

# Rudgwick Parish

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# 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 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 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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<b>Parish</b>	Rudgwick
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<b>SHLAA Reference</b>	SA151	<b>Site Name</b>	Land at Windacres Farm
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Church Street Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.62	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	55	<b>Achievable</b>	<input checked="" type="checkbox"/>

#### Justification

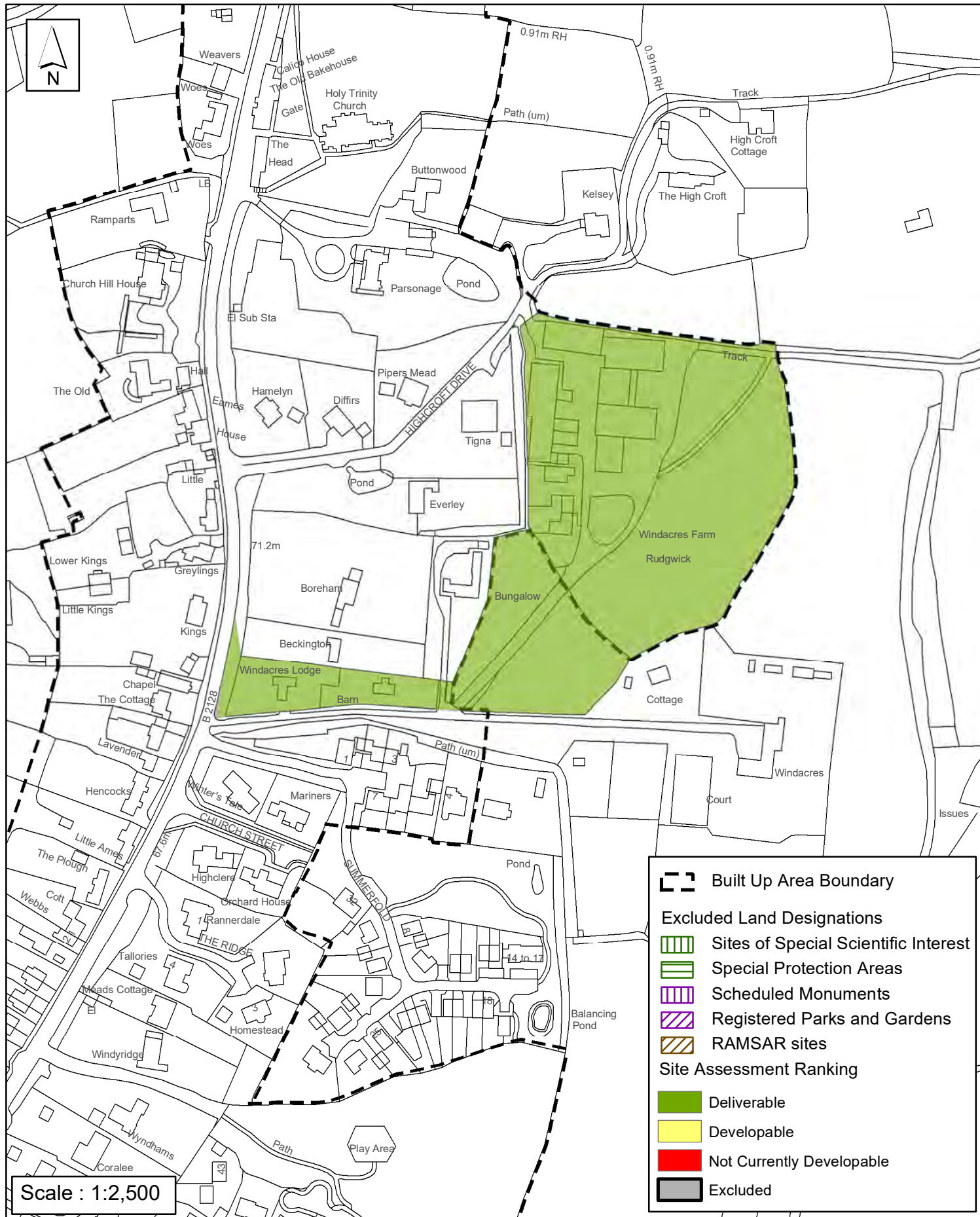
The site was allocated for 30 dwellings and employment use in the Site Specific Allocations of Land (2007) (SSAL) Policy AL9. Since its allocation the site obtained planning permission for 55 dwellings, offices and industrial building extension via DC/16/2917. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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## SA - 151: Windacres Farm, Rudgwick



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**Parish****Rudgwick**

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**SHLAA Reference** SA434 **Site Name** Land at Junction of Church St/Watts Corner

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Junction of Church Street, Guildford Road, Rudgwick	
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.1071	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	12	<b>Achievable</b> <input type="checkbox"/>

**Justification**

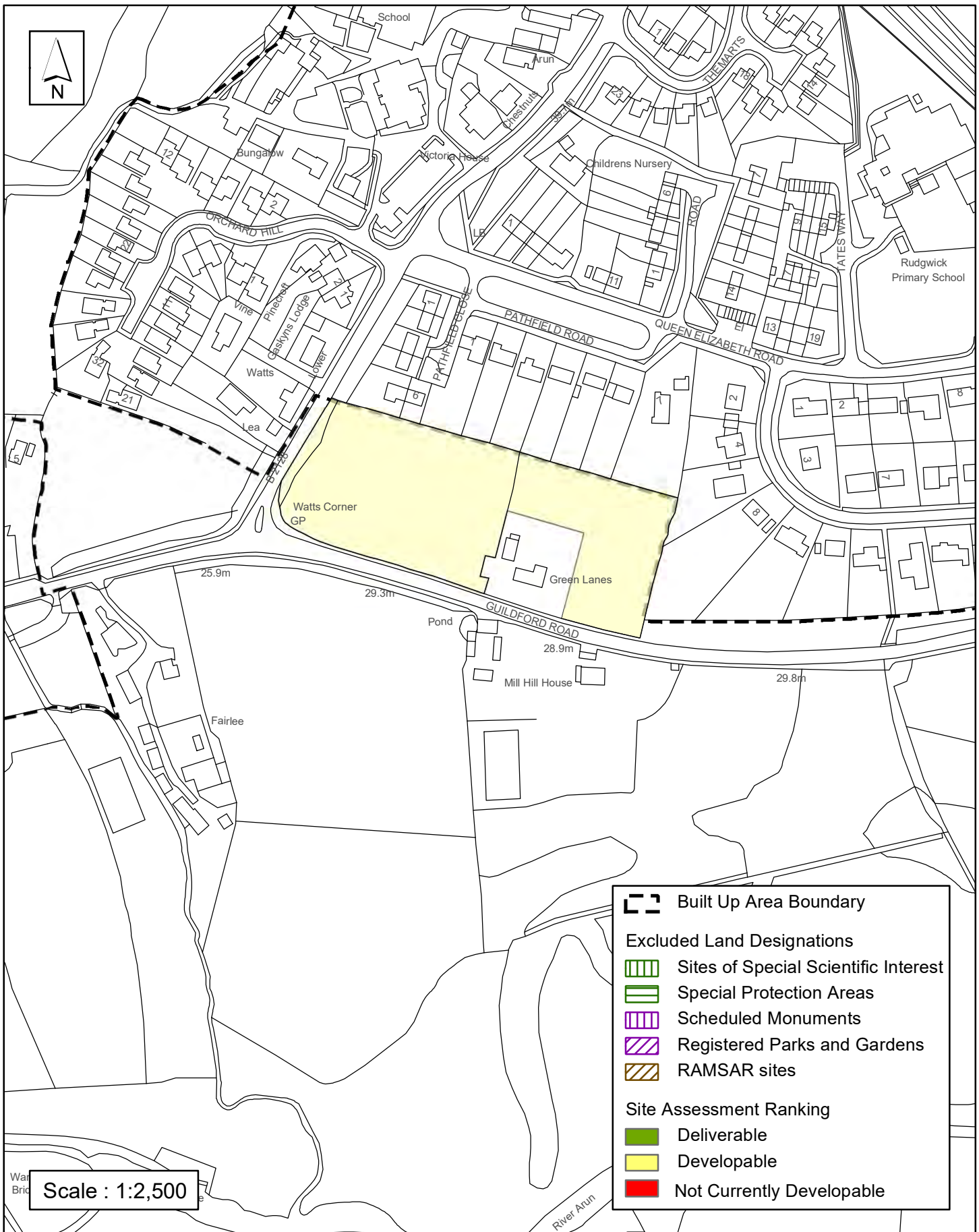
The landowner has expressed an interest in developing the site meaning it is 'available'. The site lies in the countryside adjacent to the built up area boundary of Rudgwick, which is defined as a Medium Village according to Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. Adjoining the settlement edge, the site is well contained and could be an extension to the settlement. The Grade II listed Green Lanes is located within the site but does not form part of the proposed site area and the Grade II listed Mill Hill and Mill Hill Barn are also located in close proximity to the site's southern boundary. Access to the site is an issue and a previous planning application for a new agricultural access onto Church Street was refused due to the loss of trees. In addition, the site is located within a Bat Sustenance Zone. 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 settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and Rudgwick Parish Council is progressing a neighbourhood plan, consequently additional site allocations are being considered. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as 6-10 years developable for 12 units taking into account its proximity to the 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.

