

Rudgwick Parish

Rudgwick Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment.

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 <u>developable</u> 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 Rudgwick Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA151	Land at Windacres Farm	Church Street Rudgwick	Green (1-5 Years Deliverable)	55
SA434	Land at Junction of Church Street/Watts Corner	Guildford Road, Rudgwick	Yellow (6-10 Years Developable)	12
SA442	Land to the West of Church Street	Land to the west of Church Street, Rudgwick, West Sussex	Yellow (6-10 Years Developable)	18
SA027	Land north of Bowcroft Lane	Rudgwick	Not Currently Developable	0
SA082	Rudgwick Glebe, Lynwick Street	Lynwick Street, Rudgwick	Not Currently Developable	0
SA327	Land East of Woodfalls Manor	Loxwood Road, Bucks Green	Not Currently Developable	0
SA336	Land West of Watts Corner, Rudgwick	Church Road, Rudgwick	Not Currently Developable	0
SA526	Land Adjoining The Blue Ship PH	The Haven, Billingshurst	Not Currently Developable	0
SA536	Anchorage Farm,	Haven Road, Rudgwick	Not Currently Developable	0
SA574	Land North of Guildford Road, Bucks Green	Guilford Road, Bucks Green	Not Currently Developable	0
SA578	Land at Fairlee	Guildford Road, Rudgwick	Not Currently Developable	0
SA669	Swallow Ridge	Lynwick Street, Rudgwick	Not Currently Developable	0
SA683	Land East of Highcroft Drive	Highcroft Drive, Rudgwick	Not Currently Developable	0
SA702	Land adjacent The Old Parsonage	North of Kelsey House, Highcroft Drive, Rudgwick	Not Currently Developable	0
SA731	Land south of Bucks Green Place	Haven Road, Bucks Green	Not Currently Developable	0

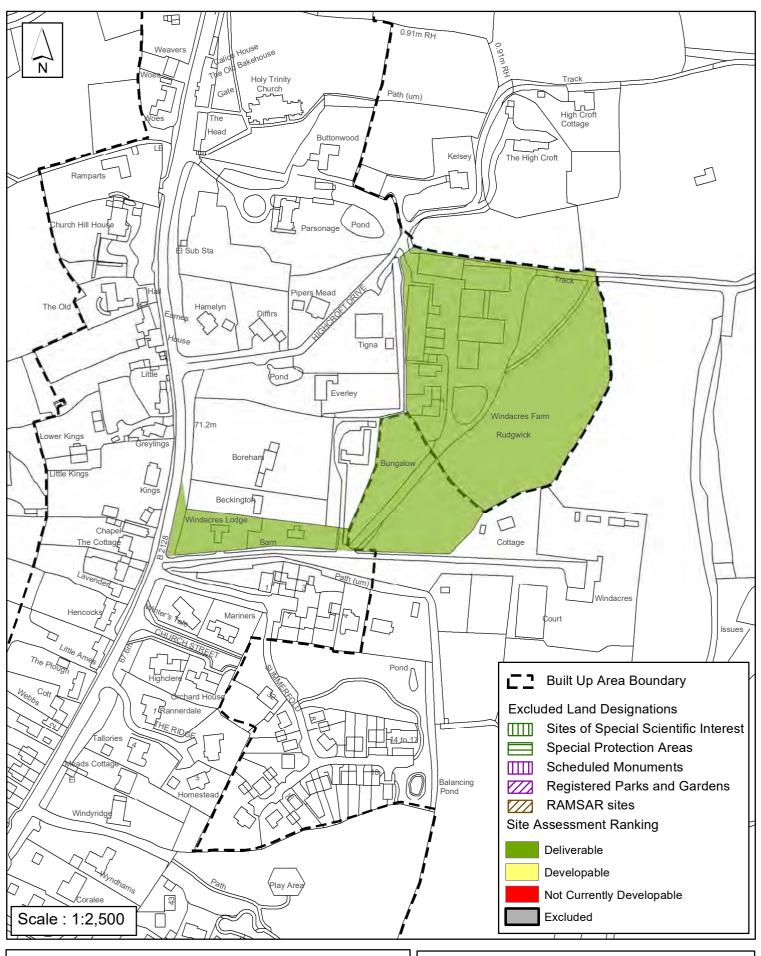
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Parish R	Rudgwick					
SHLAA Reference SA151 S	ite Name Land	at Windacres F	arm			
Years 1-5 Deliverable ✓ Years 6-10 Developable	_					
Years 11+	Site Area (ha)	2.62	Suitable	✓		
Not Currently Developable	Greenfield/PDL Site Total	PDL 55	Available Achievable	✓		
	Site Total	55	Acmevable	•		
Justification						
The site was allocated for 30 dwelli Land (2007) (SSAL) Policy AL9. Si dwellings, offices and industrial bui available, suitable, achievable and	ince its allocation Iding extension via	the site obtained _l a DC/16/2917. It i	planning permis	sion for 55		
Excluded Site	Reason					

□ Date

Lapsed PP

SA - 151: Windacres Farm, Rudgwick



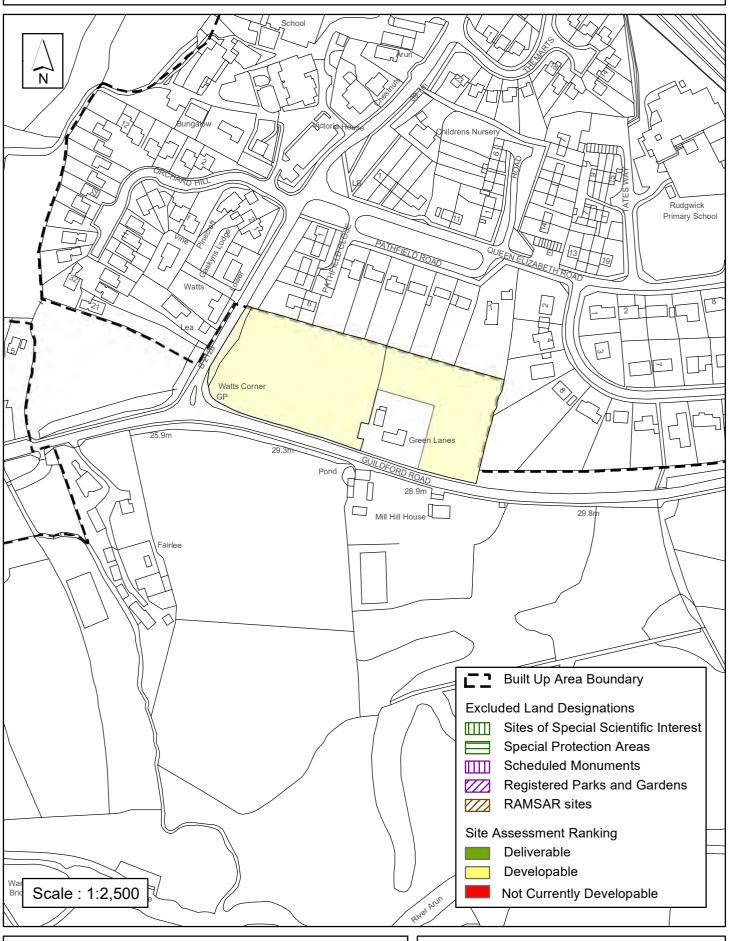
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Date: Revision:

