucks Croft Cottage and Land South, Rusper



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Date: 31/10/2018

Revision:

Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish**Rusper**

SHLAA Reference SA095 **Site Name** Land at Bonnetts Lane

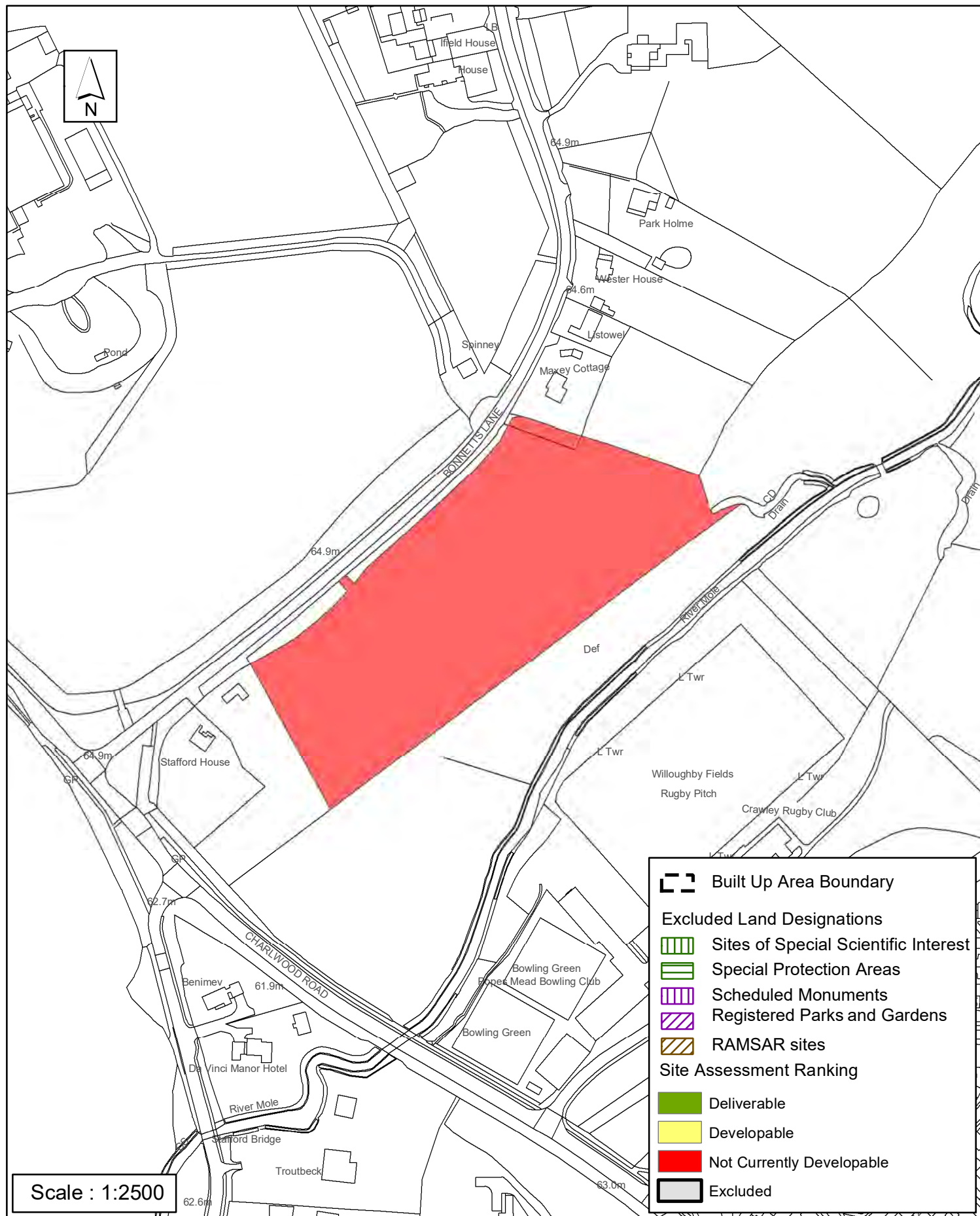
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Ifield, Crawley	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.9	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in an isolated rural location and unrelated to any settlement boundary. Half of the site is located within flood zone 2. 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 constraints the site is therefore assessed as 'Not Currently Developable'.

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

SA - 095 : Land at Bonnetts Lane, Rusper



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Parish	Rusper
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SHLAA Reference	SA101	Site Name	Land West of Ifield
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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)	170.3	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"/>

Justification

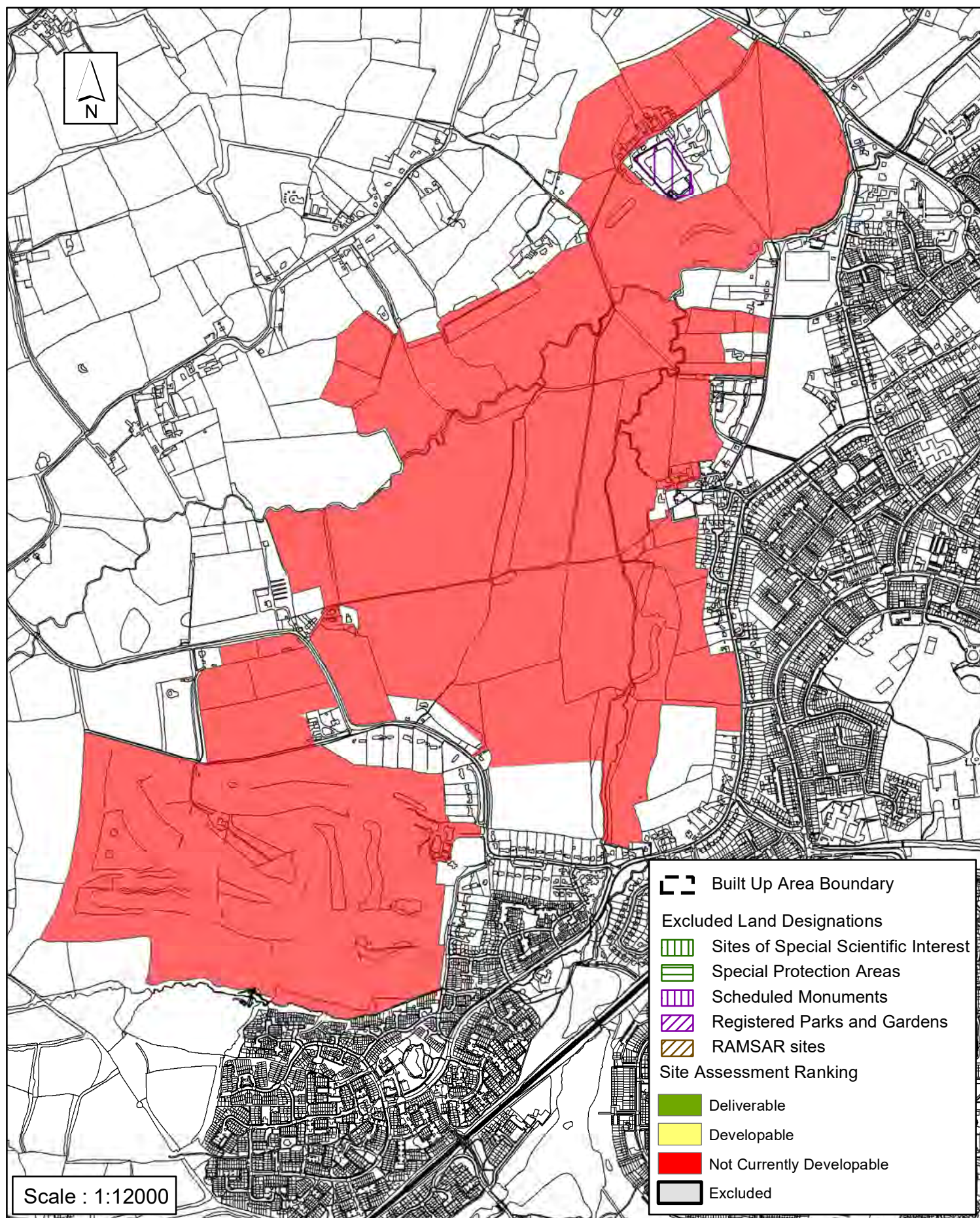
This is a strategic scale site located in Horsham District, but directly adjoining the settlement of Crawley. The land has been proposed by Homes England and a consortium of other land owners meaning the site is available for development. The site has been proposed for a development of around 3,000 homes and associated infrastructure. A small proportion of this land falls within the administrative boundary of Crawley Borough Council and there is the need for cross boundary working in the consideration of this site.