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

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



	Built Up Area Boundary
Excluded Land Designations	
	Sites of Special Scientific Interest
	Special Protection Areas
	Scheduled Monuments
	Registered Parks and Gardens
	RAMSAR sites
Site Assessment Ranking	
	Deliverable
	Developable
	Not Currently Developable



<b>Parish</b>	<b>Rudgwick</b>
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<b>SHLAA Reference</b>	<b>SA442</b>	<b>Site Name</b>	<b>Land to the West of Church Street</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land to the west of Church Street, Rudgwick, West Sussex		
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.2	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	18	<b>Achievable</b>	<input type="checkbox"/>

### Justification

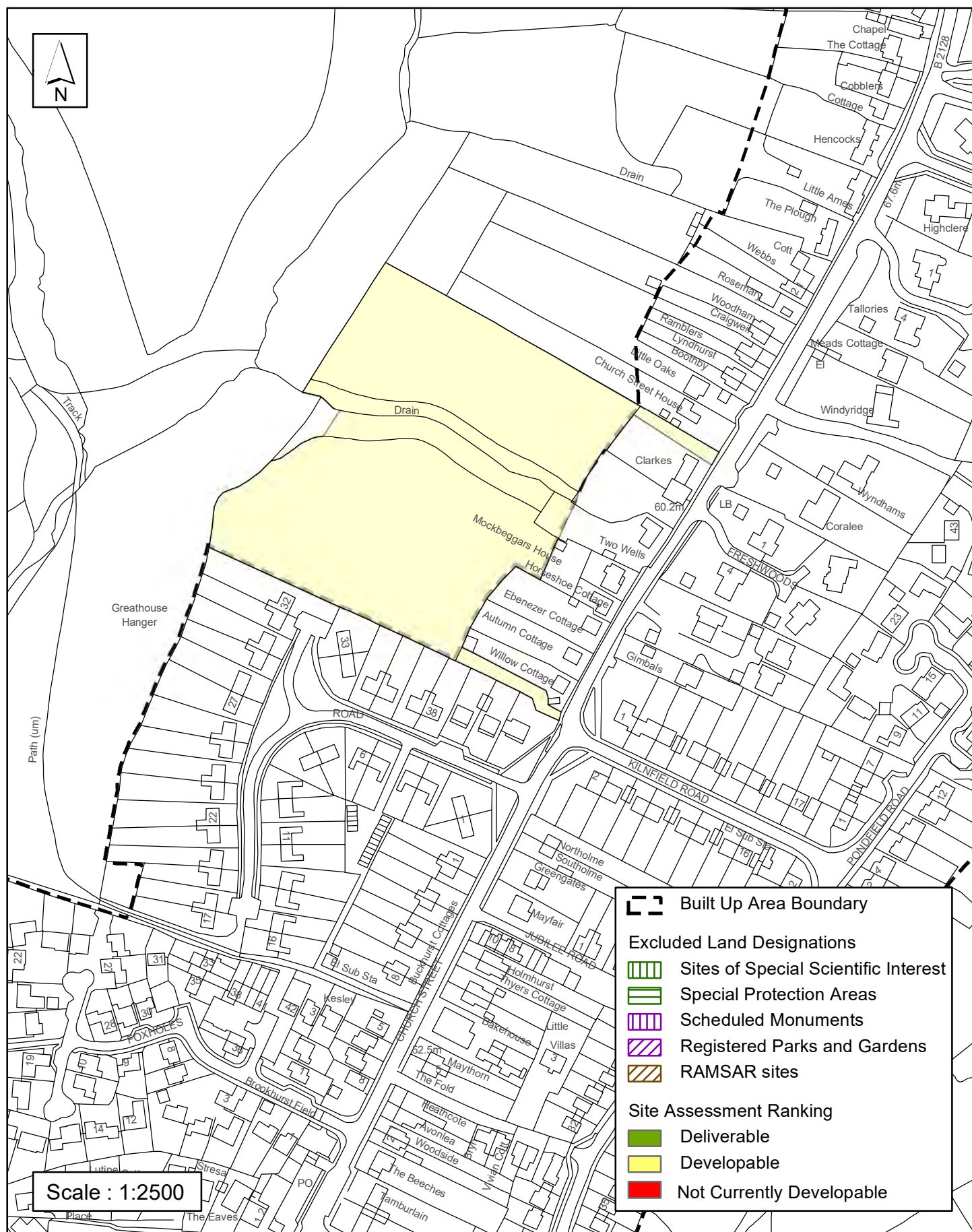
A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The majority of the site is in the countryside abutting the built up area boundary of Rudgwick, with the exception of two small accesses which lie within the defined BUAB. Rudgwick is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. Adjoining the settlement edge, the site is well contained and could be an extension to the settlement. The site lies within a Bat Sustenance Zone and there are a number of Grade II listed dwellinghouses that lie to the east of the site. Being bounded to the west by the Greathouse Hanger area of Ancient Woodland means that any scope for development of the site would likely be restricted to the eastern side.

The HDPF is under review and Rudgwick Parish Council is progressing a Neighbourhood Plan. On this basis, recognising that the SHLAA is a high level assessment, the site is therefore assessed as developable in 6-10 years for 18 units taking into account the proximity to the BUAB and the proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

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



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



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<b>Parish</b>	Rudgwick
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<b>SHLAA Reference</b>	SA027	<b>Site Name</b>	Land north of Bowcroft Lane
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.7	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