Horsham District Council

Parish	R	Rudgwick			
SHLAA Reference	SA434 S	ite Name Land	at Junction of C	hurch St/Wat	ts Corner
Years 1-5 Deliverable Years 6-10 Developal		Site Address La	and at Junction of bad, Rudgwick	Church Street,	Guildford
Years 11+ Not Currently Develo		Site Area (ha) Greenfield/PDL Site Total	1.1071 Greenfield 12	Suitable Available Achievable	✓
Justification					
The landowner has ex lies in the countryside Medium Village accord a moderate level of se and could be an extensite but does not form Barn are also located i issue and a previous prefused due to the loss Unless allocated for de Plan, it is considered of the settlement hierarcherefore impacts upor Rudgwick Parish Cour allocations are being cassessment, the site is proximity to the built upscheme of this size wo	adjacent to the ding to Policy ervices and fassion to the separt of the prince of trees. In evelopment the development of the prince of trees and current suitability and curr	he built up area bo y 3 of the Horsham acilities. Adjoining ettlement. The Gra roposed site area imity to the site's sication for a new a addition, the site is through the review would be contrary ent planned develor and achievability. The ssing a neighbourly on this basis, reconsisted of the services dary and proportions.	pundary of Rudgwa District Planning the settlement ed ade II listed Greer and the Grade II listed Greer are gricultural access socated within a of the HDPF or verto Policies 1 to 4 pment approach the HDPF is howen ood plan, consequing the to Policies 12 unnate high level recondern.	rick, which is de Framework (H ge, the site is wan Lanes is locat listed Mill Hill arry. Access to the sonto Church S Bat Sustenanchia a made Neighand 26 of the H sever under reviequently addition HELAA is a high its taking into a	efined as a DPF), having tell contained within the definition of the properties of t
Excluded Site	Exclusion	Reason			
	Date				

SA - 434 : Land at Junction of Church Street / Watts Corner, Rudgwick

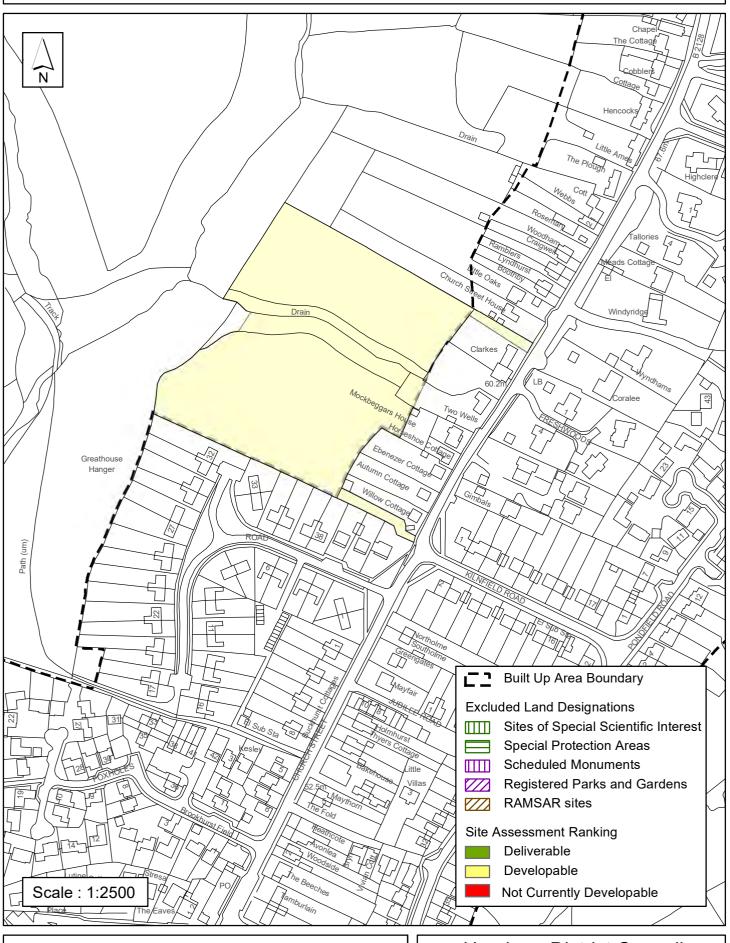


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Horsham District Council

Parish	Rudgwick				
SHLAA Reference SA442	Site Name Land	to the West of (Church Street		
Years 1-5 Deliverable ☐ Site Address Land to the west of Church Street, Rudge West Sussex					
Years 11+	Site Area (ha) Greenfield/PDL	2.2 Greenfield	Suitable Available	✓	
	Site Total	18	Achievable		
Justification					
meaning it is 'available'. The major boundary of Rudgwick, with the ele BUAB. Rudgwick is classified as a Framework (HDPF), having a movedge, the site is well contained ar Bat Sustenance Zone and there are of the site. Being bounded to the means that any scope for develop. The HDPF is under review and R this basis, recognising that the Shas developable in 6-10 years for a proportionate high level regard to a single phase.	xception of two small and Medium Village in a derate level of servent could be an extended are a number of Grawest by the Greath coment of the site would wick Parish Could and the site would wick Parish Could and the site would are the site would will be site and the site would be site would are the site would be site would are the site would be site and the site	all accesses which Policy 3 of the Holices and facilities and facilities and the settle and I listed dwelling the House Hanger areas and likely be restruncil is progressingled assessment, the account the proximal policy is the secount the proximal policy and the policy and the secount the proximal policy and the policy and the proximal policy and the poli	h lie within the dorsham District. Adjoining the soment. The site Inghouses that ling of Ancient Woodicted to the east g a Neighbourhule site is thereformity to the BUAI	efined Planning ettlement ies within a e to the eas odland tern side. ood Plan. C re assesses and the	
Excluded Site Exclusio	n Reason				
Lapsed PP Date					