There are a number of constraints which impact the suitability and achievability of development on this site. This includes impacts on flooding, and the setting of Ifield Conservation area. The northern part of the site is within the Gatwick Airport Safeguarding area and noise contours. There are also a number of infrastructure issues which would need to be addressed, including sewerage and impacts on the existing road infrastructure.

Unless allocated for development through the review of the Horsham District Planning Framework this site would be contrary to policies 1, 4 and 26 of the HDPF in particular. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

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



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Parish**Colgate**

SHLAA Reference SA295 **Site Name** Greater Faygate

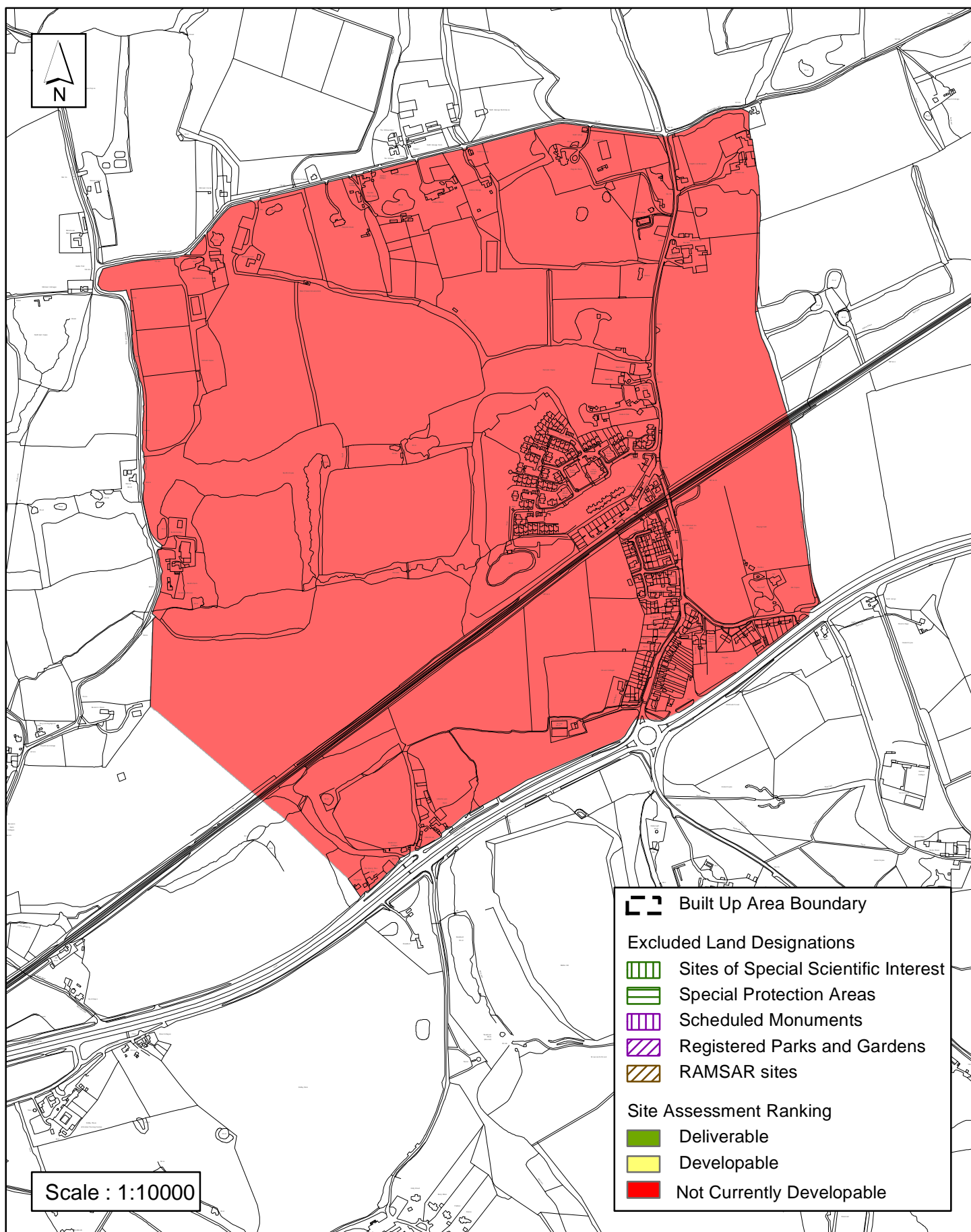
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Strategic Site		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	140	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site surrounds the existing built form of Faygate, and would significantly expand the size of the current settlement. There is significant risk of coalescence between Horsham and Crawley, and adverse visual impact on the adjoining AONB. The site may also have an impact on the existing road network. The site is not being actively promoted by any developer, limiting availability of the site. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 295 : Greater Faygate



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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"/>

Justification

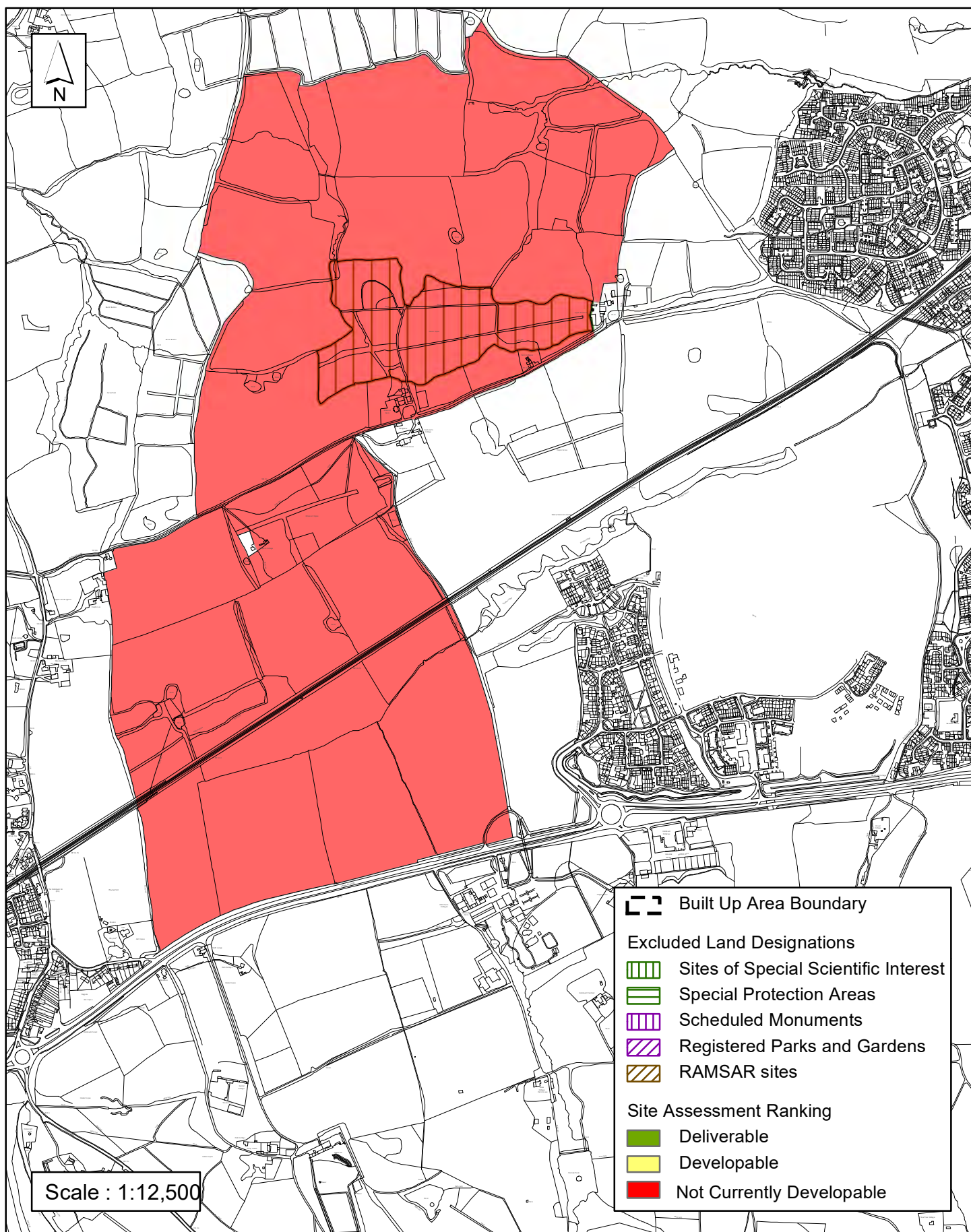
The land owner has expressed an interest to develop the site meaning it is 'available for development'. The site has been proposed as an extension of around 750 homes to the Kilnwood Vale strategic development which is a strategic allocation of around 2,500 homes adjoining the existing administrative boundary of Crawley (see SA289) and for which development has commenced.