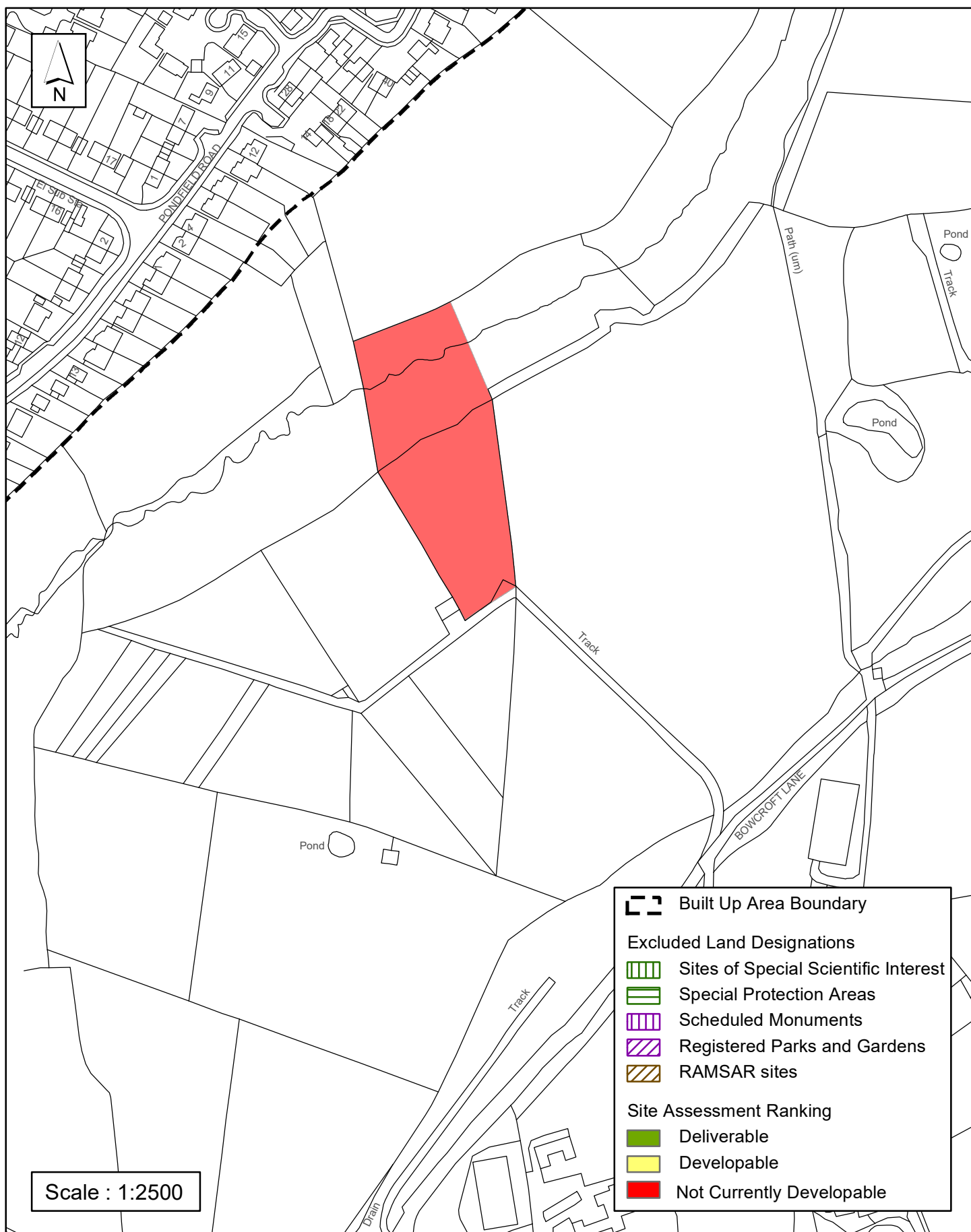
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in a relatively isolated rural location and, whilst close to Rudgwick BUAB, it is not well related to the built form of the village. The northern half of the site is covered by an area of Ancient Woodland and Tree Preservation Order. The site is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 027 :Land north of Bowcroft Lane, Rudgwick



<b>Parish</b>	<b>Rudgwick</b>
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<b>SHLAA Reference</b>	<b>SA082</b>	<b>Site Name</b>	<b>Rudgwick Glebe, Lynwick Street</b>
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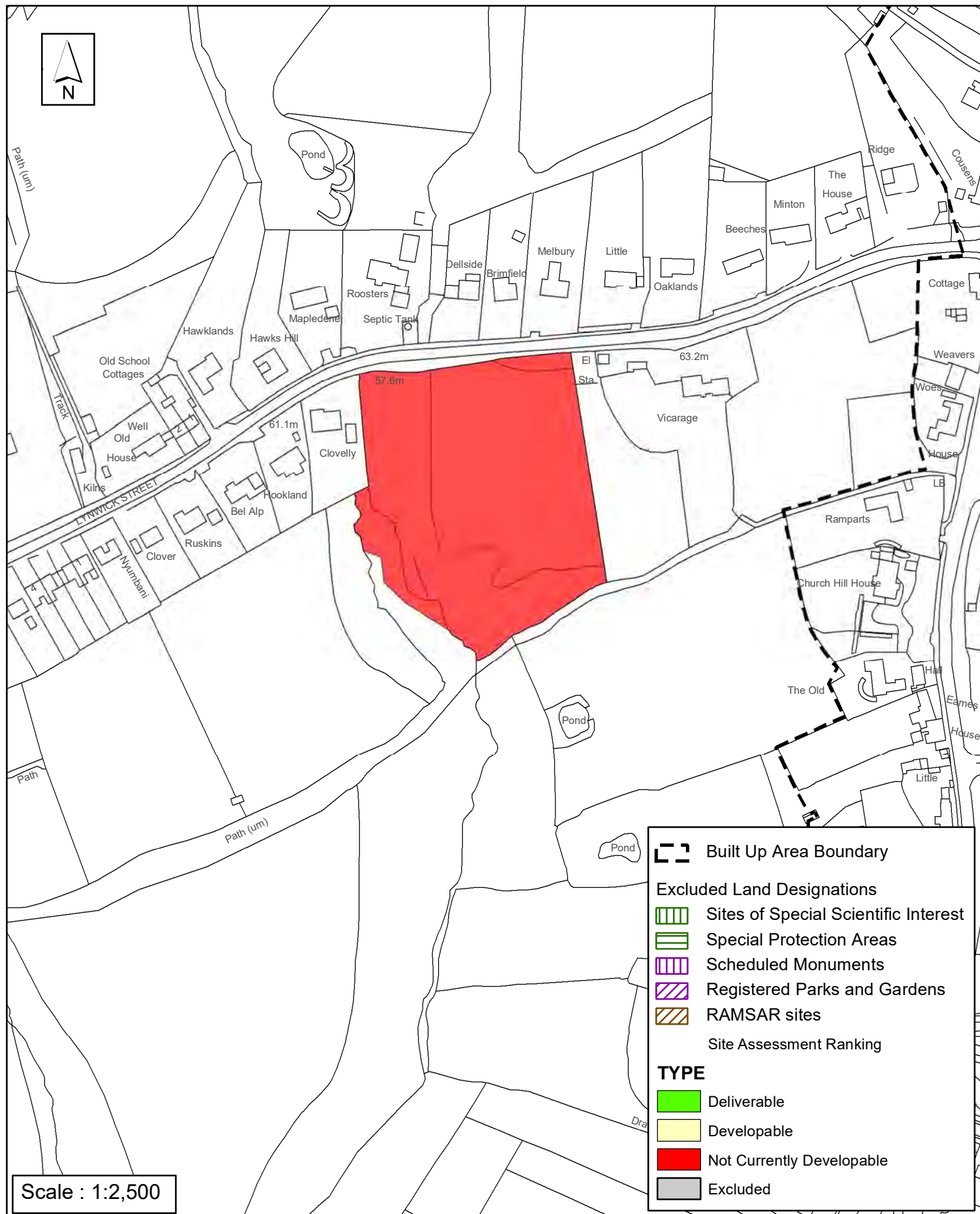
<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Lynwick Street, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.53	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is wooded with a number of TPOs on the boundary of the site. The site is located outside the current built up area of Rudgwick which is identified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. 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'.