SA - 442: Land to the west of Church Street, Rudgwick

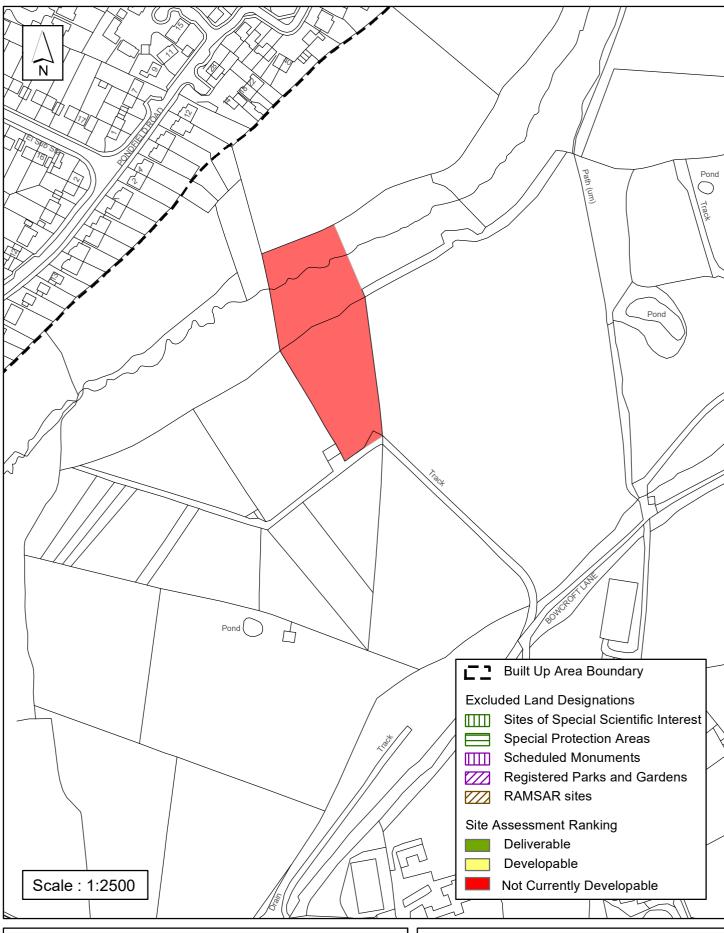


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Horsham District Council

Parish	Rudgwick			
SHLAA Reference SA027	Site Name Land	north of Bowere	oft Lane	
Years 1-5 Deliverable Years 6-10 Developable	Site Address R	udgwick		
Years 11+ Not Currently Developable ✓	Site Area (ha)	0.7 . Greenfield 0	Suitable Available Achievable	✓✓
Justification				
located in a relatively isolated rurelated to the built form of the vi Woodland and Tree Preservation Developable'.	illage. The northern h	alf of the site is c	overed by an ar	ea of Ancier
Excluded Site Exclusi	ion Reason			
Lansed PP Date				

SA - 027 :Land north of Bowcroft Lane, Rudgwick

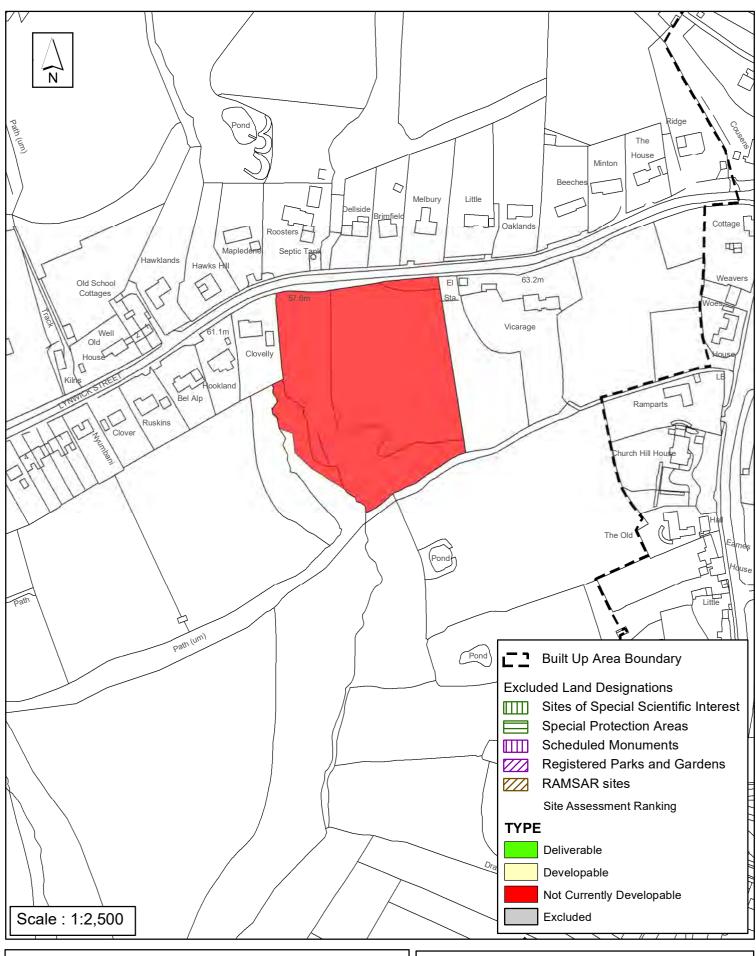


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Horsham District Council

Parish	Rudgwick				
SHLAA Reference SA082	Site Name Rudg	wick Glebe, Lyn	wick Street		
Years 1-5 Deliverable Site Address Lynwick Street, Rudgwick Years 6-10 Developable					
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	1.53 Greenfield 0	Suitable Available Achievable	✓✓	
Justification					
The landowner has expressed an wooded with a number of TPOs of built up area of Rudgwick which is District Planning Framework (HD allocated for development throug considered development would be therefore assessed as 'Not Curre	on the boundary of the sidentified as a MedePF), having a mode the review of the he contrary to Policie	he site. The site is dium Village in Po rate level of servi HDPF or via a ma	s located outside blicy 3 of the Hol ces and facilities de Neighbourho	e the currer rsham s. Unless ood Plan, it	
Excluded Site	n Reason				
Lapsed PP Date					

SA - 082 : Rudgwick Glebe, Lynwick Street, Rudgwick



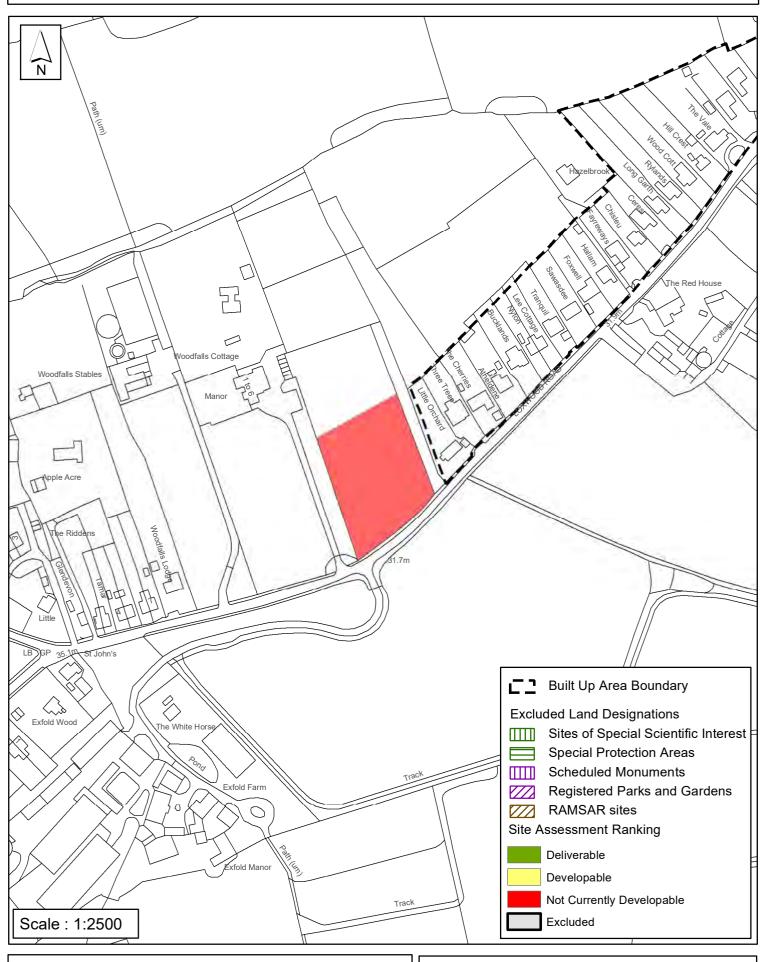
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Date: Revision:

Horsham District Council

Parish	Rudgwick				
SHLAA Reference SA327	Site Name Land	East of Woodfa	lls Manor		
Years 1-5 Deliverable Site Address Loxwood Road, Bucks Green Years 6-10 Developable					
Years 11+ ☐ Not Currently Developable ✓	011071104 (114)	0.84 Greenfield 0	Suitable Available Achievable	✓	
Justification					
The landowner has expressed a located in the countryside, outsic identified as a medium village in moderate level of services and f the HDPF or via a made Neighb Policies 1-4 and 26 of the HDPF	de the defined built-u Policy 3 of the Hors acilities. Unless alloc ourhood Plan, it is co	p area boundary on tham District Planr thated for developn That is a same on sidered develop	of Bucks Green ning Framework nent through the ment would be	, which is a, having e review of contrary to	
Excluded Site Exclusion	on Reason				
Lapsed PP Date					

SA - 327: Land East of Woodfalls Manor, Bucks Green, Rudgwick



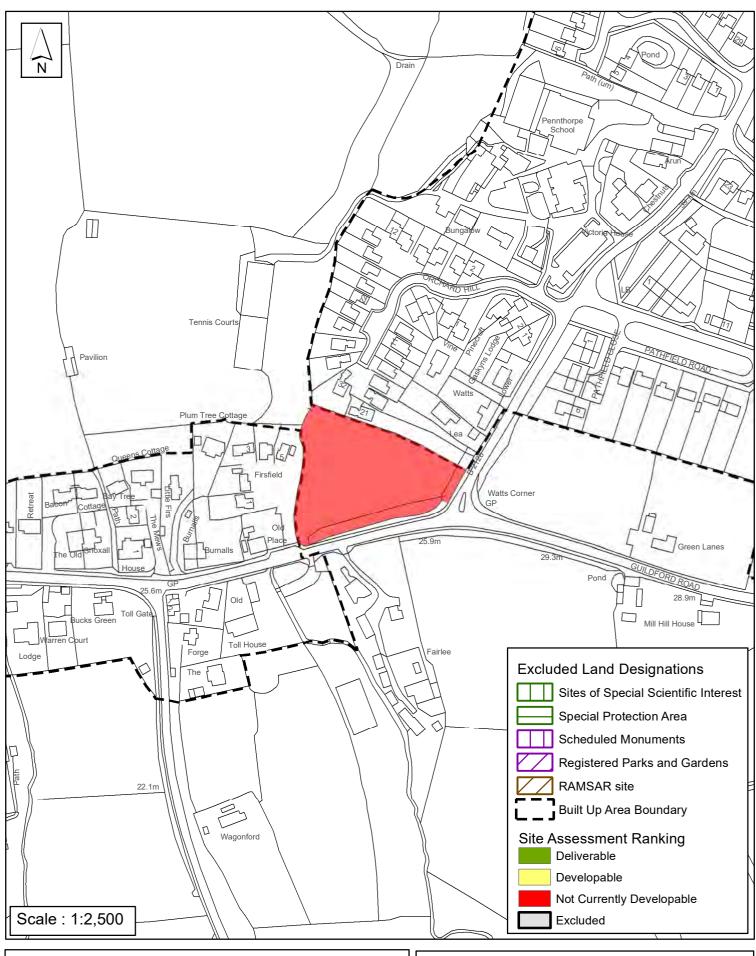
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Date: 31/03/2014 Revision: 11/04/2016

Horsham District Council

Parish	Rudgwick			
SHLAA Reference SA336	Site Name Land	West of Watts	Corner, Rudgv	vick
Years 1-5 Deliverable Years 6-10 Developable	Site Address Cl	nurch Road, Rudg	gwick	
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.68 Greenfield 0	Suitable Available Achievable	✓✓
Justification				
A planning consultant on behalf of meaning the site is considered 'at the built up area boundary of Rud village in Policy 3 of the Horsham level of services and facilities. Ur Horsham District Planning Frame development would be contrary to	vailable'. The site is gwick and Bucks G District Planning F nless allocated for d work (HDPF) or via	s located in the co reen which is join ramework 2015 (I evelopment throu a made Neighbo	ountryside direct itly considered a HDPF), having a igh the review o	ly between medium a moderate of the
Excluded Site Exclusion	n Reason			
Lapsed PP Date				

SA - 336: Land north of Guildford Road and west of Church Road, Rudgwick



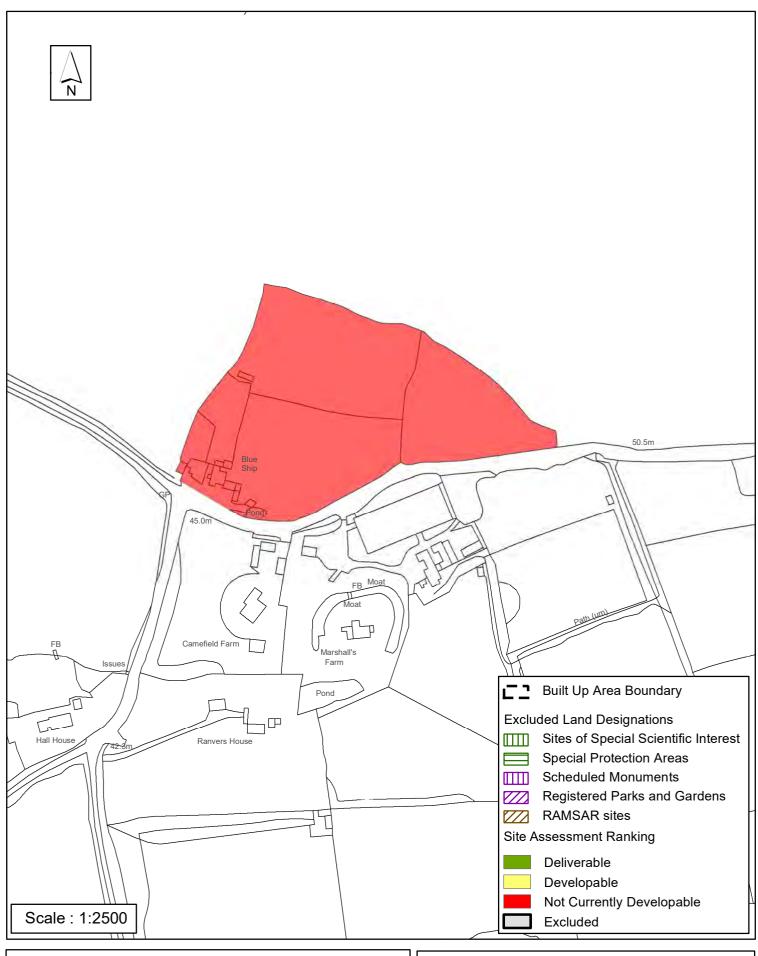
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Date: Revision:

Horsham District Council

Parish	Rudgwick			
SHLAA Reference SA526	Site Name Land	Adjoining The E	Blue Ship PH	
Years 1-5 Deliverable Years 6-10 Developable	Site Address Th	ne Haven, Billings	hurst	
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	Both 0	Suitable Available Achievable	✓✓
Justification				
The landowner has expressed ar house contained within the site is The site is located in an isolated therefore assessed as 'Not Curre	Grade II listed and rural location and ur	the site lies within	n a Bat Sustenar	nce Zone.
Excluded Site Exclusion	n Reason			
Lapsed PP ☐ Date				

SA - 526: Land Adjoining The Blue Ship PH, Rudgwick



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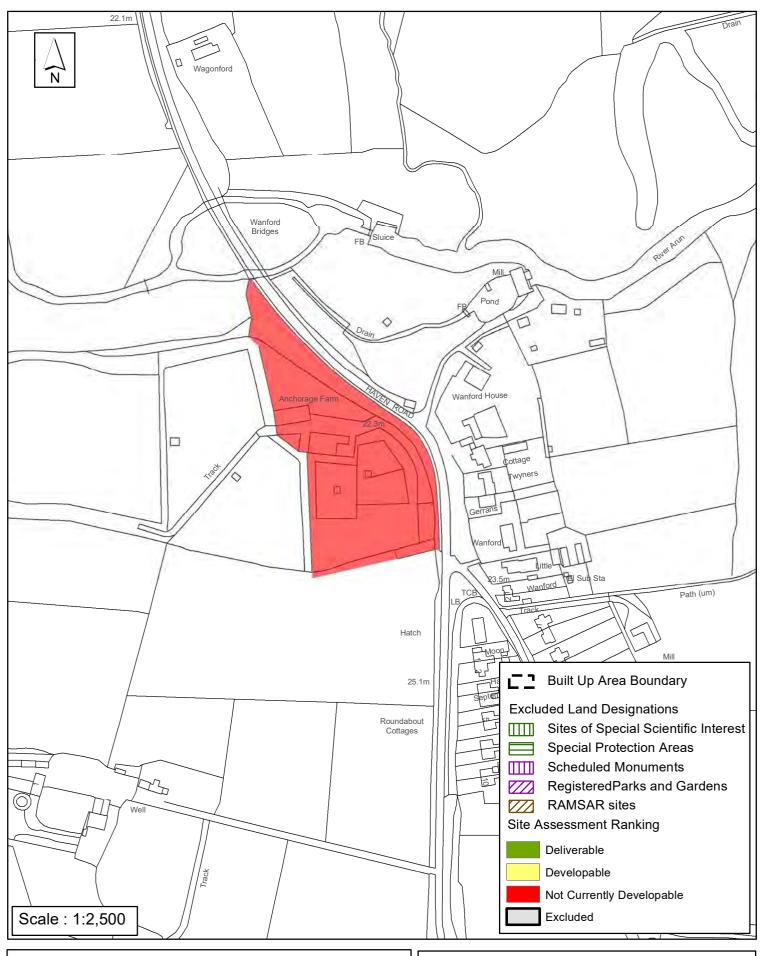
Date:

Revision:

Horsham District Council

	Rudgwick			
HLAA Reference SA536 \$	Site Name Ancho	orage Farm		
ears 1-5 Deliverable ears 6-10 Developable	Site Address Ar	nchorage Farm, F	laven Road, Ru	dgwick
ears 11+ □ ot Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	1.04 Both	Suitable Available Achievable	✓✓
ustification				
planning consultant on behalf of eaning it is 'available'. The site is defined settlement edge. The one 2) and the site lies within a ligacent to public rights of way arouse. The site is considered to boundary and given this and the soundary and given the settlement of the settleme	is located to the sou northernmost part of Bat Sustenance Zou and to the north east oe in an isolated rur	of Bucks Gree of the site lies in a ne. The western a of the site lies the al location, unrela	en, although it do an area of flood and southern bo e Grade II listed ated to any settle	oes not adjo risk (Flood undaries lie Wanford M ement
xcluded Site	n Reason			

SA - 536: Anchorage Farm, Rudgwick



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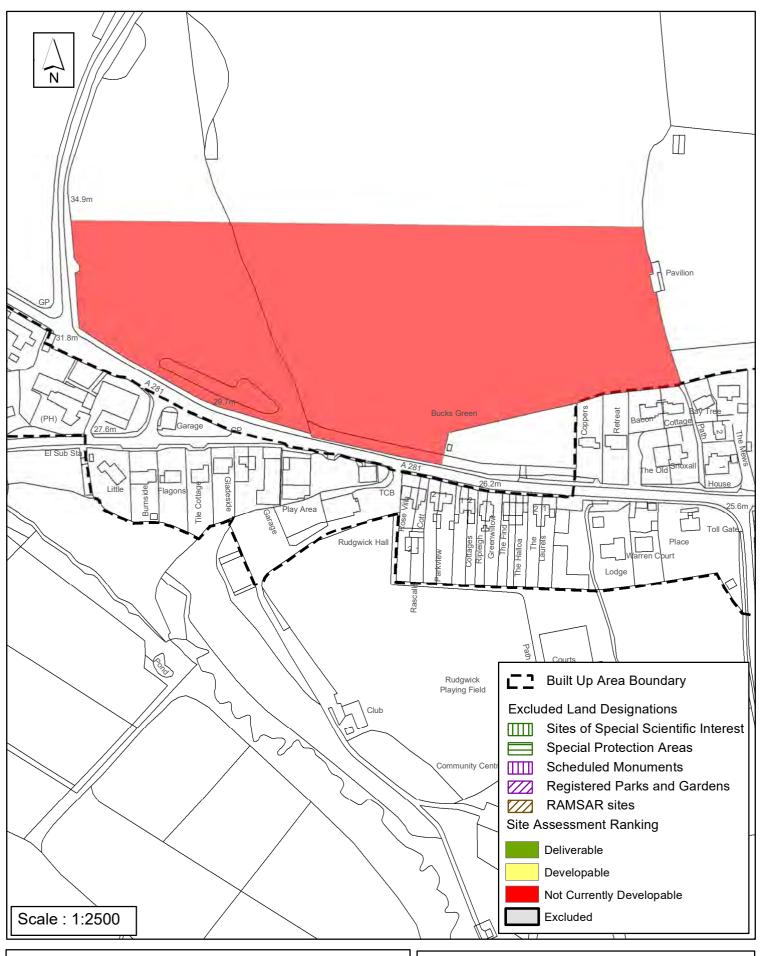
Date:

Revision:

Horsham District Council

SHLAA Reference SA574 Site Name Land North of Guildford Road, Bucks Green Years 1-5 Deliverable Site Address Guilford Road, Bucks Green Years 6-10 Developable Site Area (ha) 4.868 Suitable Years 11+ Not Currently Developable Greenfield/PDL Greenfield Available Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside outside of the built up area boundary of Bucks Green, which is a Medic Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of 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 that development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	Parish	Rudgwick			
Years 11+ Site Area (ha) 4.868 Suitable Site Total 0 Achievable Site Total of Achievable Site Total Site Site Site Site Site Site Site Site	SHLAA Reference SA574 \$	Site Name Land	North of Guildfo	ord Road, Buck	ks Green
Years 11+ Not Currently Developable Site Area (ha) 4.868 Suitable Available Site Total 0 Achievable		Site Address G	uilford Road, Bucl	ks Green	
Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside outside of the built up area boundary of Bucks Green, which is a Medit Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of 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 that development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	· · · · · · · · · · · · · · · · · · ·	Site Area (ha)	4.868	Suitable	
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated in the countryside outside of the built up area boundary of Bucks Green, which is a Medi village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of 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 that development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	Not Currently Developable 🔽	Greenfield/PDL	Greenfield	Available	✓
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated in the countryside outside of the built up area boundary of Bucks Green, which is a Medit Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of 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 that development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.		Site Total	0	Achievable	
ocated in the countryside outside of the built up area boundary of Bucks Green, which is a Medii village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of 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 that development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	Justification				
Evaluated Site	located in the countryside outside Village as defined by Policy 3 of the moderate level of services and fact the Horsham District Planning Fract considered that development wou	of the built up area ne Horsham District cilities. Unless alloc amework (HDPF) or alld be contrary to Po	boundary of Buc Planning Frame ated for developr via a made Neig	ks Green, which work 2015 (HDF nent through the hbourhood Plan	n is a Mediu PF), having a e review of a, it is
Excluded Site — Exclusion Reason	Excluded Site Exclusion	n Reason			

SA - 574: Land North of Guildford Road, Bucks Green



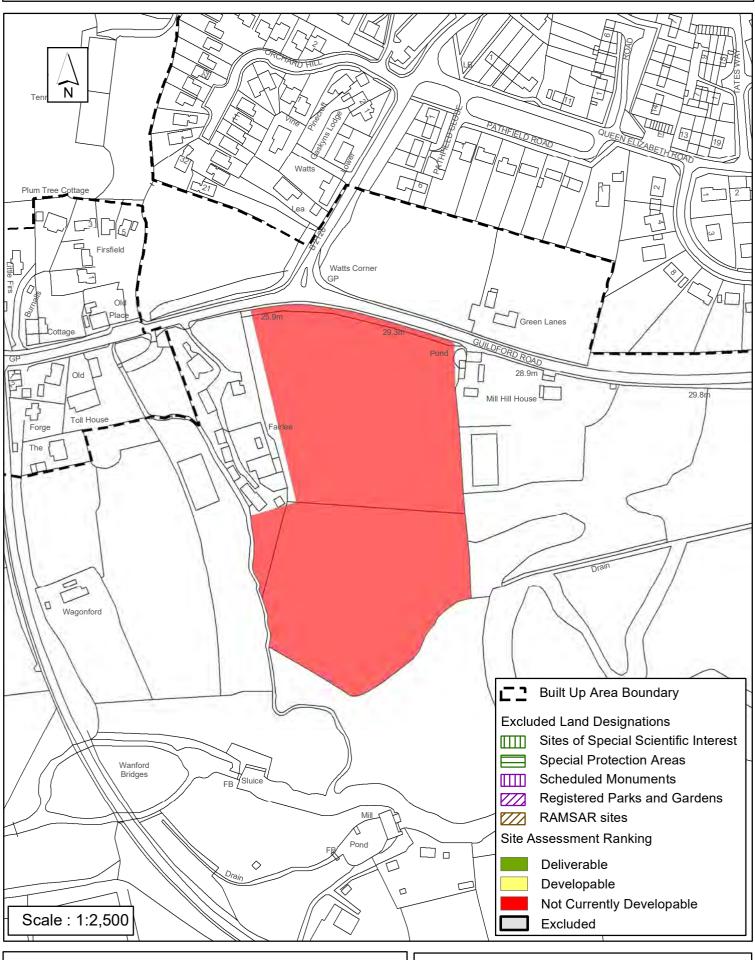
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Date: Revision:

Horsham District Council

Parish F	Rudgwick			
SHLAA Reference SA578 S	Site Name Land	at Fairlee, Rud	gwick	
ears 1-5 Deliverable	Site Address La	ınd at Fairlee, Gu	ildford Road, Rı	udgwick
ears 11+ □ lot Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	2.17 Greenfield 0	Suitable Available Achievable	✓
ustification				
The landowner has expressed an ocated in the countryside to the earlich together have been defined HDPF), as a Medium Village, have ne site and partially affecting the solution. The site also has a number of site. Unless allocated for developmentary to Policies 1 to 4 and 26 coroximity to the settlement edges form of either settlement. It is therefore, the settlement of the settlement of either settlement.	ast of Bucks Green by Policy 3 of the I ing a moderate leve southern fringe is a Grade II listed build nent through the re Neighbourhood Plof the HDPF. In add of Rudgwick and B	BUAB and to the Horsham District rel of services and large area of floodings sited to the eview of the Horshan, it is considered dition, this site, all ucks Green, is no	e south of Rudg Planning Frame d facilities. To th od risk (Flood Zo north east and s nam District Plan ed that developr though located in ot well related to	wick BUAB, ework 2015 he south of ones 2 and south of the nning ment would I in close
Excluded Site Exclusion	Reason			