There are a number of environmental constraints including Ancient Woodland and Sites of Scientific Interest are present within the site boundary. There are also a number of infrastructure issues which would need to be addressed, including sewerage and impacts on the existing road infrastructure. Given the proximity of this site to Kilnwood Vale and the impact that development in this location could have on nearby Crawley joint working would be required to bring this site forward.

Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 with some conflict to Policy 31 of the HDPF. It 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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Parish**Warnham**

SHLAA Reference SA459 **Site Name** Land East of Kingsfold

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Kingsfold, North Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	127.3	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"/>

Justification

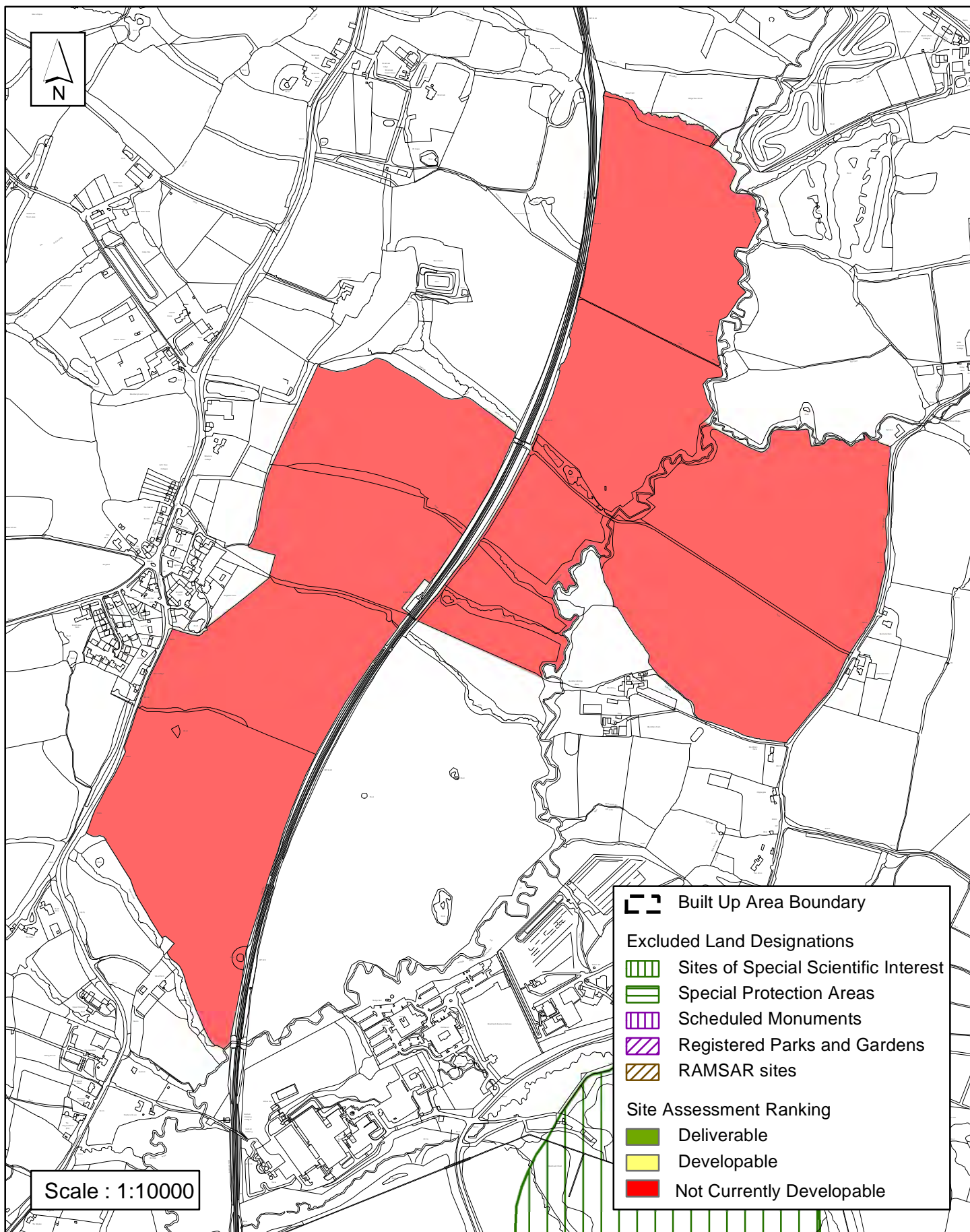
A planning consultant on behalf of the landowners has expressed an interest in developing the site indicating it is 'available'. The proposals are for a residential led but mixed use development with employment land proposed north of the existing Langhurstwood Road employment area. Land east of Kingsfold and West of the railway line is proposed for 1000 homes. The proposal is strategic in scale site falls within the Parishes of Warnham and Rusper.

The site lies to the east of Kingsfold, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents.

Any development of this scale would need to be considered as a new settlement as part of the local plan review process, and would need to take account of the lack of existing infrastructure as part of this process. Joint working with Surrey County Council may be required to understand the impact on the road network on the A24 to the north of this site. Unless allocated for development through the review of the HDPF it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 459 : Land east of Kingsfold



