

RUDGWICK NEIGHBOURHOOD DEVELOPMENT PLAN

For the period to 2031. (Referendum Version)



Version date: 18 March 2021

**Message from the
Chairman of the Steering Group**

It's been a long time coming, but finally I believe we have a Rudgwick Neighbourhood Development Plan which will stand the test of time. It has taken four years to put together with many people working towards its production, guided by the Steering Group and six Focus Groups who each looked at various aspects of the village. Their efforts are documented in this plan and its supporting evidence.

The purpose of this plan is to set policy to guide development within our Parish to come forward in a way that the local community wants. The policies in the document, alongside the rest of the Development Plan prepared by Horsham District Council, will be taken into account by planners when designing schemes or making decisions on development proposals. We believe we have put together a robust plan which will be helpful to everyone involved in planning proposals and decisions.

It only remains for me to thank everyone who has contributed to putting this plan together. It has required hundreds of hours of many people's time in meetings and in research at home plus support from our professional consultants and input from the public and many official bodies.

It's impossible to thank everyone personally but I would like to mention those most closely involved in getting our plan completed - the members of the RNDP Steering Group, past and present. Current SG members - Johnny Barr, Nikki Denton, Renee Fickling, Paul Kornycky, Richard Landeryou, Heather Rogers, Paul Thompson and Phil Wightman. Past SG Members - Sue Batstone, Rob Bookham, Joanna Dove, Roger Goodway, Victoria Jarvis, and Paul Whyles. Thanks to all of you for all your hard work and dedication over the last four years.

Organisations that have contributed either directly or with comments on drafts and during consultation are many and varied but two stand out – The Rudgwick Preservation Society and HDC's Planning Team. RPS has a deep understanding of our village's history and its key features and helped us to ensure we built these elements into our plan. The Planning Team at HDC provided much needed guidance on planning law and Neighbourhood Planning process. We thank everyone involved from both organisations for their help and guidance.

Last, but by no means least, I must thank the Rudgwick Village Clerk and, more recently, Assistant Clerk, for all their administrative help, especially during the consultation periods.

I thank you all for your great effort in getting this done.

Ian Maclachlan

Chairman of the Steering Group, 1st September 2020

(Cover Picture: Traditional properties adjacent the Kings Head PH, Church Street)

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1. INTRODUCTION

- 1.1 This is the Rudgwick Neighbourhood Development Plan (RNDP). The RNDP covers the period from 2020-2031 and its period therefore aligns with the Horsham District Planning Framework (HDPF) which was adopted in November 2015.
- 1.2 Rudgwick developed a Parish Plan in 2007 and a Rudgwick Parish Design Statement in 2009. These documents provide a good foundation on which to prepare the RNDP. The RNDP has been prepared by the community through the Rudgwick Neighbourhood Plan Steering Group (SG). The SG has prepared the RNDP to establish a framework for the future of the Parish and to set out how that vision will be realised over the plan period 2020-2031.
- 1.3 The RNDP provides guidance to any interested parties wishing to submit planning applications within the Parish.

The Neighbourhood Plan Area

- 1.4 An application for the designation of the Parish of Rudgwick as a Neighbourhood Area for the purpose of producing a neighbourhood development plan was received by Horsham District Council (HDC) from Rudgwick Parish Council on 18 April 2016. The Parish of Rudgwick was designated as a Neighbourhood area by HDC on 28 June 2016. This enabled Rudgwick Parish Council to initiate the preparation of a Neighbourhood Development Plan in 2016.
- 1.5 The Neighbourhood Area follows the same boundary as Rudgwick Parish, as illustrated in Figure 1, which takes in five adjoining hamlets as well as Rudgwick itself: these are Bucks Green, Cox Green, Rowhook, The Haven, Tisman's Common. Rudgwick is the largest community in the Parish. The village is 6 miles west of Horsham mainly on the north side of the A281 road, and west of the A29 at Roman Gate. It is 6 miles from the A24 and 19 miles from the A3 providing road links via Guildford to the M25, London and the south coast.

The purpose of a Neighbourhood Plan

- 1.6 Once it has been agreed at referendum and 'made', a neighbourhood plan has the same legal status as the Local Plan prepared by the relevant Local Planning Authority (Horsham District Council). At this point it becomes part of the statutory 'development plan' and used in the determination of planning applications.
- 1.7 Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

Structure of this document

- 1.8 The preparation of the RNDP has involved as much of the community as possible and the topic areas covered in this document are considered important to Rudgwick Parish, its residents, businesses and community groups.
- 1.9 Each section of the RNDP covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

How this document has been prepared

- 1.10 The SG has developed the RNDP through engagement with the community. This has included:
 - Public exhibition, public meetings and consultation at the Annual Parish Meetings.
 - A Parish Survey in 2015 to gather opinions, views and concerns.
 - Press releases and Updates on Facebook and Twitter.
 - A dedicated section on the Parish Council Website showing all key documents and meeting notes.
 - Material presented in The Rudgwick Magazine, a free monthly magazine distributed to all the dwellings in the Parish.
 - Consultation meetings with stakeholders.

- Close liaison with Horsham District Council (HDC) throughout the preparation of the RNDP.

1.11 The consultation and engagement process undertaken throughout the preparation of this document is set out in the Consultation Statement which accompanies this document at submission.