SA-578: Land at Fairlee, Rudgwick



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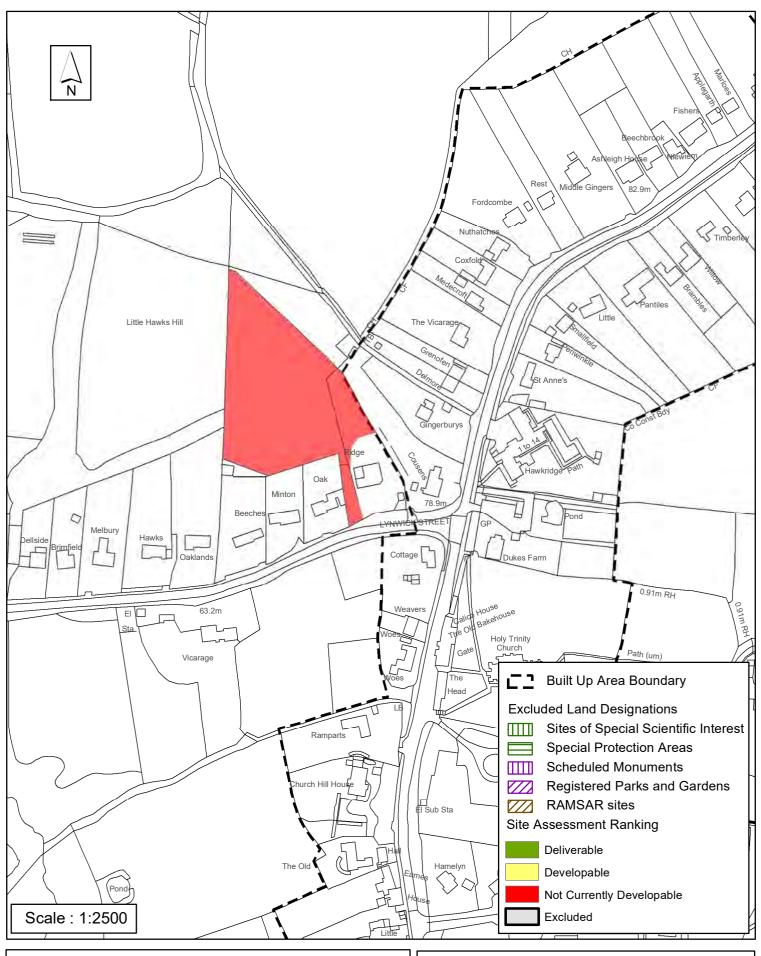
Date:

Revision:

Horsham District Council

Parish	Rudgwick			
SHLAA Reference SA669	Site Name Swall	ow Ridge		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Ly	dress Lynwick Street, Rudgwick		
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.85 Greenfield 0	Suitable Available Achievable	✓✓
Justification				
The landowner has expressed ar within the countryside adjoining to Conservation Area and two Grad access area. The site lies within development in the 2014 HDC Ladevelopment through the review development would be contrary to 'Not Currently Developable'.	he built up area bou le II Listed Buildings an area assessed a andscape Capacity A of the HDPF or via a	ndary of Rudgwid . A tree protected as having low/mod Assessment. Unl a made Neighbou	ck and near the led by a TPO lies of the derate capacity for ess allocated four thood Plan, it is	Rudgwick within the sit for residentia r considered
Excluded Site Exclusion	n Reason			
Lapsed PP Date				

SA - 669: Swallow Ridge, Rudgwick



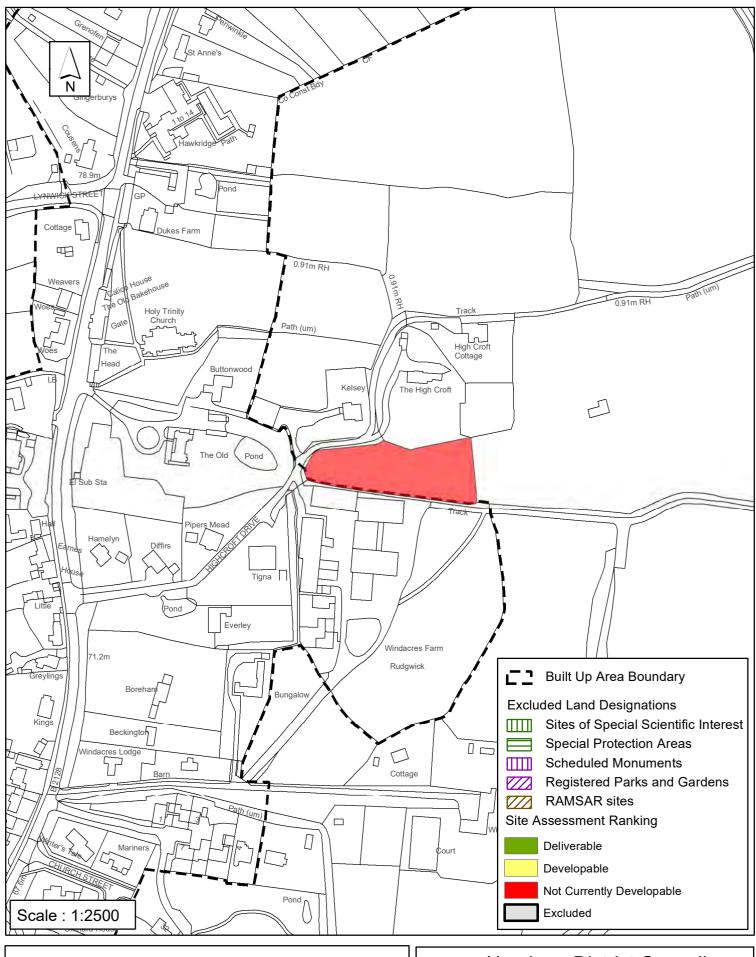
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Horsham District Council

Parish R	udgwick			
SHLAA Reference SA683 Si	te Name Land	East of Highcro	ft Drive	
Years 1-5 Deliverable ☐		nd South of The I	High Croft, High	croft Drive,
/ears 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.29 Greenfield 0	Suitable Available Achievable	□
Justification			Admicvable	
The landowner has expressed an invithin the countryside adjoining the medium village in the Horsham Distof services and facilities. Rudgwick and lies to the north and west, an in the industrial site to the south (SA1) offices and industrial building extended the HDPF or via a made Neighbour Policies 1 to 4 and 26 of the HDPF.	built up area bound crict Planning Frant Conservation Area adustrial site to the (51) has planning nsion. Unless allo (bood Plan, it is co	ndary of Rudgwic mework 2015 (HD ea lies just to the ve south and count permission (DC/ located for develop onsidered develop	k which is class PF), having movest of the site. ryside to the ea 16/2917) for 55 ment through the ment would be	ified as a derate leve Residentia st of the sit dwellings, ne review o contrary to
Excluded Site Exclusion	Reason			