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Parish**Rusper**

SHLAA Reference SA465 **Site Name** Land at East Street

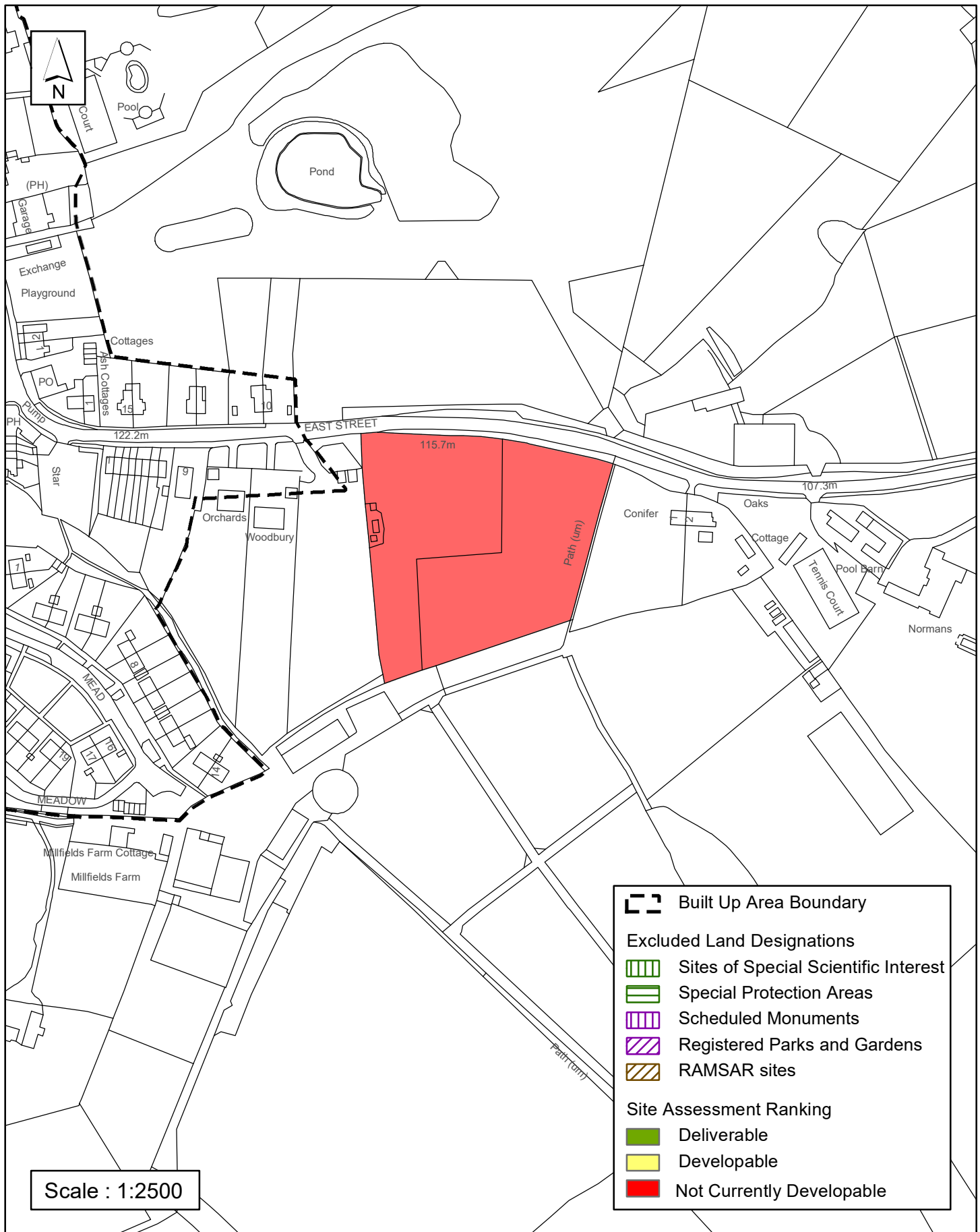
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at East Street, Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL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

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside to the east of and close to Rusper Conservation Area and also the built up area boundary of Rusper as defined by the Horsham District Planning Framework 2015 (HDPF). Policy 3 of the HDPF classifies Rusper as a small village with limited services, facilities, social networks but with good accessibility to larger settlements. Although the site is in close proximity to the Rusper BUAB, it is not contiguous with the settlement edge, therefore, unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made neighbourhood plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. Consequently, the site is assessed as 'Not Currently Developable'.

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

SA - 465 : Land at East Street, Rusper



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 type="checkbox"/>	Site Area (ha)	4.42	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

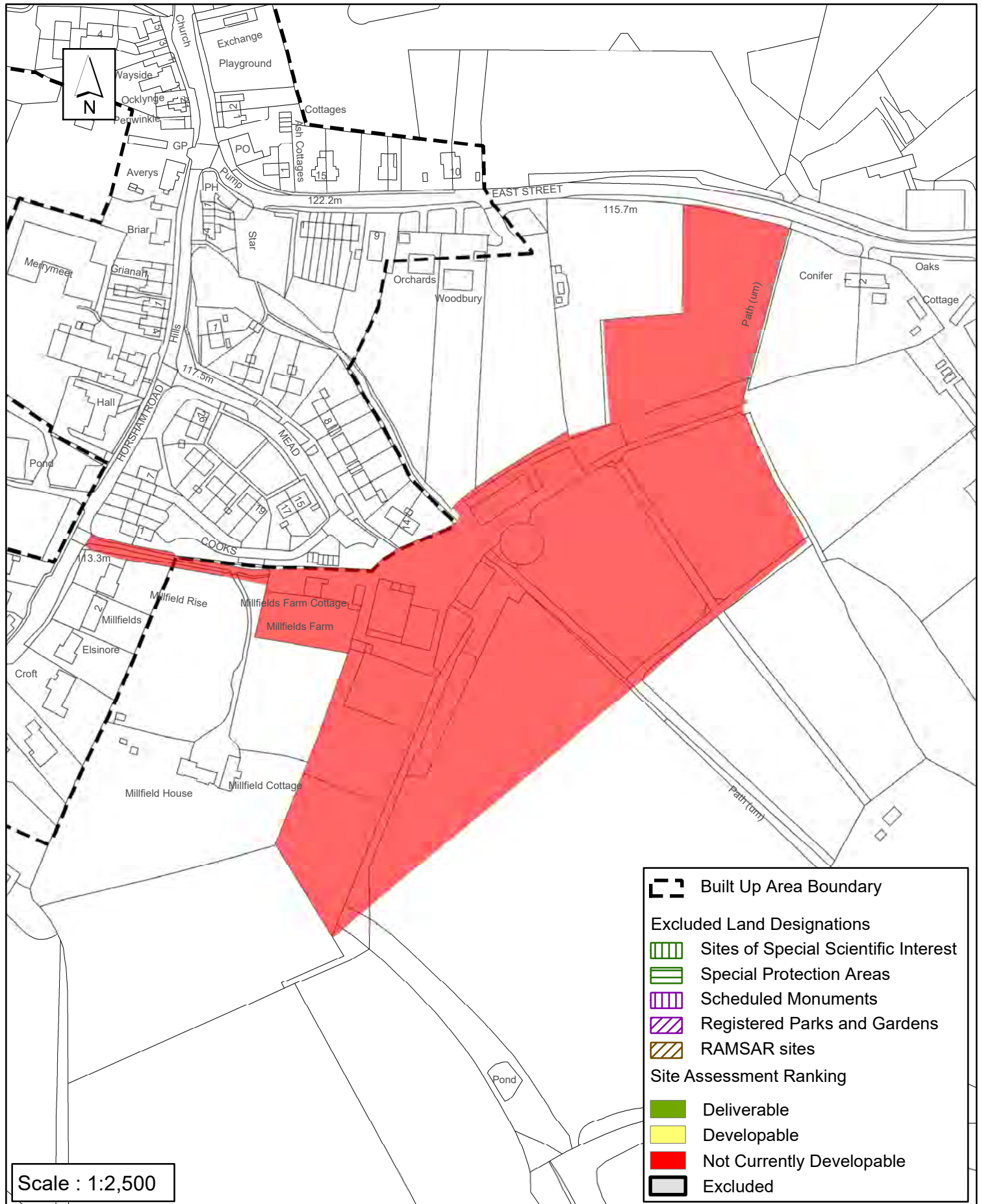
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside partially abutting the built up area boundary of Rusper, which is classified as a Smaller Village in Policy 3 of the Horsham District Planning Framework (HDPF), having limited services, facilities and social networks. The site lies to the south east of Rusper Conservation Area and there is an area of Ancient Woodland to the south east of the site. Two public rights of way cross through the land a number of trees protected by TPO are located on the access to the site.