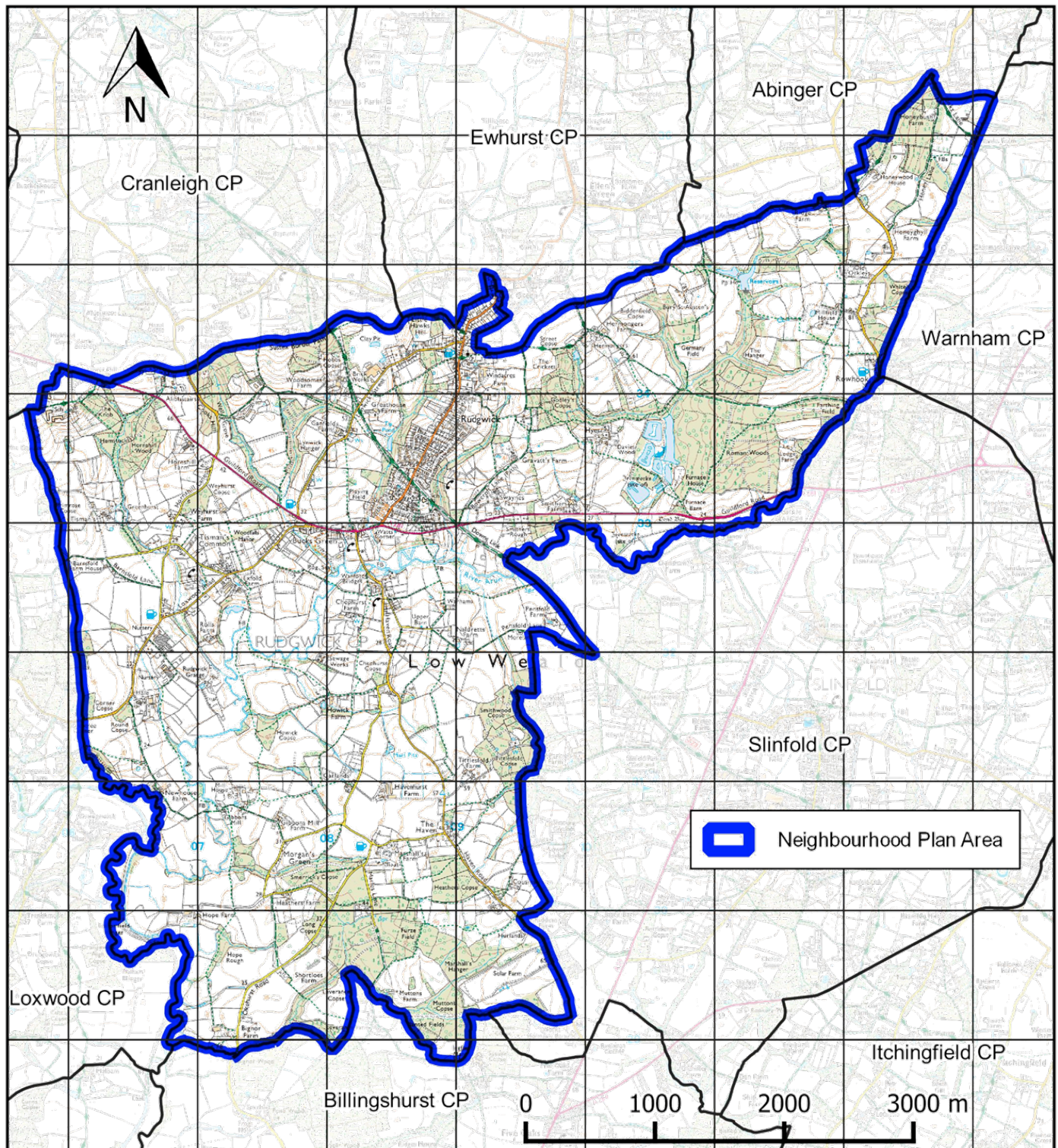


Figure 1 - Rudgwick Neighbourhood Development Plan designated area

Legal & Policy Context

- 1.12 The legal basis for the preparation of neighbourhood plans is provided by the Localism Act 2011, Neighbourhood Planning Regulations 2012, Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990.
- 1.13 These pieces of legislation have enabled local communities to prepare neighbourhood plans but also provide a number of conditions and tests to which the plan must adhere to, to enable it to come into force. The basic conditions that must be met are:
- The policies relate to the development and use of land.
 - The plan must have been prepared by a qualifying body, and relate to an area that has been properly designated for such plan preparation.
 - The plan specifies the period to which it has effect, does not include provision about excluded development and only relates to one Plan Area.
 - The plan **has regard to national policies and advice** contained in guidance issued by the Secretary of State.
 - It contributes to the achievement of sustainable development.
 - It is in **general conformity with the strategic policies contained in the existing development plan** for the area.
 - It does not breach, and is otherwise compatible with EU obligations.
- 1.14 It is important to recognise that the points highlighted in bold above mean that a neighbourhood plan should not be in conflict with existing planning policy and guidance set out at the national level and should seek to accord with district level planning policy. The key documents in this regard are the National Planning Policy Framework 2019 (NPPF) and the Local Development Plan which at the time of writing is the Horsham District Planning Framework 2015 (HDPF).

Horsham District Planning Framework

- 1.15 The primary document in the existing development plan consists of the Horsham District Planning Framework (HDPF) which runs until 2031. This document was adopted in November 2015 and *'is the overarching planning document for Horsham district outside the South Downs National Park'*.
- 1.16 Rudgwick is identified as a Medium Village in the settlement hierarchy as set out in Policy 3 of the adopted HDPF. The plan includes an expectation that emerging neighbourhood plans are required to accommodate their fair proportion of the minimum 1,500 dwellings to be delivered from neighbourhood plans across Horsham in accordance with Policy 15 (4) of the HDPF. However, Horsham District Council and the Parish Council agreed in September 2019 that Horsham District Council would allocate sites as appropriate to meet local housing needs through the local plan review process. As a result, this plan does not seek to allocate land for new residential development.
- 1.17 Horsham District Council are currently preparing a new Local Plan for the district. At the time of writing, this plan has been subject to a Regulation 18 Consultation and Horsham District Council intend to submit the plan for examination in April/May 2021 and aim for adoption of the new Local Plan in April 2022.

Reviewing this plan

- 1.18 The Parish Council constantly review changes to local and national policy and whether these changes will result in the need for a review of this plan.
- 1.19 The adoption of the new Local Plan referred to in the previous section may trigger the need for such a review/update of this plan. Such a review could consist of minor updates to this document and its policies or the addition of small site allocations.

2. RUDGWICK TODAY

- 2.1 This section provides an overview of the Parish as it stands today and has been used to inform the preparation of the plan and its policies.

A brief history

- 2.2 The Parish began as dispersed medieval farmsteads, most of which still exist today, each set in its own land, even though many are now disassociated from the land, and much less isolated. Some first settlers arrived by river (river Arun). The church, and its associated annual Trinity Fair, its neighbouring 17th century shop, and later an 18th century pub, far from being in a central location, were peripheral on the high ground of the Parish and county boundary. Gradually, there arose groups of farms and cottages mainly along the roads such as in Rudgwick itself, in Bucks Green, in Lynwick Street, in The Haven, in Rowhook (partly in Warnham and Slinfold) and in Tisman's Common. The last named owed much of its settlement pattern to the gradual enclosure of its commons and cottages built on the roadside waste (which was not unique to Tisman's), culminating in the Exfold Wood
- 2.3 These processes took many hundreds of years, up to the 19th century, by which time the modern hamlets were recognisable as the forerunners of today, but still very loose-knit, or in the case of Rudgwick, providing the genesis of a linear village.
- 2.4 The arrival of the railway and Rudgwick station changed all that, but very slowly at first. By the Great War, the process of a shift in the centre of gravity from Rudgwick around the church to a new centre around the railway station had begun. However, the joining up of the two Rudgwick clusters did not occur until later, when a clear linear pattern emerged between the wars from Watts Corner to the county boundary (later still to Cox Green, not part of the Parish until the 1990s).
- 2.5 At the same time, a significant number of very large Victorian houses sprang up either next to, or replacing, some of the ancient farms. The first was at remote Hermongers in the east of the Parish. Others followed, for example, Honeywood, Gaskyns, Pallinghurst and Bury St Austen's. Other farmhouses were enlarged, for example Lynwick, Aliblastairs, Rudgwick



Figure 2 - Rudgwick Conservation Area

Grange, Hyes and Swaynes. It is noticeable that this did not happen in The Haven, too far from the station. All were the work of wealthy newcomers, who also built lodges and cottages for their workers. Some of these locations have become clusters akin to hamlets in the present day as even more housing has been squeezed into their former farmyards, for example at Hermongers, Swaynes and Hale. Others such as Pallinghurst, Gaskyns and Honeywood have become institutions, two schools and a care home respectively.

- 2.6 Meanwhile, from the 1920s the motor car began to influence settlement patterns more than the railway, both adding to the already growing Rudgwick village and also giving a new lease of life to Bucks Green. This had little effect in the outlying hamlets away from bus routes but did enable linear growth to join up Tisman's Common to Bucks Green on Loxwood Road, and Cox Green to Rudgwick. A person reading a Parish map in the 1950s could begin to discern a linear pattern from Tisman's church (St John's) to Cox Green, through Bucks Green and Church Street in Rudgwick.
- 2.7 It was not until after 1945 that the last and most far-reaching change to settlement pattern occurred. The process began with new council estates, but soon with new private estates and accompanying population growth. This only affected Rudgwick itself, and only around the newer core dating from the railway era. However, none of these estate roads, in contrast to most villages, extend more than a short distance from Church Street, and do not join up to each other. This has perpetuated the linear morphology of the village and can be partly accounted for by the bounding physical geography of steep sided and wooded hanger valleys, Greathouse Hanger to the west, Gravatts Hanger to the east.
- 2.8 Church Street used to be known simply as Rudgwick Street, or just The Street. Old Rudgwick was at the top end of the street, almost exclusively on the west side, and is now a Conservation Area (Figure 2).
- 2.9 Today, the village of Rudgwick consists of a relatively nucleated, but still linear village, with most of the main services (but no railway station since 1965), a still distinctly separate Bucks Green (with some commercial land use), linear along the A281, Haven Road and Loxwood Road, together with a loose-knit pattern (with minor clusters) in Lynwick Street,

Tisman's Common, The Haven, Rowhook and Cox Green, not forgetting the dispersed farms, some with hamlet-like clusters in the heart of the Parish's countryside.

Population

- 2.10 The 2011 Census confirmed that in 2011 the neighbourhood area had a population of 2,722. However, the age demographic does differ from the District and National picture and this is summarised below:
- The proportion of people aged 85 or over in Rudgwick is similar to Horsham and England.
 - The proportion of people aged 65-84 is slightly higher in Rudgwick (17%) than Horsham (16%) and England (14%).
 - The largest age group in Rudgwick is 45-65; at 33.3% this is higher than the Horsham proportion (29.1%) and substantially higher than the figure for England (25.4%).
 - The proportion of people aged 24-44 is substantially lower in Rudgwick (19%) than both Horsham (23.7%) and England (25.4%).
 - The proportion of people in age groups under 24 in Rudgwick is broadly similar to Horsham and nationally.
- 2.11 The census also highlighted that between 2001-2011 the proportion of people aged 45-84 has undergone a considerable increase and with a slight increase in the 85 and over age group. While this increase does reflect local and national trends it is far more substantial in Rudgwick.
- 2.12 89.9% of Rudgwick residents were born in the UK. This is slightly less than Horsham (92%) but higher than the England average (86.2%). Of the 10% of Rudgwick residents who were born overseas, the majority have lived in the UK for 5 or more years, indicating no recent influx of immigrants.

Infrastructure

Medical

- 2.13 Rudgwick has a purpose-built Medical Centre housing doctors, nurses and dentists. It was built at the location of the old Rudgwick railway station near the centre of the village.
- 2.14 There is a local hospital in Horsham with a minor injuries unit, and another at Crawley, but the principal A & E hospitals are in Guildford (Guildford's is more accessible, by bus with one change, or a car journey of about 40 mins), and Redhill (about an hour distant by road and with no convenient public transport connection).



Figure 3 - Rudgwick Medical Centre

- 2.15 Within the Parish there is one residential care home, and a sheltered housing scheme, and a centre for holistic medicine.