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

# SA - 082 : Rudgwick Glebe, Lynwick Street, Rudgwick



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**Parish****Rudgwick**

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**SHLAA Reference** SA327 **Site Name** Land East of Woodfalls Manor

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Loxwood Road, Bucks Green		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.84	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

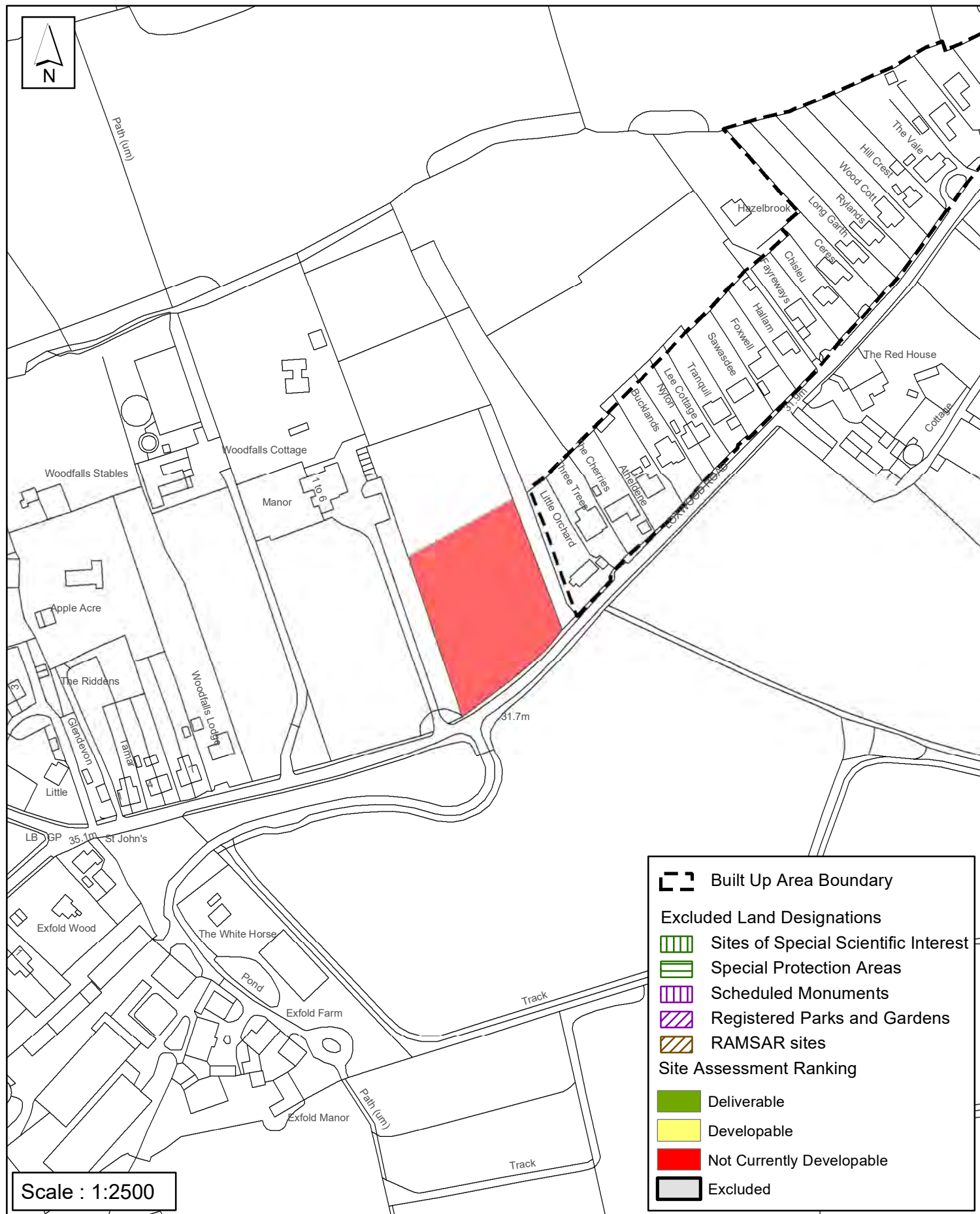
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside, outside the defined built-up area boundary of Bucks Green, which is identified as a medium village in Policy 3 of the Horsham District Planning Framework, having moderate level of services and facilities. 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 1-4 and 26 of the HDPF. The site is therefore considered 'Not Currently Developable'.

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



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



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<b>Parish</b>	Rudgwick
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<b>SHLAA Reference</b>	SA336	<b>Site Name</b>	Land West of Watts Corner, Rudgwick
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Church Road, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.68	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

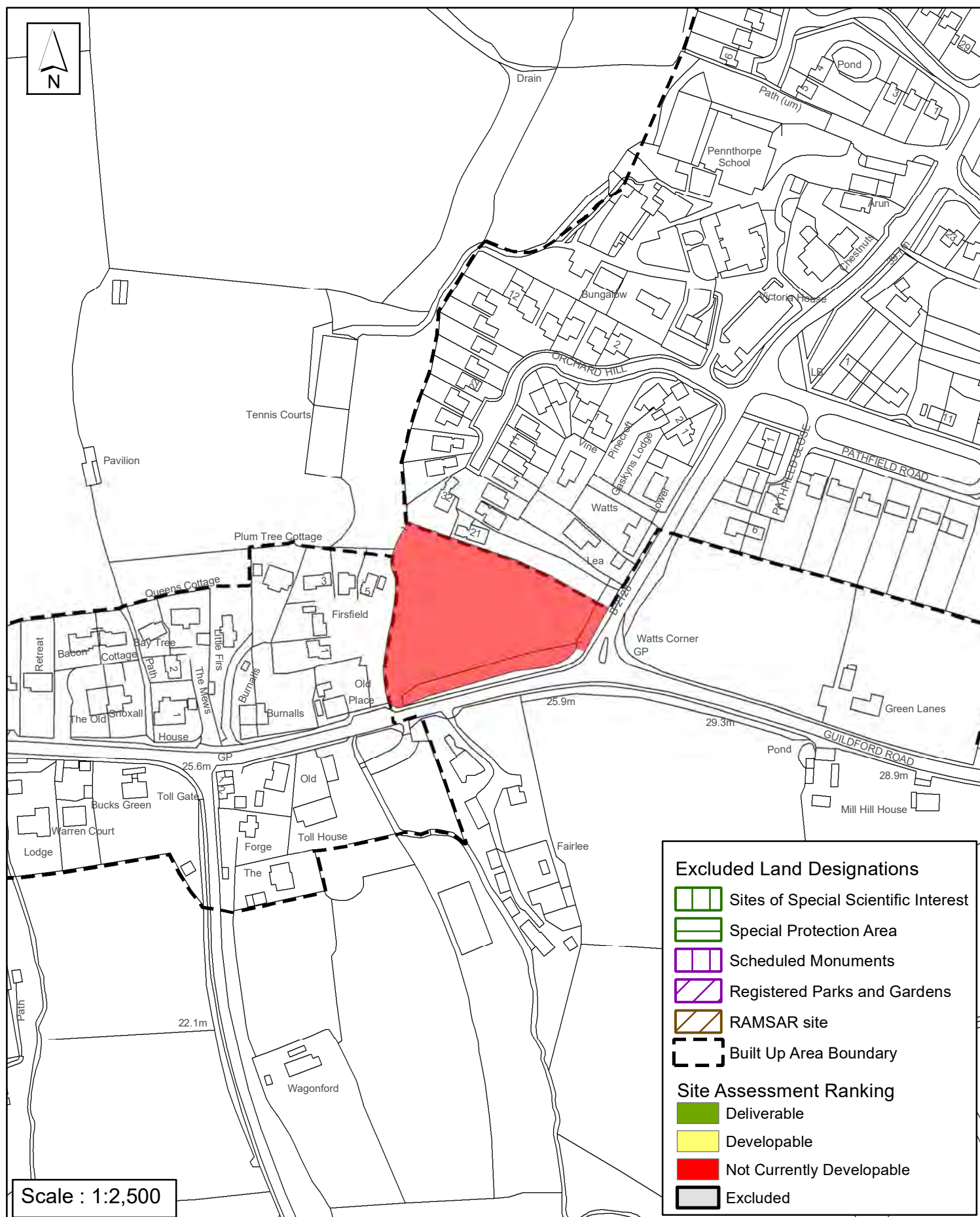
A planning consultant on behalf of the land owner has expressed an interest to develop the site meaning the site is considered 'available'. The site is located in the countryside directly between the built up area boundary of Rudgwick and Bucks Green which is jointly considered a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a 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 development would be contrary to Policies 1-4 and 26 of the HDPF.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 336: Land north of Guildford Road and west of Church Road, Rudgwick



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**Parish****Rudgwick**

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**SHLAA Reference** SA526 **Site Name** Land Adjoining The Blue Ship PH