The site has been the subject of a number of planning applications to develop the land for residential development, the most recent of which was dismissed at appeal. The Inspector noted that the proposed vehicular access onto East Street, although under engineered, would result in harm to the landscape character of the area due to its prominent position. The site does contain some previously developed land, which could be appropriate for redevelopment, however, it is considered that the site is not contiguous with the settlement edge of Rusper and development would result in housing not well related to the existing built form. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-598 : Millfield Farm Buildings Horsham Road, Rusper



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Date:

Revision:

Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Rusper
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SHLAA Reference	SA621	Site Name	Land at Hawkesbourne Farm Rusper
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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)	6.5
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

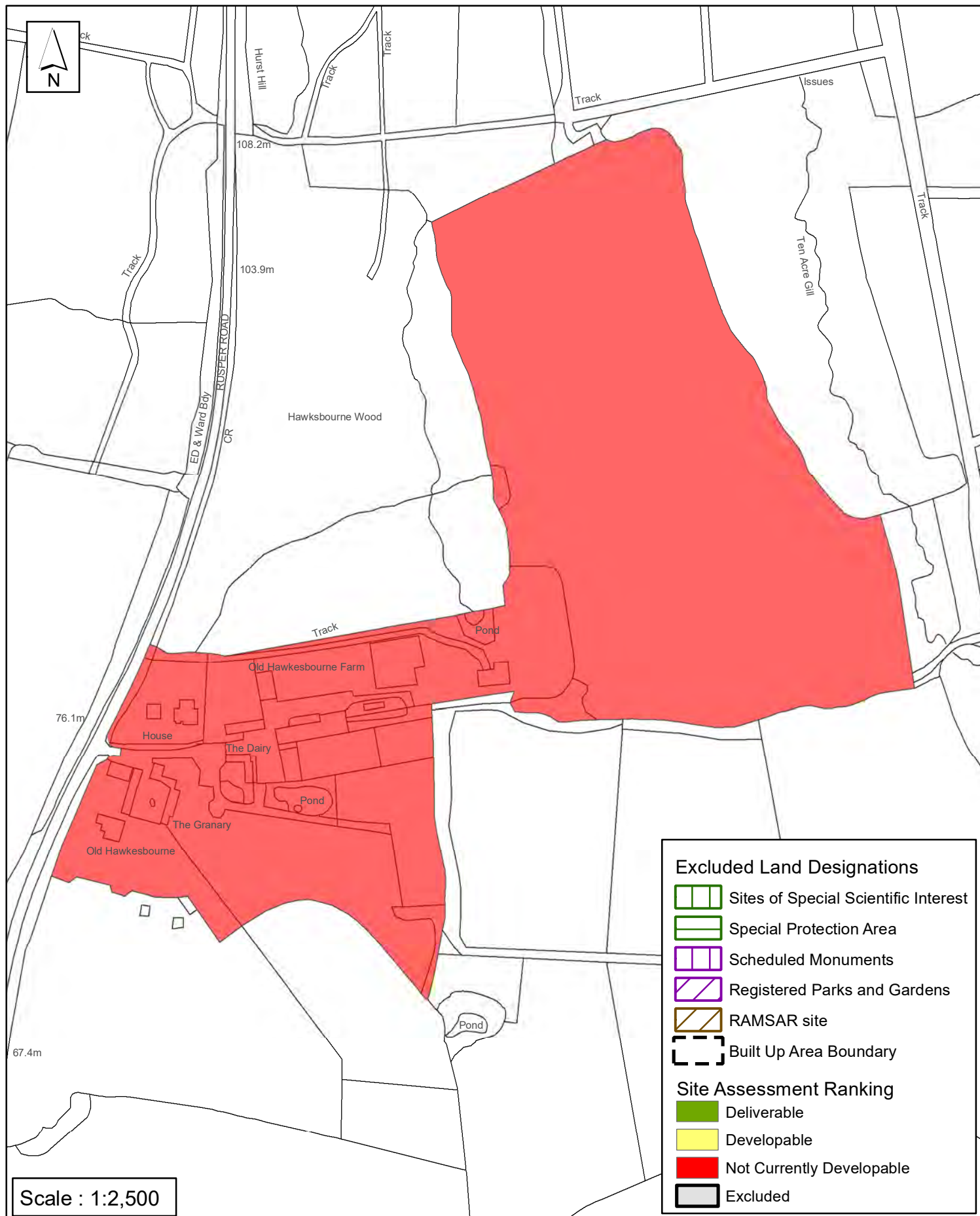
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in an isolated rural location unrelated to any defined built-up area boundary. The site adjoins the northern boundary of Strategic Allocation 'Land North of Horsham' set out in the Horsham District Planning Framework (HDPF) 2015 Policies 2(3) and SD1-SD9. A Grade II Listed Building lies within the site and Ancient Woodland adjoins the north, east and western boundaries of the site. Unless allocated for development through the review of the Horsham District Planning Framework or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 with some potential conflict with Policies 31 and 34 of the HDPF. The site is therefore considered '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 Farm, Rusper



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Date: 16/06/2016

Revision: 01/11/2018

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Rusper
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SHLAA Reference	SA666	Site Name	Croudace Ltd Builders Yard
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Rusper Plant Yard, Lambs Green, Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	7.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

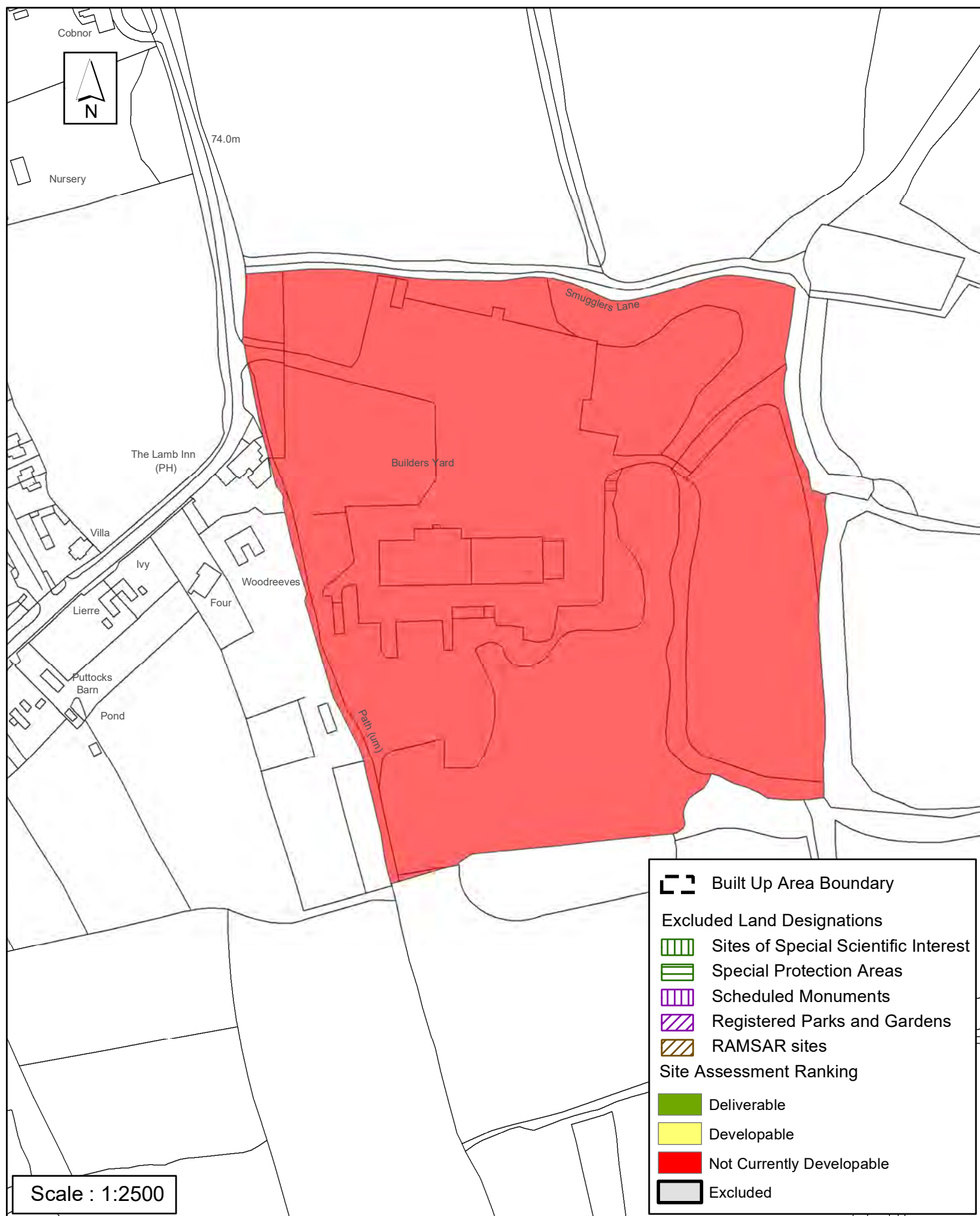
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside unrelated to any built up area boundary. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered housing development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore 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 - 666: Croudace Ltd Builders Yard, Rusper