Education

- 2.16 Rudgwick Pre-school is based in the Scout Hut and rated 'Good' by Ofsted (December 2019).
- 2.17 Rudgwick Primary School. A village school is essential for the sustainable well-being of a community. The school has one form entry and around 210 pupils in total. It is currently full but has a catchment area that extends beyond the boundaries of the village.
- 2.18 Pennthorpe is a co-educational independent Prep and Pre-Prep school. It has a 26 acre campus including playing fields and woodland in the heart of Rudgwick village.
- 2.19 Rikkyo School in England is a Japanese boarding primary and secondary school and is the oldest such school in Europe. Teaching is based on the Japanese National Curriculum but

students also follow GCSE Science courses. The School is close to the Surrey county boundary around 2 miles west of Rudgwick village.

Recreation & Community

- 2.20 The Parish has a good range of recreational and community facilities, and many of these are owned/run/managed by the Parish Council. Most notably these include:
- The Bucks Green King George V playing field is well used and supports many different clubs, both senior and junior. At the same site there are tennis courts and the King George V Building provides changing rooms, showers and toilet facilities (but now mostly leased to a business providing role play experience for children up to age 8). There is also a thriving Youth Centre (a converted cricket pavilion) with a full-time youth worker, sponsored by the local CoE Church community.
 - Many indoor activities and meetings can be held in the parish hall (Rudgwick Hall, Bucks Green).
 - The village halls in Bucks Green and Church Street (Jubilee Hall) are used extensively.
 - A smaller King George V playing field is maintained further into the village at Churchmans Meadow where ad hoc games can be played and where there is a children's play area.

- 2.21 The nearest swimming pool for the Parish residents to use is at Cranleigh, some 5 miles distant.

Accessibility / Highway Network

- 2.22 The principal road in the Parish is the A281 which runs broadly east/west through the centre of the Parish connecting Horsham and Guildford. This road abuts the southern end of the village of Rudgwick (at Church Street-B2128) and cuts through the hamlet of Bucks Green. The A281 has a poor accident record and there is only one pedestrian Pelican crossing within the Parish which is located in Bucks Green.
- 2.23 The Parish has an extensive network of Public Rights of Way including the Downs Link long-distance bridleway which provides a

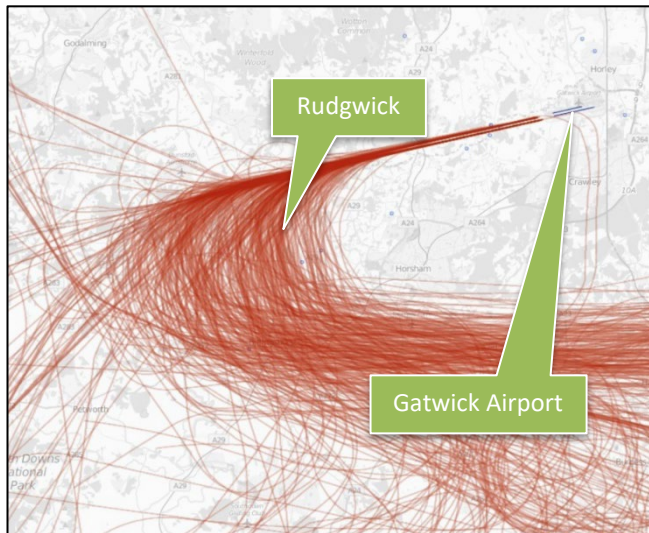


Figure 4 - Rudgwick in relation to Gatwick flight paths (image from cagne.org)

recreational link between the towns and intervening countryside. The Downs Link crosses the A281 east of the built areas and there is no marked crossing for safely crossing the road despite it being a key public right of way. It really needs urgent attention by the highway authority to rectify the poor visibility at a location where motorists, pedestrians, cyclists and horse riders converge. There are no dedicated cycle routes within the Parish.

- 2.24 Church Street which runs north/south through Rudgwick village is part of the B2128 and connects the A281 to Cranleigh via Cox Green.
- 2.25 A bus service (Arriva 63) runs through the village once an hour, connecting with Guildford and Horsham, via Slinfold, Broadbridge Heath

and Cranleigh. There is no Sunday service; Saturday service concludes early; there are very limited connections to Horsham station and none at all to Horsham hospital. It is also noted that despite community links, through shared educational facilities for example, with other nearby settlements such as Billingshurst public transport linking such settlements is minimal or non-existent. There is also a shortage of accessible bus stops in important locations, such as on the south side of the A281.

- 2.26 Gatwick Airport is 11 miles from Rudgwick and almost all of the Parish is impacted by noise from aircraft activity as the Parish lies under the regular flight paths used by Gatwick (see Figure 4).

Traffic

- 2.27 The amount and speed of traffic using the roads within the Parish is of great concern to residents. The increasing volume of small and large vehicles using the A281 and Church Street is considered to be making these routes less safe for non-motorised users, particularly when accessing the various schools and facilities in the Parish.
- 2.28 The Parish Council is currently pro-active in supporting extensive traffic calming measures being promoted via the Parish Council appointed Traffic Calming Working Group.

Figure 5 – A281 as it passes through the parish



Economy

- 2.29 The once flourishing brickworks in Lynwick Street is now being reclaimed for agriculture and its buildings house a successful range of small businesses creating employment including a café and a micro-brewery. Lynwick Street also hosts Canfields Organic Farm & Glamping Site.
- 2.30 Farming is dominated by a large dairy enterprise, R Harrison & Sons, and areas of arable farming in the east and south of the Parish. Horticulture has been a feature of Tisman's Common for well over 100 years. Barnsfold Nurseries is the only firm left but has now grown into a large wholesale business. Also, nearby in the Haven, Prenplants is a family run nursery that grows & delivers peat free perennial plants to the wholesale trade.
- 2.31 Today, the village provides for some day to day/convenience needs of residents but relies on larger settlements such as Horsham, Guildford and Cranleigh to meet specialist requirements and entertainment. There is a convenience supermarket/post office, pharmacy and hairdressers in Church Street.
- 2.32 There are pubs in Rudgwick, Tisman's Common, Bucks Green, The Haven and Rowhook (five in all).
- 2.33 Other non-farm local businesses include Rudgwick Metals off Church Street, and numerous small traders which are mostly, but not exclusively, sited in the Bucks Green employment area.

Figure 6 – Budding enterprises along Lynwick Street including The Milk Churn & Firebird Brewery



3. VISION AND OBJECTIVES

Vision

- 3.1 Using the feedback from our community, a vision has been prepared for the Parish.
- 3.2 This section sets out that vision and is presented in the format of **looking back from 2031** to the start of the plan period.

Character

- The rural look and feel of Rudgwick has been maintained; new development has been in harmony with the historic character of the village and respected the design principles for housing development set out in the Parish Design Statement.
- The Parish has retained its pattern of six separate settlements, each retaining its scale and traditional character.

Heritage

- The Conservation Area and the settings of our listed buildings have been preserved or enhanced.

Open Space & the Environment

- Green and open areas of significant value to the community remain undeveloped and can be enjoyed in perpetuity by all residents.
- All residents have easy and immediate walking access to the countryside via Rudgwick's extensive network of Rights of Way.
- Careful planning has ensured that biodiversity has been greatly enhanced.

Housing

- Housing growth has been at a pace appropriate for the parish, and infrastructure (e.g. schools, roads, utilities, social facilities and local shops) provided to accommodate this growth. In this way, the village has maintained adequate services for all residents and retained its strong sense of community.
- Appropriate homes have been created for first-time occupiers, helping to sustain a healthy age balance in the population. At the same time, elderly 'downsizers' have been able to stay in the village due to there

being homes that meet their needs (such as bungalows).

Economy

- Rudgwick has a thriving community with planned clusters of economic activity providing opportunity for local businesses to flourish.
- Homeworking is common and supported by high-speed internet connectivity.

Education

- Every child in the Parish is able, if they wish, to attend a local school.

Community Facilities

- There are adequate community facilities for all ages and our existing facilities (such as the King George V playing field, Rudgwick Hall and Jubilee Hall) are well maintained and used extensively.

Traffic and Transport

- Residents can get about the Parish and reach our important community facilities safely without needing to use private motor vehicles. Our pavements and footpaths are designed to enable those with limited mobility safe and easy passage.
- Sustainable transport solutions enable residents to travel between our settlements and further afield.
- Through good planning, the amount of traffic on our narrower roads has been reduced.

Plan Objectives

- 3.3 Using the vision set out above, a series of more detailed objectives have been prepared which this plan will seek to secure.
- 3.4 The plan's objectives are:
- 1 To ensure that future development is consistent with the largely rural character of the Parish.
 - 2 To promote a balance of social mix and age distributions within the Parish and maintain and encourage community spirit.
 - 3 To promote good design that is consistent with the character and heritage of the Parish.
 - 4 To promote a vibrant economy consisting of employment 'hubs' which exist in harmony with residential areas.
 - 5 To encourage non-motorised transport and ensure people can access Important Local Facilities in this way.
 - 6 To promote sustainable motorised transport.
 - 7 To reduce traffic and parking issues in the Parish.
 - 8 To ensure the longevity of existing facilities and to look favourably upon further facilities being provided to match emerging sports and leisure needs.
- 3.5 It is noted that some elements of the 'Vision' are not reflected in the plan's 'Objectives'. This is because a neighbourhood plan should not duplicate planning policy or law already in use.
- 3.6 Most notably the 'Objectives' do not address heritage. The vision states that at the end of the plan period the Conservation Area and the settings of our listed buildings have been preserved or enhanced. This is required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and planning policy at the national and local level – there is no need to duplicate such requirements in this plan.