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

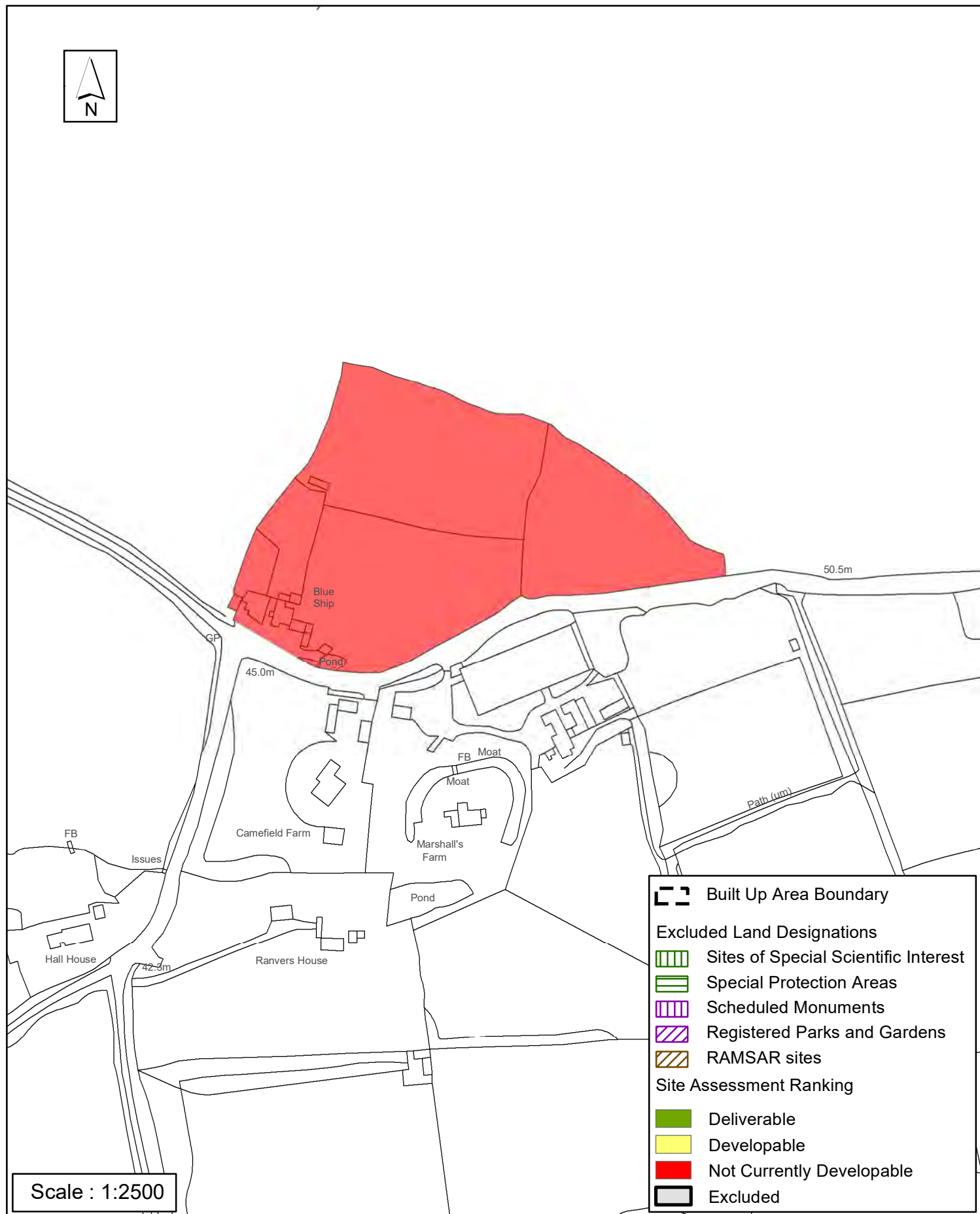
**Justification**

The landowner has expressed an interest in developing the site meaning it is 'available'. The public house contained within the site is Grade II listed and the site lies within a Bat Sustenance Zone. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

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



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**Parish****Rudgwick**

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**SHLAA Reference** SA536 **Site Name** Anchorage Farm

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Anchorage Farm, Haven Road, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.04	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

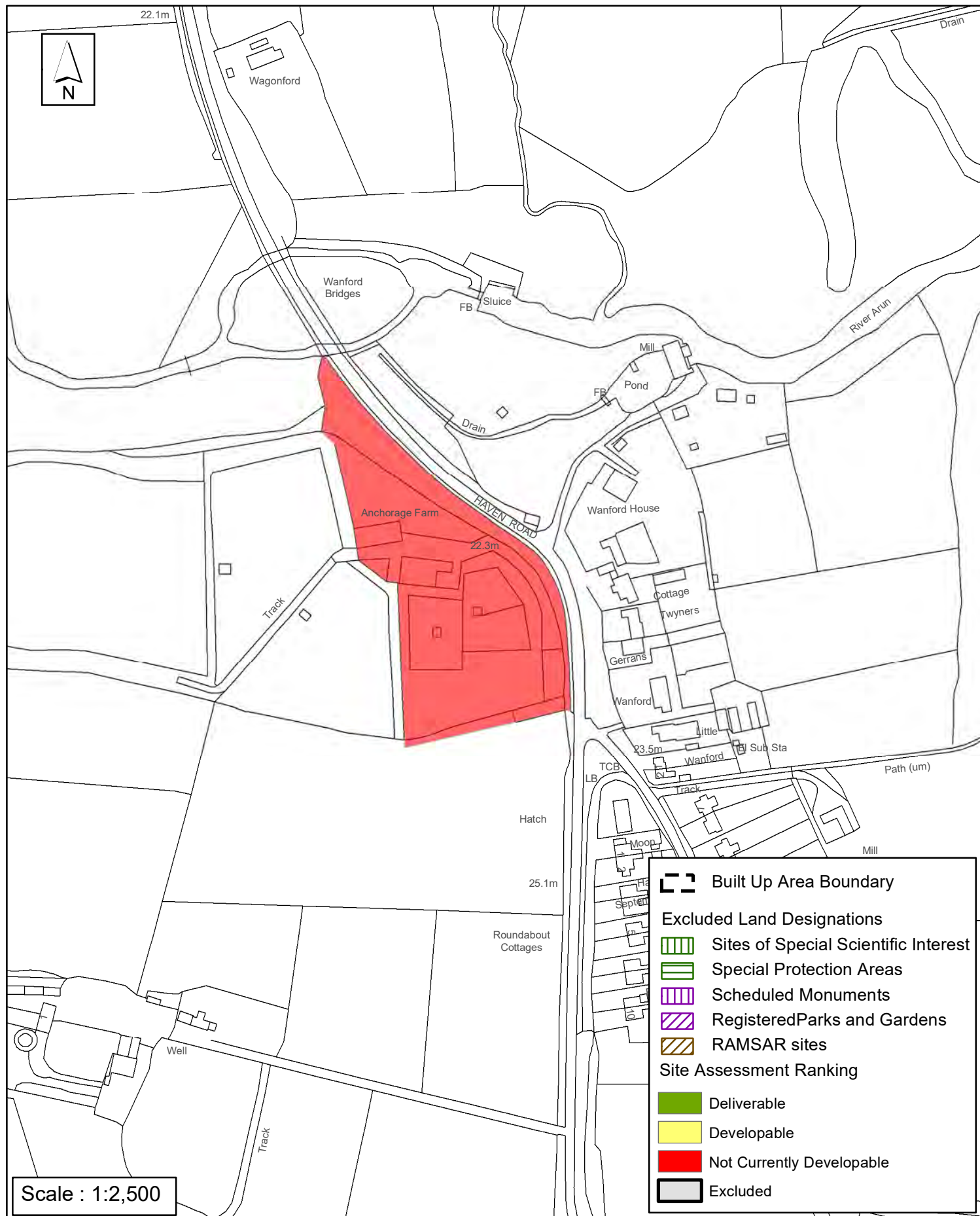
**Justification**

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located to the south of Bucks Green, although it does not adjoin the defined settlement edge. The northernmost part of the site lies in an area of flood risk (Flood Zone 2) and the site lies within a Bat Sustenance Zone. The western and southern boundaries lie adjacent to public rights of way and to the north east of the site lies the Grade II listed Wanford Mill House. The site is considered to be in an isolated rural location, unrelated to any settlement boundary and given this and the site's constraints it is assessed as 'Not Currently Developable'.