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Horsham District Council

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Barbara Childs : Director of Place

Parish**Rusper**

SHLAA Reference SA694 **Site Name** Sports Horses International Ltd Stud Farm

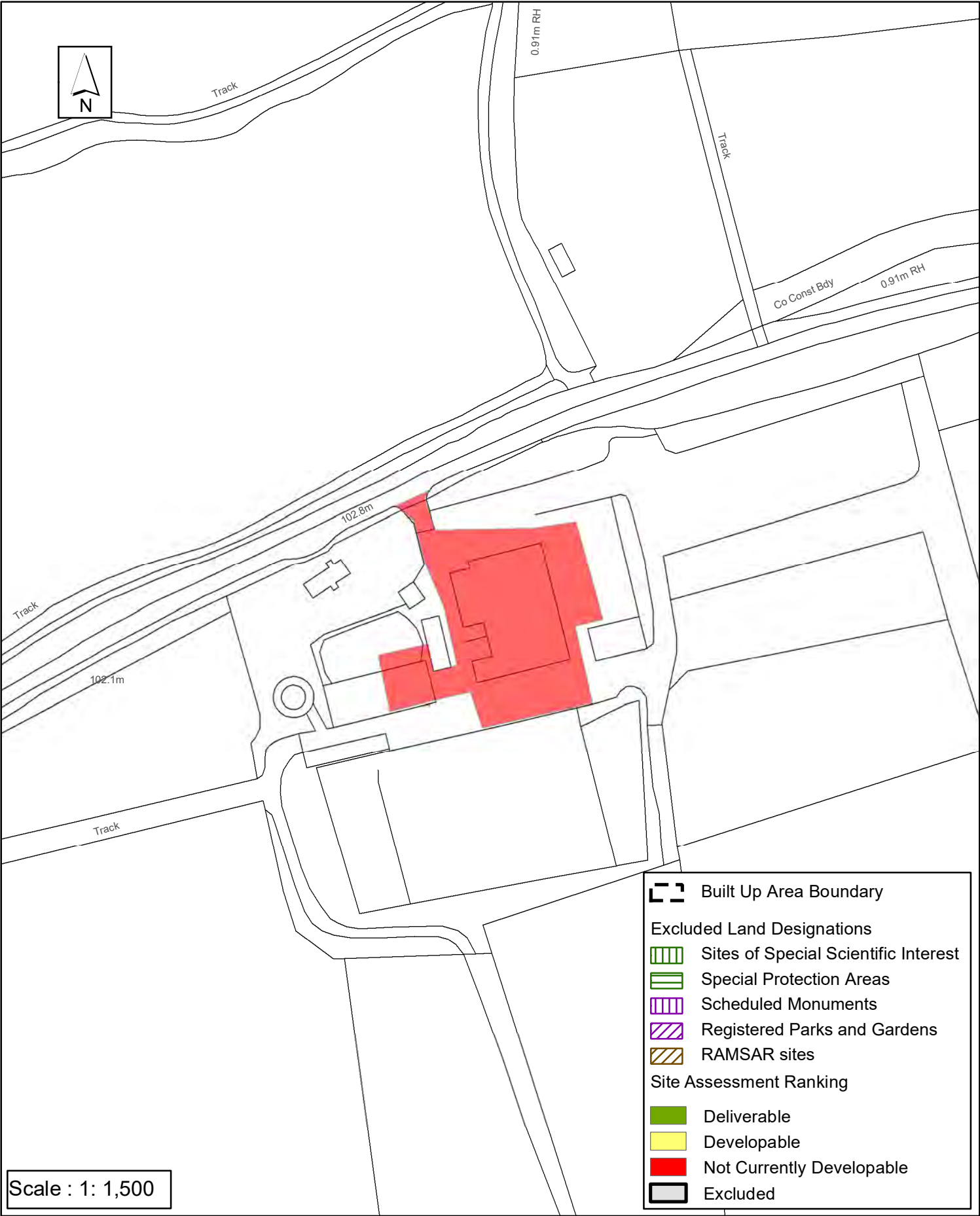
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	New Barn Farmhouse Capel Road Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.29	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in active use as part of a commercial equestrian yard and stud farm. It lies in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA - 694: Sports Horses International Ltd Stud Farm, Rusper



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Date: 05/07/2018 Revision:

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Rusper
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SHLAA Reference	SA738	Site Name	Baldhorns Copse and Land East, Rusper		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Baldhorns Copse, Horsham Road, Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.05	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"/>

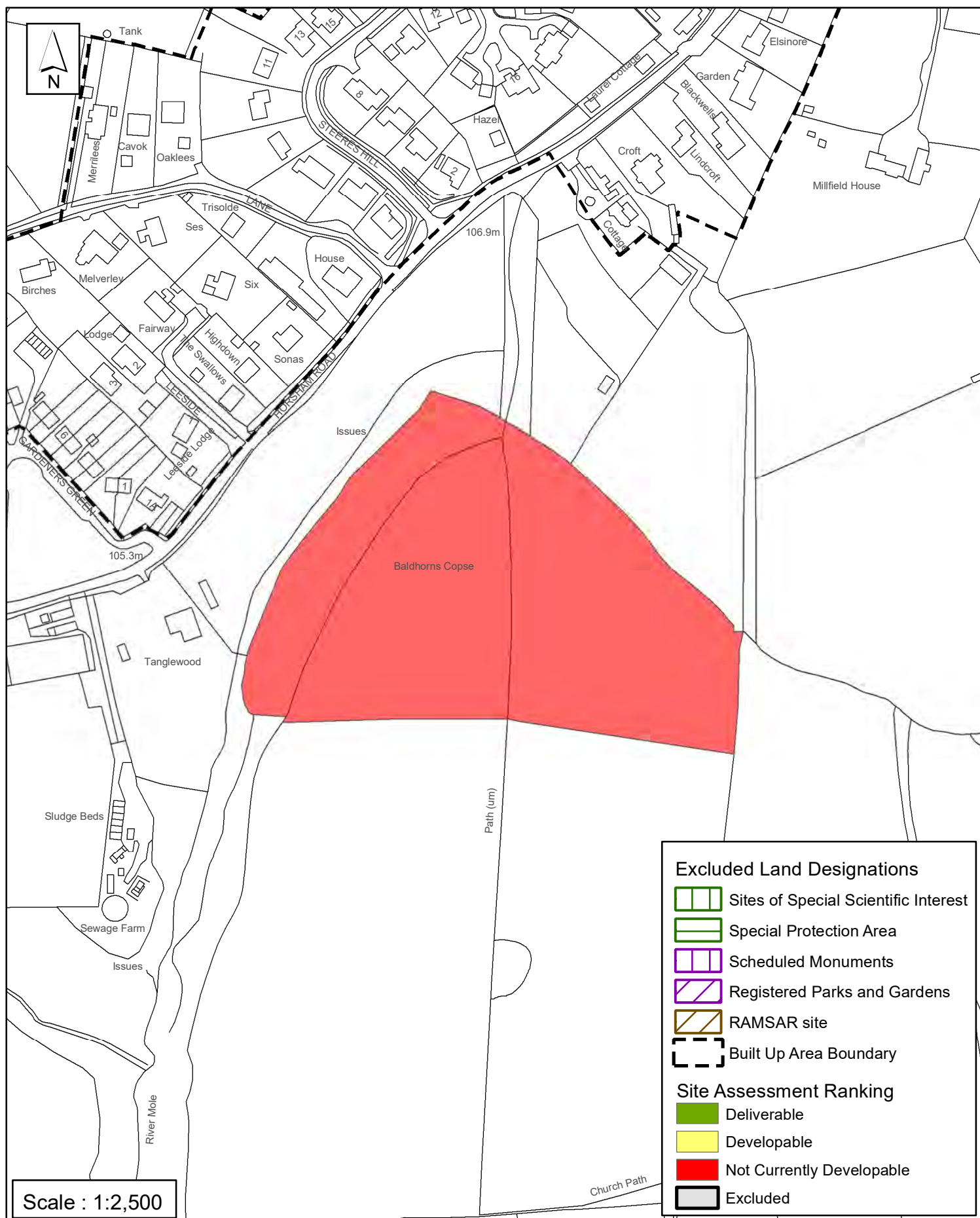
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside south of the built up area Boundary of Rusper which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services and facilities. Development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site includes the southern section of Baldhorns Copse, an Ancient Woodland, Policy 31 of the HDPF would apply and regard given to a 15m+ buffer. 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 - 738: Baldhorns Copse and Land East, Rusper