4. PARISH SPATIAL STRATEGY

- 4.1 The Parish of Rudgwick comprises six settlements, namely:
- 4.2 **The Haven** is a large dispersed settlement of mainly old cottages and farms in the south of Rudgwick from Collins Cross to the Slinfold and Billingshurst parish borders, loosely centred around Haven Road and the Blue Ship junctions. It lies south east of the River Arun. It has a dispersed settlement pattern with some loose-knit clustering in the area referred to above, at Morgan's Green, and at Gibbons Mill.
- 4.3 **Rowhook** developed at the corner of three Parishes where Roman Stane Street was crossed at an acute angle by a later road, now Horsham Road/Rowhook Road. Many properties in Rowhook date from the 17th century. Some of those on the ridge are older, notably Lodge Farm, Hermongers Farm and Honeylane Farm, the latter the only jettied house in the Parish. Farms dot the ridge and its south facing slope, which falls towards the A281 and beyond that the River Arun, at the south-eastern boundary of the Parish. In the late nineteenth century gentrification of farms took place, and parkland created, at ridge sites with good views. By the 20th century several more farms had been improved and today are the focus of isolated communities.
- 4.4 **Cox Green**, which is high on the Rudgwick Ridge, is the linear extension of Rudgwick from Dukes Farm by the church to Crouchers on the Baynards corner. Cox Green itself lies at the crossing of the B2128 road from Rudgwick to Cranleigh and two lanes, respectively east to Hermongers and west to Baynards, where Cox Green extends into Surrey.
- 4.5 **Tisman's Common** is another large loose-knit settlement from Woodfalls on Loxwood Road towards Hale in the west. It includes houses, some very old, on the triangle of roads around Exfoldwood's former common, with the Mucky Duck Inn, and the cluster of houses and horticultural businesses in Arundene Lane.
- 4.6 **Bucks Green** developed mainly along Guildford Road (A281) with further growth extending along both Loxwood Road towards Tismans Common, and across the River Arun on Haven Road to the Wanford area around its junction with Naldretts Lane, along which there are several historic farms. This is a linear

community with the best road accessibility in the Parish but suffering considerable noise and traffic problems as a result.

- 4.7 **Rudgwick** is a linear village, with additional houses in linear form along Lynwick Street. The modern village has coalesced around services such as primary school, medical centre and shops in a more nucleated way with small housing estates. All side roads lead off the spine road, Church Street (B2128). The original centre was on high ground around the church which is sited at the northern end, right on the original county and Parish boundary (now adjusted to include Cox Green), also now a Conservation Area. In the late 19th century, the centre began to 'migrate' to the area near the railway station. This closed in 1965, but the change had become irreversible. Shops and services are now better placed for most residents to access these facilities on foot.
- 4.7 Maintaining these distinct settlements is important to local people and the character of the area. Concern has been raised by the community of the gradual development creep and the loss of settlement identity. The overall strategy for the Parish is therefore to maintain our six settlements and seek to prevent settlement coalescence through good design.

RNP1 SPATIAL STRATEGY

- RNP1.1 Proposals for sustainable development will be supported. Outside of defined built up areas (as shown on the Policies Map) new residential development will only be supported on allocated sites or where they would accord with the residential exception policies in the development plan.
- RNP1.2 All development, regardless of its location or whether it is allocated for development, should be designed to:
- maintain the settlement pattern in the parish and avoid the coalescence of the individual settlements.
 - avoid the diminution of a settlement's individual identity and actively respond to its built pattern.

5. RESIDENTIAL DEVELOPMENT

- 5.1 The Horsham District Planning Framework (HDPF) sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park). The HDPF includes provision for 16,000 new homes over the plan period in Policy 15. 1,500 of these homes are to be provided through allocations in Neighbourhood Plans in addition to strategic allocations.
- 5.2 As discussed in Section 1 of this document the Rudgwick neighbourhood development plan does not make any allocations for new residential development. Instead it seeks to guide any residential development that does take place over the plan period to ensure it addresses existing deficiencies in our local housing stock. The Parish Council and the District Council have agreed that new residential development in the neighbourhood area will be considered in the emerging Horsham Local Plan. This decision took account of the District Council's wider engagement with the parish councils which were preparing neighbourhood plans in September 2019.

Market Housing

- 5.3 The NPPF requires local authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The Steering Group commissioned a Housing Needs Assessment¹ in 2017, this document scrutinised the existing housing stock and demand for housing against the existing Horsham District Council evidence² regarding housing mix.
- 5.4 This assessment has flagged that the housing mix requirements in Rudgwick are distinctly different from the rest of the District. Furthermore, the Steering Group has undertaken a detailed analysis³ of development that has occurred in the plan period since 2011 and this reveals an overprovision of larger dwellings and under provision of smaller

dwellings. The RNDP therefore seeks to rectify the existing imbalance that exists within Rudgwick's housing stock to ensure that local provision aligns with the strategic aspirations of the HDPF.

RNP2 HOUSING MIX

- RNP2.1 Proposals for new housing development should deliver homes which address local housing needs in the parish as set out in the Housing Matters Paper and the Housing Needs Analysis. Proposals for the development of 1, 2 or 3-bedroom houses which comply with the spatial strategy of the Plan (Policy RNP1.1) will be particularly supported.
- RNP2.2 (a) Proposals for four-bedroom houses (or larger houses) on developments of less than ten houses should demonstrate the way in which they complement the development of smaller homes on the site and, where appropriate, contribute towards overall development viability.
(b) Proposals for four-bedroom houses (or larger houses) on developments of ten or more houses should be subservient to the overall development of smaller houses and demonstrate the way in which they address the housing needs of the parish.
- RNP2.3 Irrespective of the number and the mix of houses, proposals for new development should respond positively to the established character and density of its immediate locality.

- 5.5 Policy RNP 2.1 comments about the Plan's general support for housing development which would address the housing needs in the parish and deliver smaller houses. Policy RNP 2.2 comments about the Plan's approach towards the development of larger houses. It does so both in relation to sites of less than ten dwellings and for larger sites. The approach in the policy acknowledges that different development sites will present different issues. The policy also identifies the importance of new housing developments respecting the character and the density of its immediate surroundings. The policy approach will need to be considered

¹ South Downs National Park, *Rudgwick Housing Needs Assessment* (July 2017)

² Chilmark Consulting, *Market Housing Mix* (November 2016)

³ Rudgwick Steering Group, *Housing Matters* (May 2020), Section 2

in the round with Policy RNP5 which comments on development densities. That policy provides a degree of flexibility for developments to be supported where the housing mix concerned may result in a density which exceeds that of the homes in the immediate locality of the site concerned. Plainly this will involve a judgement by Horsham District Council on a case-by-case basis.

Affordable Housing

- 5.6 There are currently 119 affordable dwellings in the Parish, all of which are sited within the Rudgwick settlement boundary (BUAB). In terms of tenure, 96 of these are for Affordable Rental whilst 23 are Shared Ownership.
- 5.7 Current policy at the district level seeks 70% of new affordable units to be Social/Affordable Rented and with the remaining 30% being Intermediate/Shared Ownership. This is a ratio of 2.33 to 1. Rudgwick is not an HDC priority area for Rented Affordable Housing to address the Housing Register inter alia due to the poor public transport links to Horsham or Guildford. However, Intermediate Affordable (Shared Ownership) tenures do allow local 'ownership', with an initial reduced equity share in an expensive market.
- 5.8 At the 2011 Census the Shared Ownership household percentage was less than 1%, whilst the Affordable Rent equivalent was in excess of 7%. This 2011 ratio of 8 Affordable Rented tenure to 1 Shared Ownership tenure will, on completion of the Rudgwick Metals site in 2020, have reduced to just over 4 to 1.
- 5.9 The Steering Group have undertaken detailed analysis of the existing situation and considered appropriate ways to further rectify the shortfall in provision of intermediate affordable housing. This analysis is set out in the supporting evidence base⁴.
- 5.10 Policy RNP3 provides guidance on the delivery of affordable housing in the parish. It should be read in association with the District Council's policies in the Horsham District Planning Framework in general (and Policy 16 in particular) and the Planning Obligations Supplementary Planning Document (September 2017).

RNP3 AFFORDABLE HOUSING

RNP3.1 The tenure split and mix of affordable homes on major residential development should provide affordable housing in accordance with local housing needs in the Parish.