SA - 683: Land East of Highcroft Drive, Rudgwick



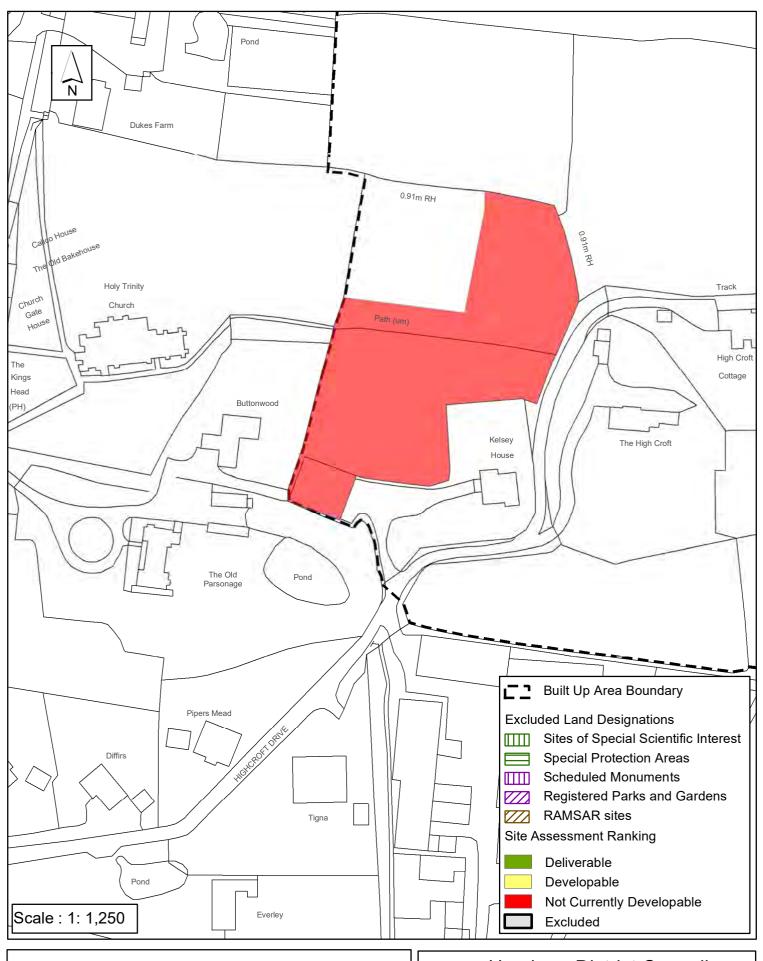
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Horsham District Council

Parish F	Rudgwick			
SHLAA Reference SA702 S	ite Name Land	adjacent The O	ld Parsonage	
ears 1-5 Deliverable ears 6-10 Developable	Site Address No	orth of Kelsey Hou udgwick	use, Highcroft D	rive,
ears 11+ □ ot Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.46 Greenfield 0	Suitable Available Achievable	✓✓
ustification				
he landowner has expressed an inthin the countryside outside but a udgwick. Rudgwick in conjunction to the conference of services and factors. It also adjoins the Soundaries. A Grade I Listed Build located for development or similarly it is considered development therefore assessed as 'Not Current levelopment or similarly in the conference of the confe	adjoining the built use with Bucks Gree illities in Policy 3 of Burrey County Coulling, Holy Trinity Carthrough the reviewould be contrary	up area boundary en is classified as the Horsham Disnicil and Waverley hurch, lies to the ew of the HDPF o	and Conservati a medium villag strict Planning F / Borough Coun west of the site. r via a made Ne	on Area of ge with a ramework cil Unless eighbourhoo
Excluded Site Exclusion	Reason			

SA - 702: Land adjacent The Old Parsonage, North of Kelsey House, Rudgwick



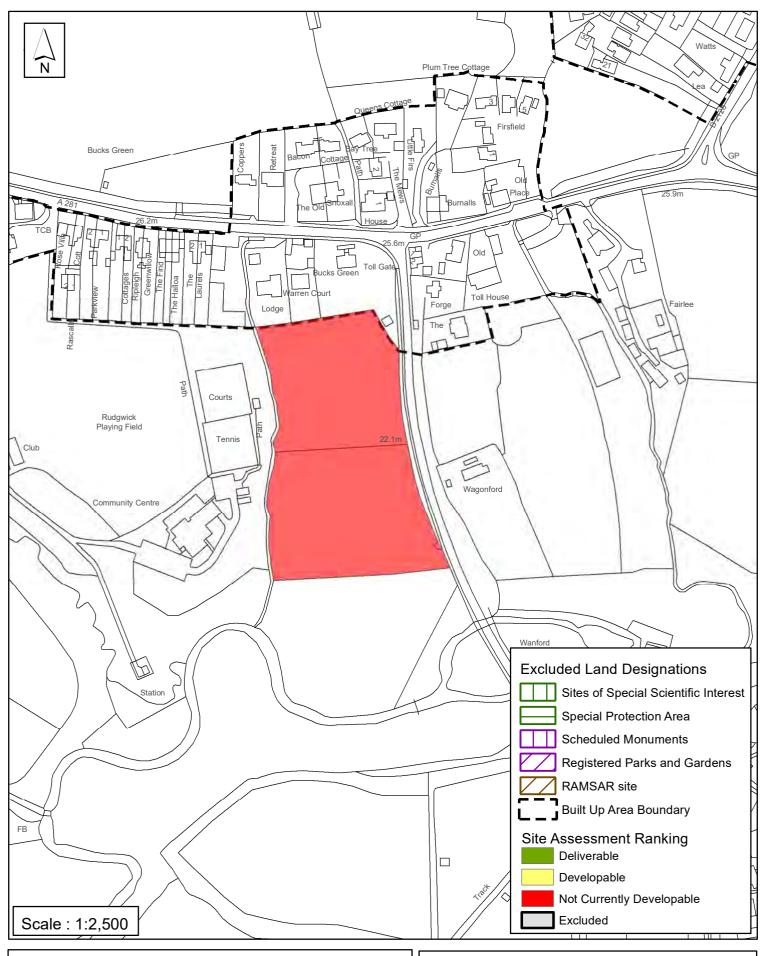
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Horsham District Council

Parish	Rudgwick			
SHLAA Reference SA731	Site Name Land	south of Bucks	Green Place	
Years 1-5 Deliverable Site Address Haven Road, Bucks Green, Rudgwick Years 6-10 Developable				
Years 11+ Not Currently Developable ✓	Site Area (ha)	1.599 Greenfield 0	Suitable Available Achievable	 ✓
Justification				
The landowner has expressed at the countryside south of and ad Rudgwick is classified as a med 2015 (HDPF), having a modera Sustenance Zone, its southern Bucks Green Place, lies immed lie to the west of the site. Maturonto Haven Road. Unless alloc made Neighbourhood Plan, it is 26 of the HDPF. It is therefore a	joining the built up and dium village in Policy of the level of services are border lies within Flociliately to the north of the trees lie on much coated for development considered developre	ea boundary of Bu 3 of the Horsham nd facilities. The s nd Zone 2 & 3 and he site. A commu of the boundary. T t through the revie ment would be con	ucks Green whice District Planning ite lies within a land a Grade II Liste unity centre and the site has directly of the HDPF intrary to Policies	ch along with g Framework Bat ed Building, playing field ct access or via a
Excluded Site Exclusi	ion Reason			
Lapsed PP Date				

SA - 731: Land south of Bucks Green Place, Rudgwick



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