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

# SA - 536: Anchorage Farm, Rudgwick



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**Parish****Rudgwick**

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**SHLAA Reference** SA574 **Site Name** Land North of Guildford Road, Bucks Green

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Guilford Road, Bucks Green		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.868	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

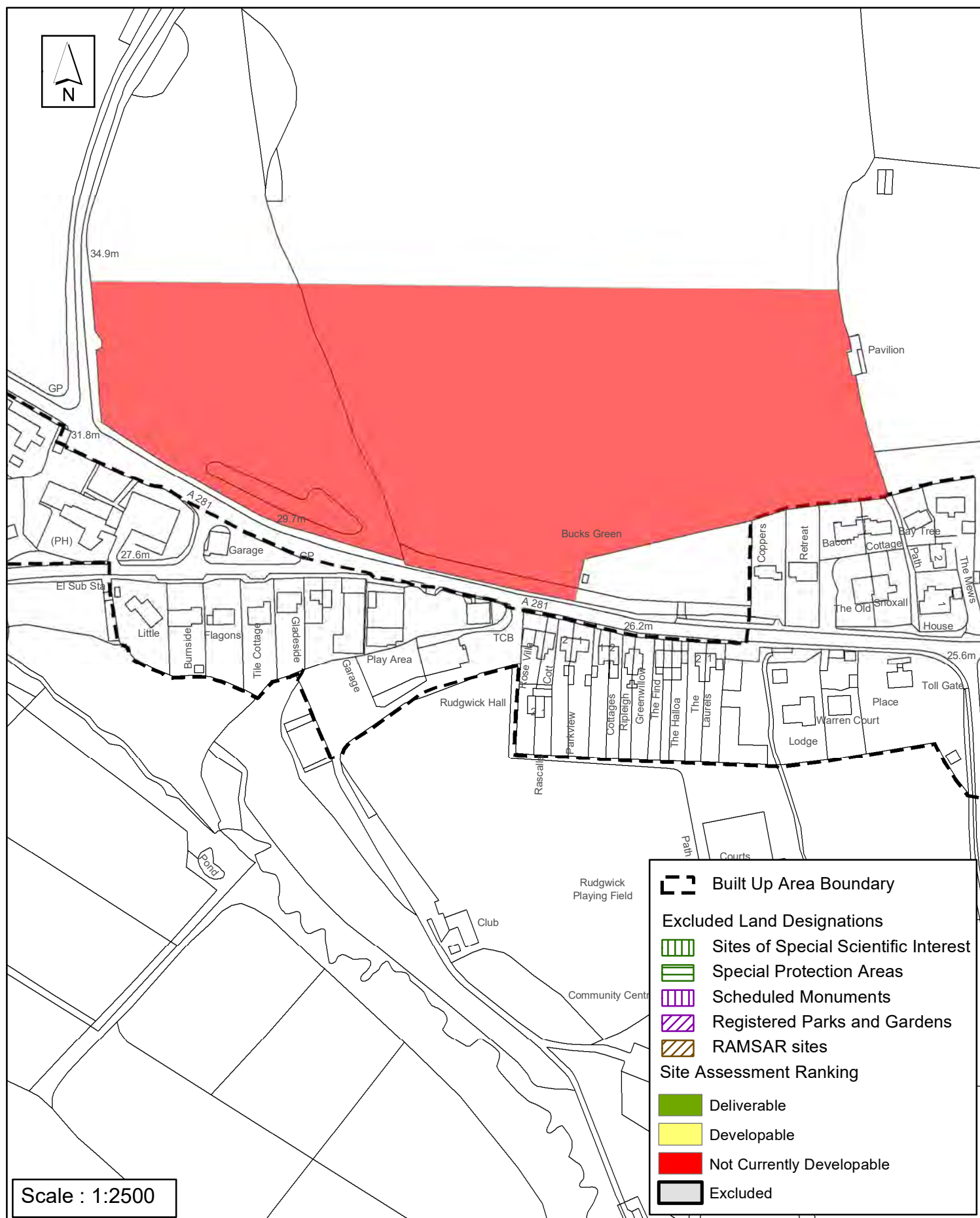
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside outside of the built up area boundary of Bucks Green, which is a Medium Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate 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'.

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



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



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**SHLAA Reference** SA578 **Site Name** Land at Fairlee, Rudgwick

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Fairlee, Guildford Road, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.17	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

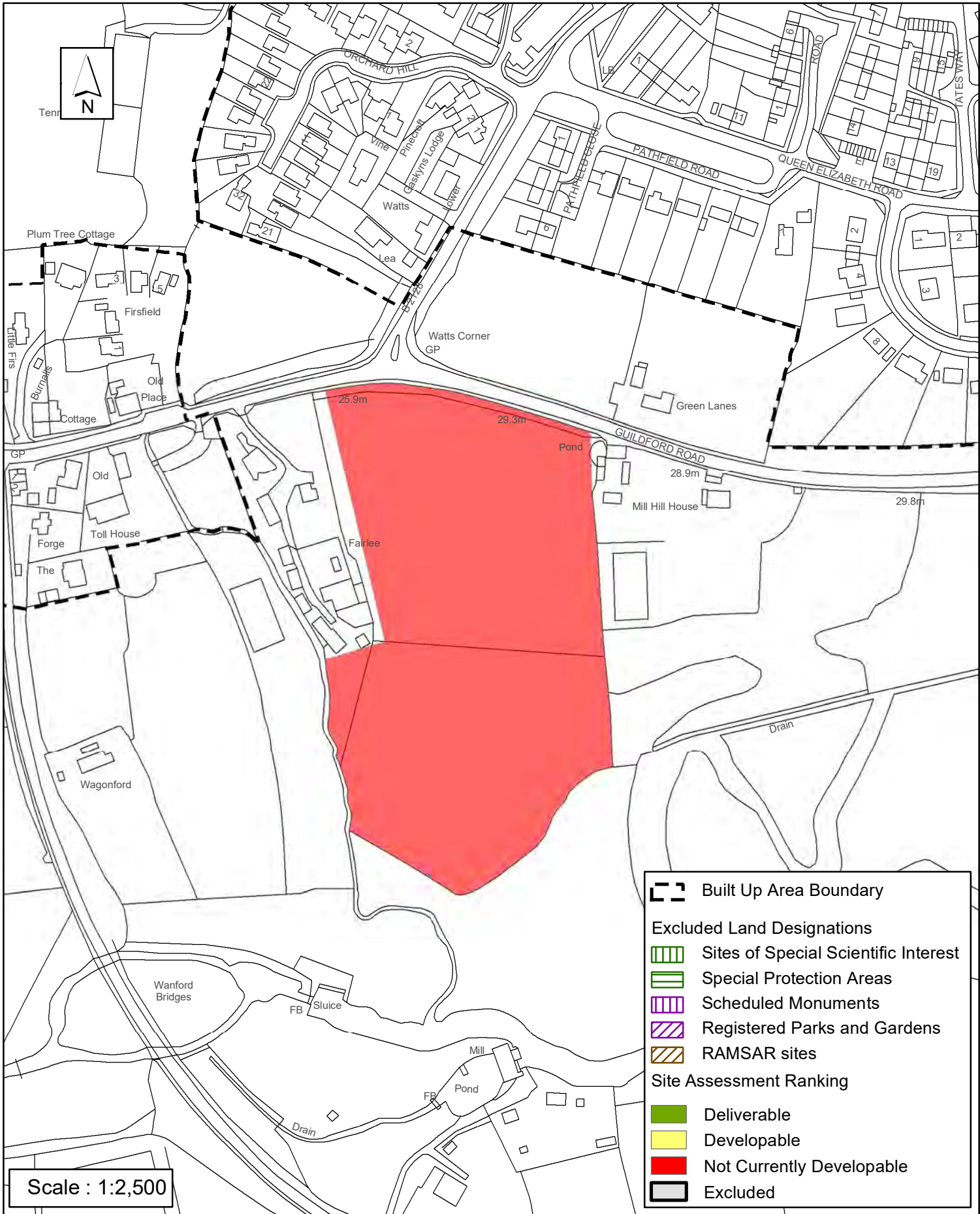
**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside to the east of Bucks Green BUAB and to the south of Rudgwick BUAB, which together have been defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), as a Medium Village, having a moderate level of services and facilities. To the south of the site and partially affecting the southern fringe is a large area of flood risk (Flood Zones 2 and 3). The site also has a number of Grade II listed buildings sited to the north east and south of the site. 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. In addition, this site, although located in close proximity to the settlement edges of Rudgwick and Bucks Green, is not well related to the built form of either settlement. It is therefore assessed as 'Not Currently Developable'.