⁴ Rudgwick Steering Group, *Housing Matters* (May 2020), Section 2



Figure 7 – Typical period property within the plan area

Homes for everyone

5.11 The Housing Needs Assessment confirms that the proportion of people aged 45-84 has undergone a considerable increase in Rudgwick between 2001 and 2011. There has also been a slight increase in the 85 and over age group. While this increase does reflect local and national trends it is far more substantial in Rudgwick.

5.12 This plan therefore seeks to ensure that new homes are suitable for our population which has a higher proportion of older people. Specific recommendations from the Housing Needs Assessment 2017 include:

- A proportion of the new homes in the Parish should be bungalows.
- Providing homes for the recently retired and/or over 55s to downsize into locally. These should generally be smaller properties although there is demand for 3 bedroom properties.

5.13 Ensuring a property can be adapted to the occupants' changing needs may in the longer term go some way to preventing the identified issues reoccurring. Adaptable homes are not 'special' but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life.

5.14 It is therefore considered appropriate that preferably all new homes built within the Plan Area are built to Requirement M4(2) as defined in the Building Regulations and where extensions are proposed that they try so far as possible to ensure that these works comply with the standards as well. M4(2) ensures that new dwellings incorporate features that make it

potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

5.15 The Parish currently has just one sheltered accommodation offering consisting of 22 units at the northern end of Rudgwick village. This is known as 'Hawkridge' and is run by the Mount Green Housing Association. It has an age eligibility requirement of 55 or over and units are let on a social rent basis. There is no 'open market' sheltered/retirement accommodation in Rudgwick (to buy or rent) which can mean that older people with assets or financial reserves who wish to downsize into sheltered/retirement accommodation (freeing up housing suitable for younger families in the process) have no options within the Parish as they are likely to be ineligible for Hawkridge due to its social rent tenure. This plan therefore seeks to increase the availability of open market sheltered/retirement housing.

RNP4 HOMES FOR OLDER PEOPLE

- RNP4.1 Development proposals should not result in a net loss of bungalows.
- RNP4.2 Development proposals that would increase the number of bungalows and are in accordance with other policies in this plan will be supported.
- RNP4.3 Development proposals for open-market sheltered and retirement accommodation which are in accordance with other policies in this plan will be supported.
- RNP4.4 The development of new homes which achieve Part M4.2 of the Building Regulations will be supported where they otherwise comply with development plan policies.

Development Density

- 5.16 The density of new homes has a drastic impact on the character of the area. It affects the spacing between buildings, the height of buildings and if density is increased can result in an urbanising affect.
- 5.17 Density is typically expressed as dwellings per hectare (dph). The Steering Group have undertaken an assessment of densities across the Parish and have established that within the Parish housing density only occasionally exceeds 20 and on the whole is much less, typically between 5dph and 15dph.
- 5.18 The policy below therefore seeks to ensure that any new development continues to reflect the existing built densities to respect the established built character. The policy should be applied in association with Policy RNP4. The development of bungalows may have an impact on both the layout and the density on the site concerned.

RNP5 HOUSING DENSITY

- RNP5.1 All proposals incorporating new residential units should demonstrate how the scheme reflects the surrounding built density of the immediate locality of the development site.
- RNP5.2 Densities which exceed the existing situation may be permitted where:
- a) The development is within Rudgwick Village Centre, as defined on the Policies Map; or
 - b) The housing mix provided is in accordance with RNP2.

Figure 8 – Rural street scene of Lynwick Street



6. DESIGN

- 6.1 This section sets out clear and simple guidance for the design of all development in the Parish. It is based on the Parish Design Statement (PDS) developed in 2009 which is still part of the adopted Development Plan.
- 6.2 Whilst the PDS is now over ten years old, the document was subject of an independent review⁵ in 2020 which confirmed that despite reference to national and local policy documents that are no longer in use, the document is in conformity with the NPPF and therefore still appropriate for use. In addition, the character of the Parish has not changed in this period and it is still considered a robust document on which to base this section.
- 6.3 It should be noted that this plan does not change the status of the PDS. The PDS still forms part of the Development Plan for the area as a Supplementary Planning Documents and should be used in the determination of planning applications accordingly.

Materials

- 6.4 The details of a building's frontage can turn an ordinary house into something altogether more pleasing. On an older building many features assist in dating it and enable a series of additions from different periods to blend into an attractive whole. A key feature that contributes towards this is the materials used.
- 6.5 New buildings should be of a high quality to protect and enhance the distinctive character of Rudgwick. The choice of materials used are crucial in achieving this. Rudgwick has a distinct material palette which defines its character. Brick, tile hanging, and barn style cladding and clapboard are the materials most commonly found which work successfully in creating a sense of place. New buildings should therefore use these materials which have previously been used in the locality. There are some timber-framed buildings in the parish. This is a building style which is difficult to achieve with modern building materials. Where such building techniques are proposed the development should be of the highest quality

and take account of local traditions and detailing. Advice should be taken from the District Council and/or specialist organisations with experience of the development of such buildings.

RNP6 MATERIALS

- RNP6.1 Development should utilise materials that reflect the common building styles across the Parish. This means that:
- a) Brick should be the main building material complemented by tile-hanging on the upper floor where appropriate. Barn style cladding or clapboard is an acceptable alternative to tile hanging in Rudgwick.
 - b) New or reclaimed brickwork should match existing frontages.
 - c) Tiles should be used as roofing material whether traditional handmade or modern.

⁵ Note prepared by Squires Planning

Architectural Detailing

- 6.6 We are keen to ensure that new buildings are not a modern replicas of the existing building stock. That said, we are keen to see architectural details common to the area included in new buildings. Such detailing complements surrounding properties and sit well in the overall street scene. A variety of complementary built styles is welcomed to avoid rows of identical houses.
- 6.7 There are many ways in which historical styles may be reflected in modern form, including variety of roofline and height. Equally, there may occasionally be opportunities for architecture which succeeds in blending the old with contemporary style without detracting from neighbouring structures or the landscape. As in all villages, Rudgwick has acquired its share of buildings which are poorly designed, so it is important that henceforth we build to a high standard. Policy RNP7.2 recognises that not all works to existing dwellings will need planning permission. Nevertheless, where this is the case the Plan would encourage property owners to ensure that the form and detailing of the works concerned respects the character, appearance and architectural format of the building concerned. The policy does not affect the requirements for certain works to listed buildings to need separate listed building consent.

RNP7 ARCHITECTURAL STYLE

- RNP7.1 New development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details which may include:
- a) Rooflines with hipped, half hipped with gablets and catslides.
 - b) Chimneys as centrally located ridge stacks and end of gable stacks.
 - c) Sash windows
 - d) Timber fielded panel or more simple plank doors
- However, proposals that apply such details as a poorly integrated part of the overall design, will not be considered to have achieved a high quality of design and, therefore, will not be supported.
- RNP7.2 Insofar as planning permission is required works to existing buildings (including styles of windows, doors and porches) should match originals wherever practicable, and ensure that any extension to the frontage of the building is in keeping with its existing architecture and design.

Built Scale

- 6.8 Rudgwick currently has very limited development consisting of more than two-storeys. This smaller scale of development helps to reinforce the rural character of the area.
- 6.9 However, it is noted that relatively recent development has occurred at the very heart of Rudgwick village which is taller than two storeys. This comprises Martlet Court and flats in The Sidings which are in part above two of the retail units in the village centre (pharmacy & hairdresser).
- 6.10 Whilst this development is not considered to be in-keeping with the rural character of the parish it is now part of the Parishes built environment and one that cannot be ignored.
- 6.11 Policy RNP8 addresses the wider range of scale, layout, massing and site efficiency issues as set out in paragraph 127 of the NPPF together with the local tradition of the development of two storey buildings. Policy RNP8.1 identifies a series of circumstances where taller buildings would be considered. Policy RNP8.2 identifies that in all circumstances new buildings should respect the character and appearance of the surrounding built and natural environment.



Figure 9 – Recent high-density development on Church Street in the village centre

RNP8 DEVELOPMENT HEIGHT

- RNP8.1 New developments should reflect the local tradition and be of two storeys in height.
- Development proposals of more than two storeys in height will be supported where they:
- a) provide an appropriate relationship with existing built development in the local area; or
 - b) are informed by the character and topography of the site and respond positively to their relationship with the site and with other buildings on the site; or
 - c) bring a distinct character to the development by providing variation in form and establishing focal points; or
 - d) are located within Rudgwick Village Centre.
- RNP8.2 Irrespective of their location, the scale and massing of new developments should respect the character and appearance of the surrounding built and natural environment.