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Date: 31/10/2018

Revision:

Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Rusper
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SHLAA Reference	SA745	Site Name	Land east of Ghyll Manor, Rusper
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	High Street Rusper		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	9.7	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"/>

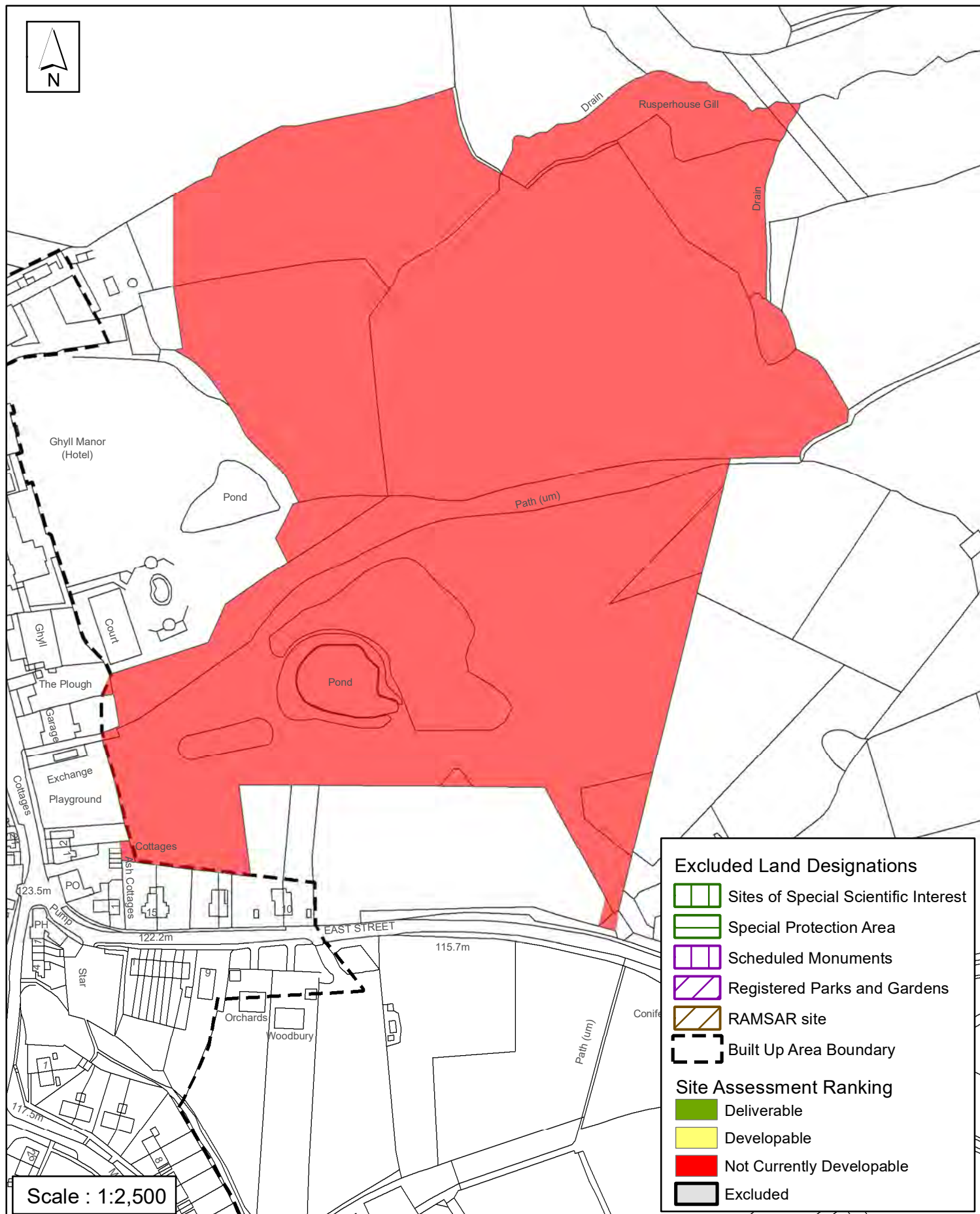
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. This is a large scale site in the countryside adjoining the eastern built up area boundary of Rusper which is classified as a Smaller Village in Policy 3 of the Horsham District Planning Framework(HDPF), having limited services and facilities. The south western section of the site includes a number of trees protected by Tree Preservation Orders and the north eastern section of the site includes an area of Ancient Woodland. The site also adjoins the Conservation Area of Rusper to the west which contains listed buildings. It does not relate well to the existing built form of Rusper. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore 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 - 745: Land east of Ghyll Manor, Rusper



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Date: 30/10/2018

Revision:

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Barbara Childs : Director of Place