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

# SA-578 : Land at Fairlee, Rudgwick



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<b>Parish</b>	<b>Rudgwick</b>
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<b>SHLAA Reference</b>	<b>SA669</b>	<b>Site Name</b>	<b>Swallow Ridge</b>
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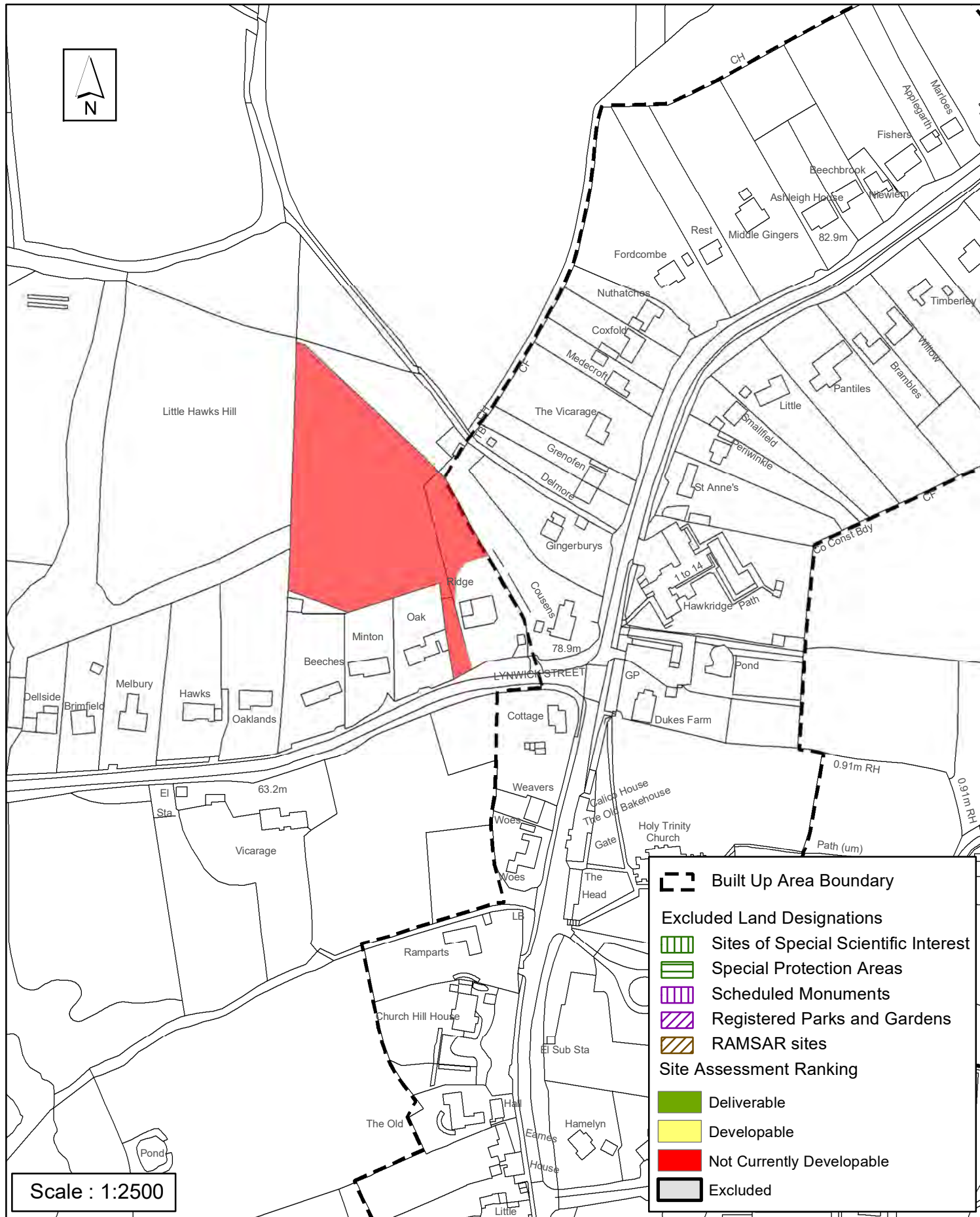
<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Lynwick Street, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.85	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. This site lies within the countryside adjoining the built up area boundary of Rudgwick and near the Rudgwick Conservation Area and two Grade II Listed Buildings. A tree protected by a TPO lies within the site access area. The site lies within an area assessed as having low/moderate capacity for residential development in the 2014 HDC Landscape Capacity Assessment. 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. It is therefore assessed as 'Not Currently Developable'.

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





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Horsham District Council

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

<b>Parish</b>	<b>Rudgwick</b>
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**SHLAA Reference** SA683 **Site Name** Land East of Highcroft Drive

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land South of The High Croft, Highcroft Drive, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.29	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