Street Scene

- 6.12 All our buildings, whether in the more built-up or rural areas of the Parish are part of the rural street scene.
- 6.13 The street scene plays a vital role in maintaining and enhancing the rural character of Rudgwick and its sense of place that our community wishes to retain.
- 6.14 The street scene is characterised by native hedges which are more appropriately rural, with elements of low-level fencing or brick walls also being traditional particularly for cottages. Panels or close boarded fences, although acceptable for boundaries with neighbours are not suitable for frontage boundaries or other boundaries facing the public highway. Verges, landscaping, natural boundary treatments, deep frontages and continuous building lines are common which add to the sense of place, rural historic character and attractiveness of the street scene. Loss of these to hardstanding or buildings would erode the spacious rural character of Rudgwick's street scene. It is therefore necessary to set out the parameters for maintaining and enhancing Rudgwick's valued street scene.
- 6.15 Paved hardstanding may pose a flood risk during heavy rains. Paved surfaces tend to collect pollutants which will run off into the drains and eventually into our watercourses and simultaneously prevent rainwater from seeping back into the underground aquifers. The policy therefore requires minimising run off within the streets scene through a number of solutions that also maintain the green rural character of the street scene.
- 6.16 Overall, this policy therefore seeks to ensure that new development makes a positive contribution to the rural street scene.

RNP9 STREET SCENE

- RNP9.1 New buildings should be placed to form consistent building lines along streets.
- RNP9.2 All paths, vehicular routes and parking areas should actively minimise surface runoff from the site. The use of the following measures will be particularly supported:
- The incorporation of sustainable solutions, such as the use of porous or permeable materials.
 - The application of paving materials only to the line of wheel tracks.
 - The incorporation of integrated soft landscaping to soften the appearance of the area, including tree planting where appropriate.
- RNP9.3 As appropriate to their scale, nature and location, proposals for residential, employment and commercial development, of one or more units or which involve a change of use to such uses should establish traditional boundary features as appropriate to the site concerned and from the following schedule:
- a low native hedge, or
 - a low brick wall (no higher than 1m), or
 - a palisade wooden fence (no higher than 1m), or
 - a Sussex-style oak cleft and rail.
- RNP9.4 Development proposals which incorporate the provision of new or improved vehicular and/or pedestrian access should be in keeping with the property and the surrounding street scene. Materials used in the construction of driveways or entrances should actively respond to the predominant material in the locality.
- RNP9.5 Development proposals for the lighting of residential and commercial driveways should be low-level and downward facing. Any street lighting associated with new development should be in-keeping with the rural context of the parish.

7. LOCAL ECONOMY

- 7.1 Rudgwick is a rural parish with its working population mainly commuting out of area, (2011 census: 2722 population, estimated 1878 economically active, 1086 households), approx. 72% of whom travel over 6 miles to work. There are approx. 100 active businesses within the parish boundary, with many other company listings which relate to people working from home (estimates give the population working from home as 20%) or are dormant. This plan seeks to support these businesses to enable them to grow without causing unnecessary disturbance to the residential population.
- 7.2 There is also a shortage of commercial space across the District which could pose a threat to the local economy. Should the availability of commercial floorspace be further eroded the impact within the plan area could be substantial. There are four main business areas which provide significant employment in the Parish. They are:
- The Old Brickworks in Lynwick Street with 25 companies listed.
 - Bucks Green along the A281 which hosts a small concentration of businesses in between Haven Road and Loxwood Road.
 - The Rudgwick Metals Site which includes several B1 and B2 units.
 - Ridge Farm which hosts a range of businesses within the former farm buildings.
- 7.3 This plan retains these areas as Parish Employment Areas to provide a local source of work for local people and help to protect our local economy. Whilst these areas already exist, there is however a need for some limitations to ensure that commercial activity does not become harmful to our rural context or existing 'quiet' commercial uses and residential development. The third part of the policy comments about proposals for home working or start-up businesses. It acknowledges that proposals for home working will not always require planning permission. Where permission is required this part of the policy identifies a series of matters which development proposals should address. In general terms such proposals should be capable of being incorporated sensitively within existing residential areas.

RNP10 LOCAL ECONOMY

- RNP10.1 Parish Employment Areas, as designated on the Policies Map, are safeguarded for employment generating uses. Development proposals within these areas should:
- a) provide new or replacement high quality employment floorspace, and
 - b) not result in unacceptable noise or disturbance for nearby properties (such as residential, or quieter commercial uses such as offices).
 - c) Not result in a reduction in the net employment floor space.
- RNP10.2 The loss of employment floor space in the Plan Area will only be supported when the floorspace has been vacant and marketed for its current use for at least 6 months and demonstrated to be surplus to requirement.
- RNP10.3 Insofar as planning permission is required proposals for working from home or start-up businesses will be supported where they do not result in an unacceptable impact on the amenity of adjoining properties, the character of the immediate locality and the heritage significance of the property concerned.

Telecommunications

- 7.4 Access to the Internet is vital in today's world. It is not only how much of our entertainment is provided to our homes but also how businesses communicate and operate, and how householders bank and shop. In the future, new technologies such as driverless vehicles are also expected to rely to some degree on internet connectivity.
- 7.5 Presently, Fibre to the Cabinet (FTTC) is available to much of the Parish but this is heavily reliant on existing telephone land lines. This can, theoretically, supply bandwidths of between 36 to 57 megabytes per second but, much of the Parish can only access much slower speeds. Increasing broadband speeds across the Parish will, it is hoped, not only provide greater reliability for residential properties but also increase the attractiveness of working in the Parish, either from homes or office space.
- 7.6 There are several approaches that could be taken to improve internet connectivity and speeds ranging from Fibre to the Premises (FTTP) or improving and utilising the 4G/5G mobile phone network to provide internet connectivity. The latter is increasingly common in rural areas where a single phone mast can deliver speeds of over 100MB/s to many properties wirelessly.
- 7.7 This plan therefore provides policy support for new/improved telecommunication infrastructure to facilitate both improved mobile phone coverage and faster internet access for all.

RNP11 TELECOMMUNICATIONS

- RNP11.1 Development proposals for the provision of telecommunication infrastructure (including fibre broadband and the mobile phone network) will be supported where they do not have an unacceptable impact on residential amenity, biodiversity or heritage assets and where they would not result in the loss of trees and hedgerows.

8. INFRASTRUCTURE

8.1 Appropriate and well-functioning infrastructure is essential to support the lives and wellbeing of our community. Infrastructure includes a range of things including, but not limited to:

- Water Supply
- Energy Supply
- Foul and Rain water disposal
- Roads, Travel and Transport
- Telecommunications
- Social Facilities
- Healthcare facilities

8.2 Some of these are already under a great deal of pressure locally and it is important that the capacity of our infrastructure is increased in line with any new development that takes place. However, the provision of utilities, drainage and other essential infrastructure fall outside of the scope of this plan; either because is it dealt with at the district/national level by the planning system or by other legislation.

8.3 This plan therefore seeks to promote certain elements of infrastructure that it can have a meaningful impact on, over the plan period.

Figure 10 – A beautiful recreational woodland walk in the parish





Figure 11 – The B2128 through the Village Centre which benefits from good pavements, unlike other areas.

Accessibility

- 8.4 Rudgwick and Bucks Green have an hourly bus service which runs to and from Guildford and Horsham via Cranleigh. Not all residents live within 400m of a bus stop. The service ends early evening, thus later evening visits to Horsham and elsewhere are only possible by car. On Saturdays the service finishes earlier and there is no service at all on Sundays.
- 8.5 There are two convenient railway stations, one in Horsham the other in Billingshurst. Billingshurst is the nearest medium sized settlement to Rudgwick (in Horsham District) however, there is no connecting bus service to and from Rudgwick.
- 8.6 Housing development over the past 20 years has increased traffic movements throughout the parish not only within the BUABs of Rudgwick and Bucks Green, but on the A281.
- 8.7 There are two schools in the central area of Rudgwick, Pennthorpe, a private “Prep and Pre-Prep” school and Rudgwick Primary, a state school.
- 8.8 Rudgwick Primary, through reputation attracts many pupils from outside the village, many from neighbouring Surrey. Both schools are situated close together at the bottom of the B2128 near the junction with the A281. Twice a day in term time traffic to these two schools is particularly heavy with significant queues to get on and off the A281. Pupils attending the Weald secondary school in Billingshurst are picked up by bus each morning and evening with a main pick-up and drop-off point outside Pennthorpe School; the Arriva bus to Cranleigh also stops outside Pennthorpe School. Both vehicles add to the morning and afternoon congestion making crossing the road hazardous.
- 8.9 There is currently no controlled crossing point for either school. There are also no dedicated cycle paths within the Parish, other than the Downs Link, which serves a purely recreational purpose.
- 8.10 Parking for the shops is also a problem at certain times of the day although there is a small car park (8 spaces) adjacent to the Co-Op. This and spaces outside the shop are often full resulting in double parking and parking on yellow lines. An additional car park serving the shops and school will be required to fulfil future needs. BT has a building with a large car park opposite the shops and close to the school which would serve this purpose if it could be purchased, or some other arrangement made with the company.
- 8.11 An improved bus service would also be of benefit, perhaps including a link to Billingshurst railway station. Policy RNP 12.1 reinforces the importance of a series of important local



Figure 12 – New playground in Churchman's Meadow.

facilities in the parish. It sets out the importance of major new developments providing safe, attractive and convenient access to the local footpath network. Once this is achieved it will assist significantly in facilitating pedestrian access to these facilities both in the immediate locality of the site and more generally in the Rudgwick/Bucks Green built up area.