Parish**Rusper**

SHLAA Reference SA752 **Site Name** Land at Bensons Farm

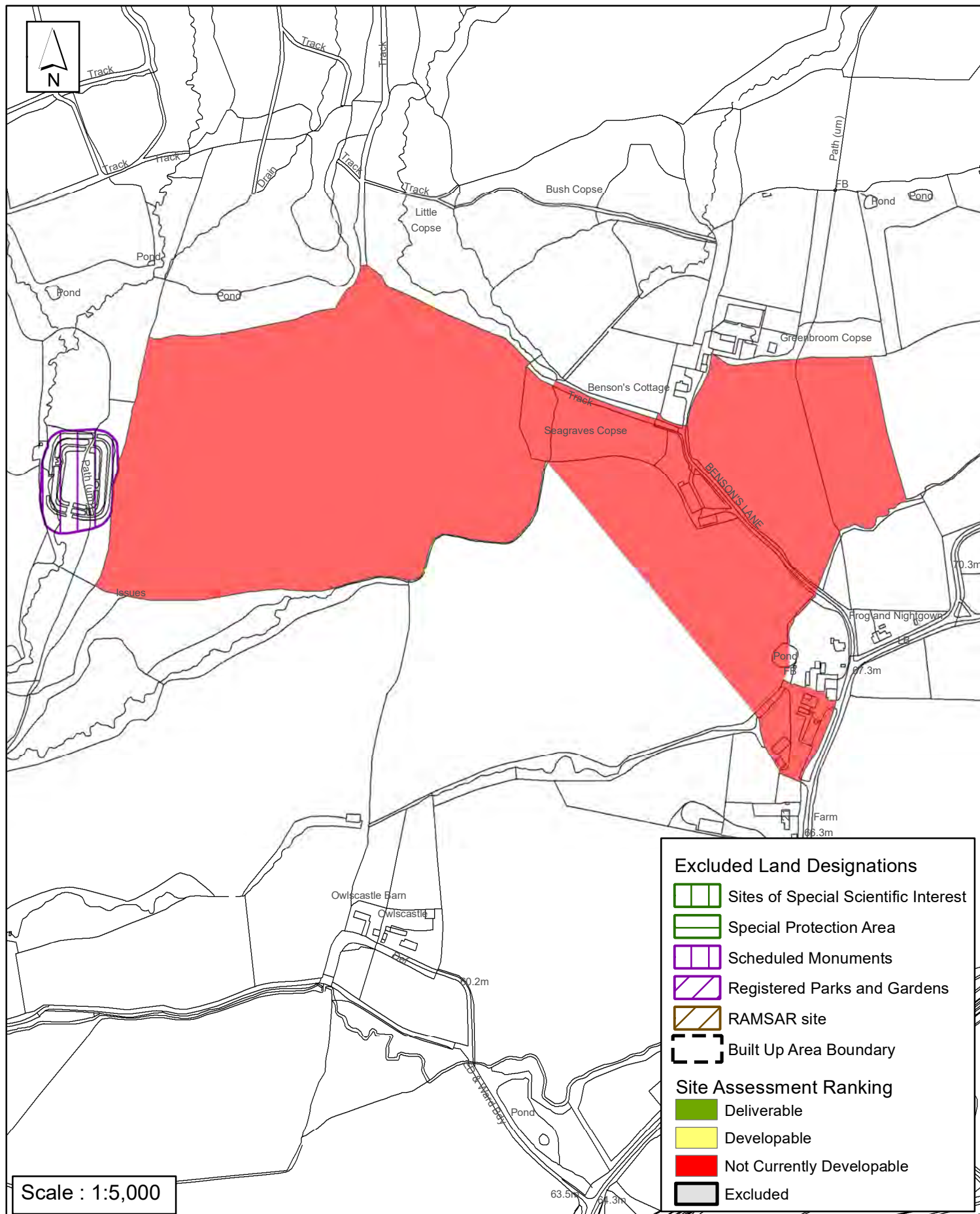
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wimland Road Faygate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	18.77	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. This is a strategic scale site in the countryside north east of Horsham Town. It adjoins the north eastern boundary of the strategic site allocation (for at least 2,500 dwellings) "Land North of Horsham" as described in the Horsham District Planning Framework 2015 (HDPF) Policies 2(3) and SD1 to SD9, and permitted for development under planning application DC/16/1677 (up to 2,750 dwellings, SHELAA site SA296). The area to the south west of the site is identified as landscape buffer in the concept masterplan included within the HDPF so as to provide a robust and long term, defensible boundary to the development and to avoid the perception of coalescence of Horsham and Crawley. The site is divided into two halves by an Ancient Woodland. The western half is an Archaeological Notification Area and its western boundary abuts a Scheduled Monument. Ancient woodland abuts its western and southern boundaries. The southern boundary also abuts the SA296 landscape buffer. The eastern section abuts an Ancient Woodland to the north. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 752: Land at Bensons Farm, Rusper



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Barbara Childs : Director of Place

Parish**Rusper**

SHLAA Reference SA753 **Site Name** Land at Kings Farm

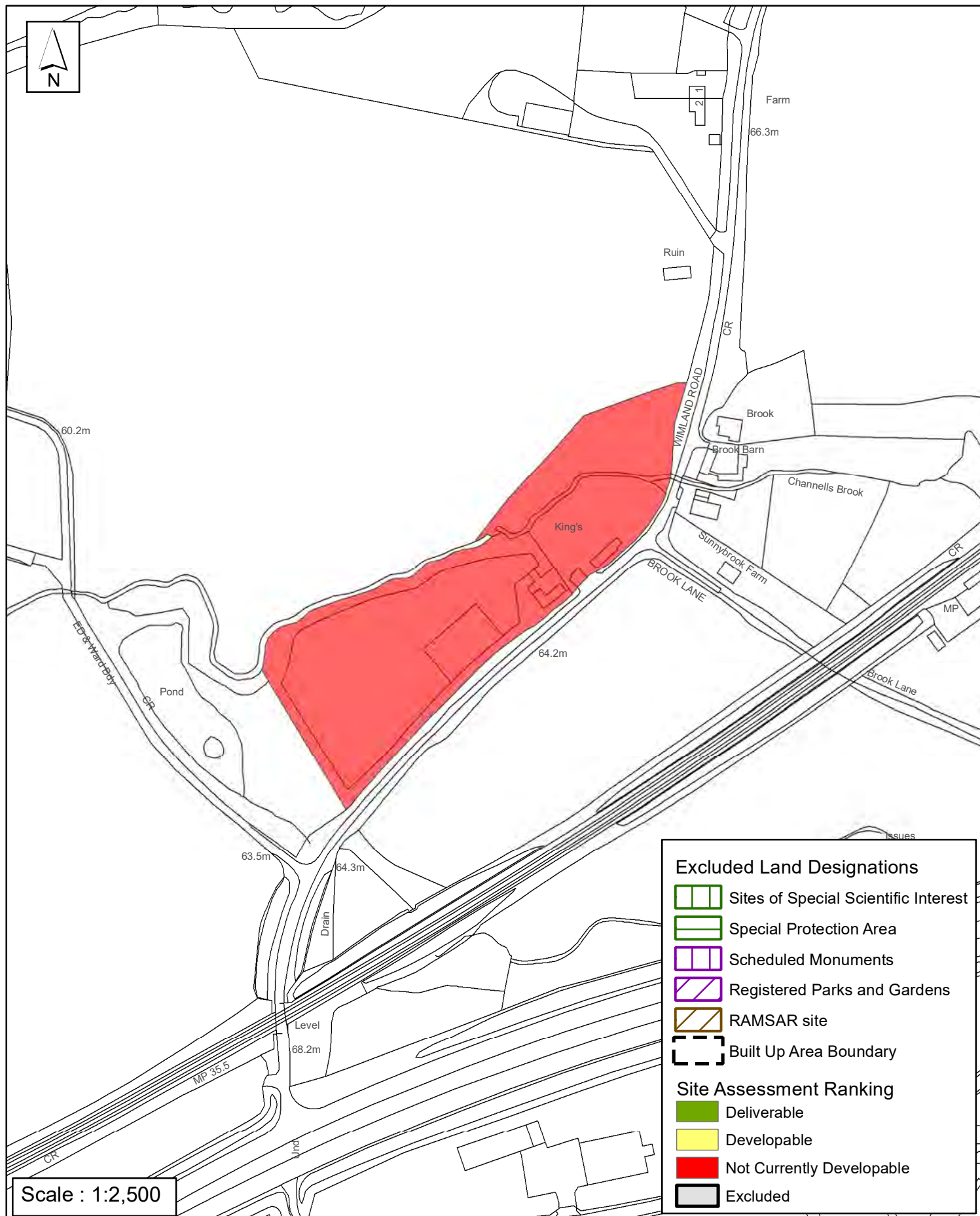
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wimland Road Faygate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.56	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside north east of Horsham Town. It adjoins the eastern boundary of the strategic site allocation (for at least 2500 homes) "Land North of Horsham" as described in the Horsham District Planning Framework 2015 (HDPF) Policies 2(3) and SD1 to SD9, and permitted for development under planning application DC/16/1677 (up to 2,750 dwellings, SHELAA site SA296). The area to the west and north of the site is identified as landscape buffer in the concept masterplan included within the HDPF so as to provide a robust and long term, defensible boundary to the development and to avoid the perception of coalescence of Horsham and Crawley. There is a Grade II Listed Building on the site, King Farmhouse, and two to the north east. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 753: Land at Kings Farm, Rusper



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