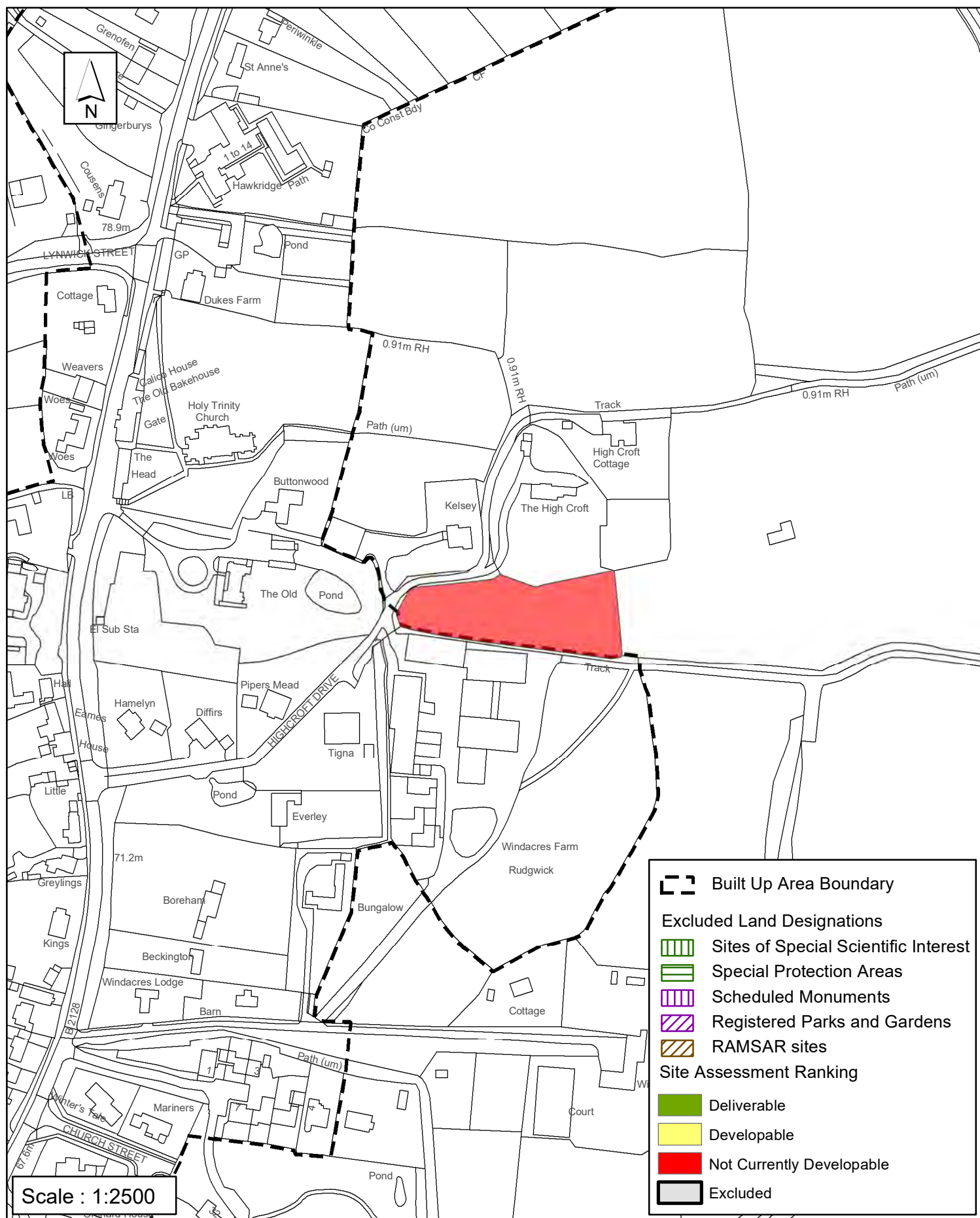
### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside adjoining the built up area boundary of Rudgwick which is classified as a medium village in the Horsham District Planning Framework 2015 (HDPF), having moderate level of services and facilities. Rudgwick Conservation Area lies just to the west of the site. Residential land lies to the north and west, an industrial site to the south and countryside to the east of the site. The industrial site to the south (SA151) has planning permission (DC/16/2917) for 55 dwellings, 3 x offices and industrial building extension. 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. It is therefore assessed as 'Not Currently Developable'.

**Excluded Site** ☐ **Exclusion Reason**

**Lapsed PP** ☐ **Date**

# SA - 683: Land East of Highcroft Drive, Rudgwick



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## Horsham District Council

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



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**Parish****Rudgwick**

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**SHLAA Reference** SA702 **Site Name** Land adjacent The Old Parsonage

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	North of Kelsey House, Highcroft Drive, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.46	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

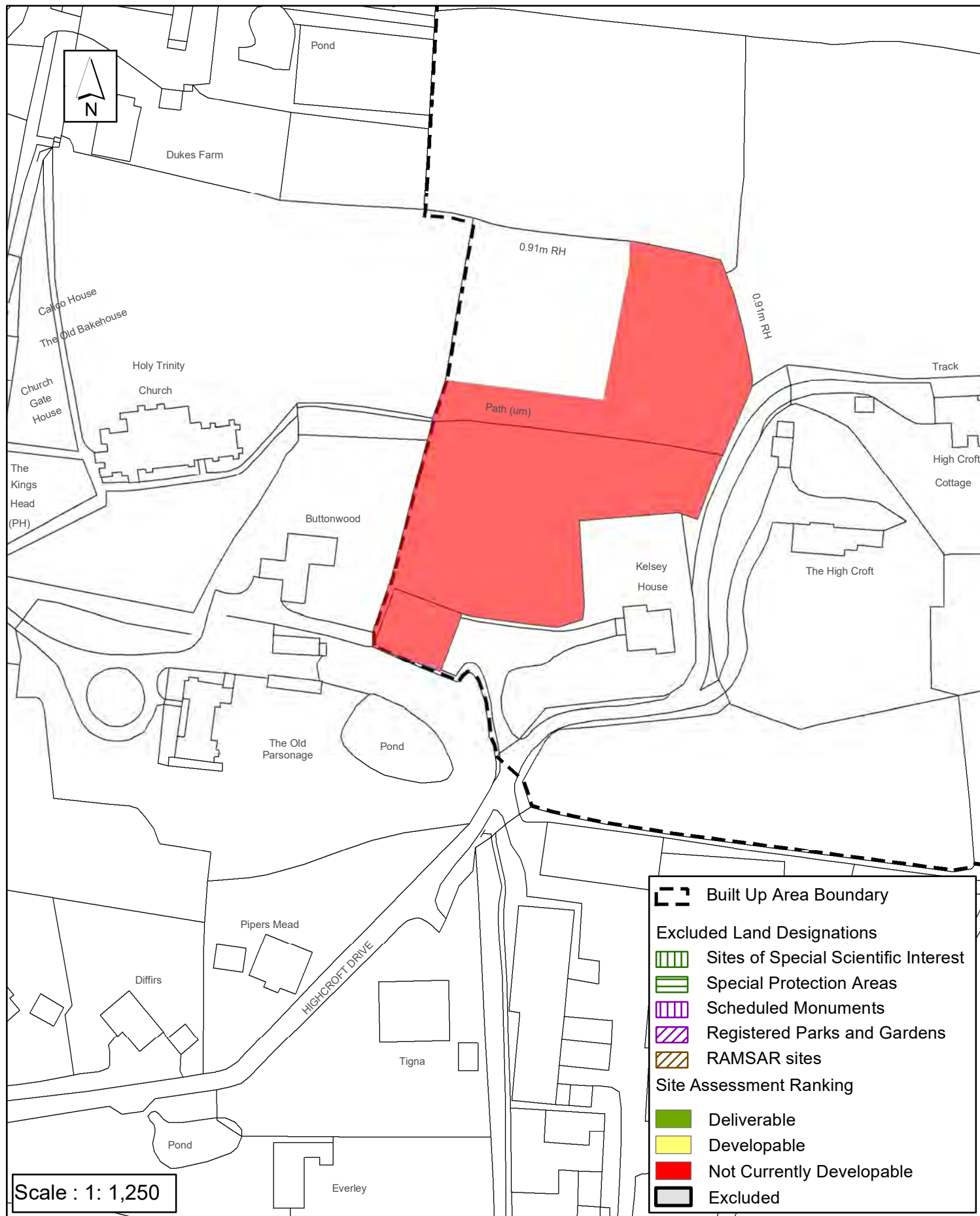
**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside outside but adjoining the built up area boundary and Conservation Area of Rudgwick. Rudgwick in conjunction with Bucks Green is classified as a medium village with a moderate level of services and facilities in Policy 3 of the Horsham District Planning Framework 2015 (HDPF). It also adjoins the Surrey County Council and Waverley Borough Council boundaries. A Grade I Listed Building, Holy Trinity Church, lies to the west of the site. Unless allocated for development or similar 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. It is therefore assessed as 'Not Currently Developable'.

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

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



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

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**Parish****Rudgwick**

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**SHLAA Reference** SA731 **Site Name** Land south of Bucks Green Place

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Haven Road, Bucks Green, Rudgwick		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.599	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside south of and adjoining the built up area boundary of Bucks Green which along with Rudgwick is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustainance Zone, its southern border lies within Flood Zone 2 & 3 and a Grade II Listed Building, Bucks Green Place, lies immediately to the north of the site. A community centre and playing fields lie to the west of the site. Mature trees lie on much of the boundary. The site has direct access onto Haven Road. 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. It is therefore assessed as 'Not Currently Developable'.

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

**Scale : 1:2,500**

**Excluded Land Designations**

- Sites of Special Scientific Interest
- Special Protection Area
- Scheduled Monuments
- Registered Parks and Gardens
- RAMSAR site
- Built Up Area Boundary

**Site Assessment Ranking**

- Deliverable
- Developable
- Not Currently Developable
- Excluded

Horsham District Council