RNP12 ACCESSIBILITY

RNP12.1 The Plan identifies the following local facilities as Important Local Facilities:

- a) King George V Playing Field (Bucks Green)
- b) Rudgwick Hall
- c) Jubilee Hall
- d) Parade of shops in Rudgwick.
- e) Rudgwick Primary School
- f) Holy Trinity Church
- g) Rudgwick Chapel
- h) Pennthorpe School
- i) Rudgwick Medical Centre
- j) Scout Hut/Pre-School

The layout and arrangement of proposals for major development should be designed to facilitate safe and convenient access to the local footpath network.

RNP12.2 Proposals which will result in improved pedestrian/road safety on our highway network will be supported.

New Non-Motorised Routes

- 8.12 There is currently no off-road provision for cyclists apart from the use of existing bridleways and the Downs Link. Both the A281 and the B2128 are increasingly busy roads and not considered particularly safe for cyclists. We are also keen to see our network of paths and bridleways grow.

RNP13 NEW NON-MOTORISED ROUTES

RNP13.1 Development proposals which incorporate new or improved non-motorised routes through the parish will be supported, particularly where they provide greater accessibility to the Important Local Facilities, as defined on the Policies Map.

RNP13.2 Proposals for new non-motorised routes will be supported where:

- a) they will not have a significant impact on residential amenity or landscape character or heritage assets.
- b) They incorporate safe crossings with existing roads and other routes.
- c) The route is secured in perpetuity via a planning obligation or is adopted as part of the public rights of way network.

Sports Facilities

- 8.13 The Parish of Rudgwick has a reasonable number of sports and recreation areas, the main one being the King George V playing fields in Bucks Green. The space we have is well used and serves an important role in the community life of our village, allowing our adults and children to enjoy healthy and leisurely pursuits.
- 8.14 We wish to not only protect these for future generations, but to improve our recreation areas, where appropriate, to ensure that our village offers sport and healthy living for all ages within our village boundaries; moreover, they should be accessible and suitable for modern day use. This endeavour would support our active sports clubs which include Rudgwick Tennis Club, Rudgwick Football Club, Rudgwick Cricket Club and Rudgwick Netball Club.
- 8.15 In summary, the sports clubs of Rudgwick are thriving, but quite simply do not have space to expand further. In a perfect world it would be convenient to have a local Multi Use Games Area (MUGA), so that all clubs could use it for training and matches all year round. This would have the added benefit to include Rudgwick Netball Club, so they could host home matches in their own village of Rudgwick. Unfortunately, this may only prove feasible by securing community use of any proposals to enhance local school facilities.
- 8.16 Rudgwick Netball Club, despite not having a home venue in Rudgwick holds the Guinness World record having played Netball for 90 hours in a continuous match. Further recreational facilities in Rudgwick include a skate park (needing replacement), three child play areas, a Scout Hut & two village halls.

RNP14 SPORTS FACILITIES

- RNP14.1 New and improved sport and recreation facilities will be supported where they:
- a) demonstrate that they are economically sustainable given the rural nature of the Parish and the accessibility of extensive facilities in nearby Horsham, Broadbridge Heath and Cranleigh.
 - b) will not result in unacceptable impacts on residential amenity, the highway network, or our rural character.
 - c) incorporate landscaping proposals appropriate to the scale, nature and location of the development to mitigate any harm to the wider natural environment.

Allotments

- 8.17 Given the rural nature of the Parish, allotments can facilitate the ongoing appreciation of nature and horticulture. The Parish currently does not have access to allotments following closure of a cross-border scheme in Surrey. Proposals which would provide allotments within the Parish are supported. The long-term management and maintenance of any new allotments will be an important consideration. A management plan or a similar strategy should be prepared in consultation with the Parish Council as proposals for new allotments are worked up. Thereafter they should be included with the details of the eventual planning application.

RNP15 ALLOTMENTS

- RNP15.1 Development proposals for new allotment site(s) will be supported provided that:
- a) Off-street (cycle and vehicle) parking is provided so that no parking on the public highway is required.
 - b) It does not result in an unacceptable impact on residential amenity.

9. GREEN INFRASTRUCTURE

9.1 Rudgwick has several designated open spaces, and other informal areas, together with such spaces in the control of schools which are used by the public under strictly controlled conditions. Rudgwick has no Open Access land (right to roam). Rudgwick has no nature reserves, or other areas of special conservation such as Sites of Special Scientific Importance.

9.2 Horsham District Council adopted their Green Space Strategy 2013 - 2023⁶ in 2013. Its purpose is to inform all interested parties of the value of green space and green street scenes and the standards we aspire to in the Horsham District. The strategy focuses on publicly accessible areas which are owned and maintained by Horsham District Council but its aims and strategy apply equally well to all open spaces. The Parish Council, and this plan, support the Green Space Strategy, and any subsequent revisions/updates, and are actively seeking to deliver its aspirations.

9.3 The Green Space Strategy confirms that:

“Great parks, countryside and green street scenes make for a better quality of life. A network of well-designed and cared for open spaces adds to the character of places where we want to live, work, play and visit. Green spaces also provide the vital green infrastructure that enables us to deal with floods or mitigate and adapt to climate change whilst providing wildlife habitats, amenity value, recreational value, sporting facilities and beautiful parks.”

9.4 This plan therefore seeks to ensure that our important green spaces are afforded the protection they deserve and need for the benefit of all.

Local Green Space

9.5 The NPPF makes it clear that the identification of green areas for special protection and the designation of such areas as Local Green Spaces is an important part of the planning process.

9.6 As part of the RNDP preparation process a review of our local spaces was undertaken⁷ to see whether any of these spaces meet the policy tests to be designated as Local Green Space. Twenty-three spaces were considered, and it was concluded that seven spaces meet the test to be formally designated as Local Green Space. The Steering Group and Parish Council, having reviewed the report agree with its conclusions.

9.7 Accordingly, this plan designates Local Green Space in policy RNP16.

RNP16 LOCAL GREEN SPACE

RNP16.1 The following areas, as identified on the Policies Map, are designated as Local Green Space:

- a) King George V Playing Fields – *principally for its recreational value to the local community.*
- b) Churchmans Meadow – *principally for its recreational value to the local community.*
- c) Land at Foxholes Woods – *principally for its recreation, tranquillity and potential wildlife value.*
- d) Summerfold Open Space – *principally for its recreational and possible biodiversity/wildlife value.*
- e) Church Street (east side) in Conservation Area Wide Verge – *principally for its recreational and historical value*
- f) Haven Road and Naldretts Lane open spaces – *principally for its recreational value.*

RNP16.2 Development proposals within the designated local green spaces will only be supported in very special circumstances.

⁶ Horsham District Council, *Green Space Strategy 2013-2023* (November 2013)

⁷ South Downs National Park, *Local Green Spaces Assessment* (April 2020)



Figure 13 – Community buildings at King George V field, one of the Local Green Spaces (part of building now leased to a local enterprise)

Green Infrastructure & Trees

- 9.8 Trees play an invaluable role in terms of the natural environment and ecosystem, air quality, adapting to and mitigating climate change and contributing to the quality of life within the Plan Area. They are a fundamental part of our green infrastructure.
- 9.9 In positively planning for new development we want to ensure that our trees remain unaffected and that the number of trees we have are not reduced, but preferably increased, as a result of development coming forward.

RNP17 GREEN INFRASTRUCTURE & TREES

- RNP17.1 Development that enhances Rudgwick's Green Infrastructure will be positively supported. In doing so, development should not result in the net loss of existing trees or hedges.
- RNP17.2 Development proposals which involve the loss of existing trees should incorporate proposals for their replacement to an identical environmental value either within the site itself or elsewhere within the immediate locality. Any replacement trees should reflect the scale and nature of the trees to be lost and, as a minimum, conform to British Standard BS 3936-1/Standard 10-12cm girth.

10. POLICIES MAP

10.1 The Policies Map shows allocations and designations arising from policies contained in this plan.

10.2 It should be noted that the Policies Map only illustrates allocations and designations contained within the RNDP and not those arising at the national or local (HDC) level (*apart from defined built-up areas*). This is to ensure that these maps do not readily become out of date as a result of other documents and policies changing over the lifetime of this plan. This policy map illustrates the policies within the plan which have designations

- Settlements in the Parish
- 1 - The Haven

2 - Rowhook

3 - Cox Green

4 - Tisman's Common

5 - Bucks Green

6 - Rudgwick
- ▭

Built-up areas (RNP1)
- ▭

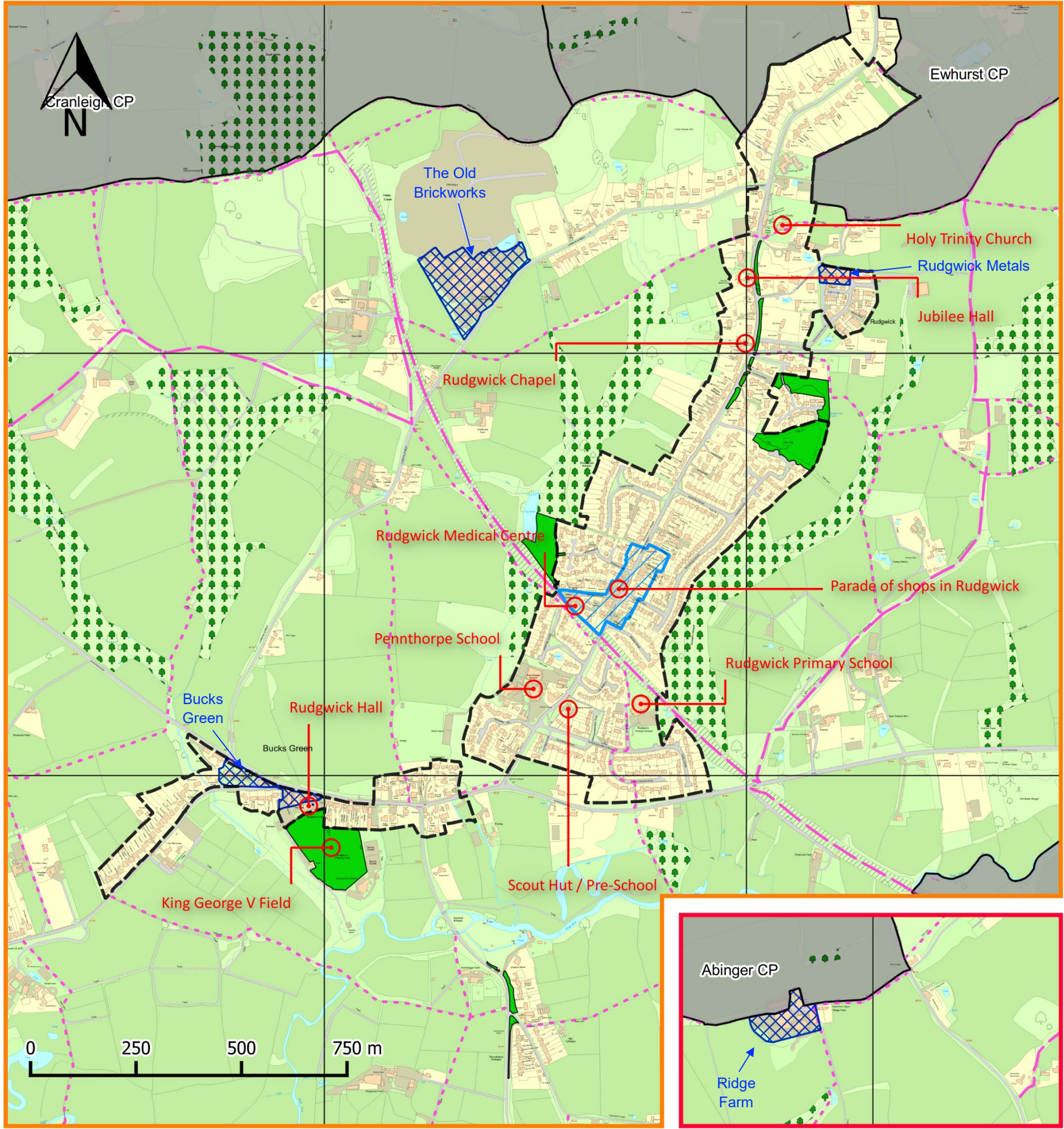
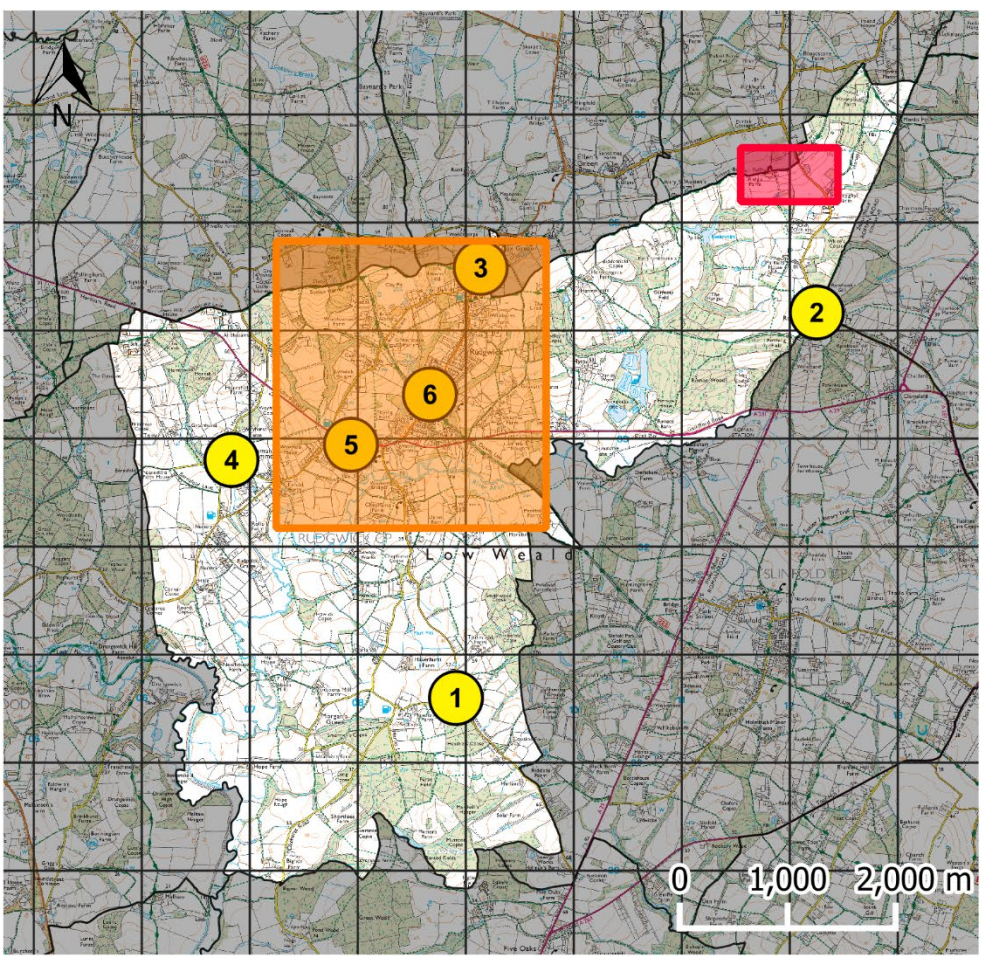
Village Centre (RNP5 & RNP8)
- ▭

Parish Employment Area (RNP10)
- ⊙

Important Local Facilities (RNP12)
- Local Green Space (RNP16)
- Bridleway
- - -

Footpath
- +

Restricted Byway
- Ancient Woodland



11. SUPPORTING DOCUMENTS

- 11.1 This Regulation 14 plan is supported by the following documents which are available to download from Rudgwick Parish Council's website (www.rudgwick-pc.org.uk):
1. Local Green Spaces Assessment (April 2020) *prepared by South Downs National Park.*
 2. Community Matters (August 2020) *prepared by the Rudgwick Neighbourhood Plan Steering Group.*
 3. Housing Matters (August 2020) *prepared by the Rudgwick Neighbourhood Plan Steering Group.*
 4. Rudgwick Parish Design Statement (2009) *prepared by Parish Design Statement Steering Group.*
 5. Review of Rudgwick Parish Design Statement (2009) and conformity with current national and local planning policy & guidance (2020) *prepared by Squires Planning.*
 6. Consultation Statement (August 2020) *prepared by the Rudgwick Neighbourhood Plan Steering Group & Squires Planning*
 7. Basic Conditions Statement (August 2020) *prepared by Squires Planning.*

12. ABBREVIATIONS & GLOSSARY

Affordable Housing	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions set out in national policy. See https://www.gov.uk/government/publications/national-planning-policy-framework--2
BUAB	Built Up Area Boundary as defined in the Development Plan by Horsham District Council.
DpH	Dwellings per Hectare
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
HDC	Horsham District Council
HDPF	Horsham District Planning Framework
Major development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
MUGA	A Multi Use Games Area is an outdoor area for various types of sports games, such as football, basketball or tennis. MUGAs are often referred to as Astro-Turf pitches or similar.
NPPF	National Planning Policy Framework dated February 2019.
Older people	People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Retirement living or sheltered housing. This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

RNDP	Rudgwick Neighbourhood Development Plan
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SG	Rudgwick Neighbourhood Plan Steering Group – the group of volunteers who prepared this plan and its associated documents.
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