

Rusper Neighbourhood Plan Site Assessments		
Submitted sites or sites shown as potentially deliverable in HDC Housing SHELAA 2018.		
Site Reference	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
NP Ref.	RNP2019-6	RNP2019-17
Address	Rusper Glebe, High Street, Rusper, RH12 4PX.	Area to the west of Ifield Brook through to Faygate
Description	Housing with approximately 12 dwellings.	Homes England proposal for approximately 10,000 dwellings.
SHELAA Ref.	SA080	SA-101, SA-095, SA-295, SA-341 and SA-666 cover most of the area identified.
Site Location	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Size of Site	0.47 hectares	Approx. 750 hectares
Potential Number of dwellings (units per ha)	Approx 12 units	Approx 10,000 units
Deliverability – landowner willing to release the site	Yes	Partly
Context	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Current Use	Agricultural grazing	Mostly agricultural and ancient woodland.
Previous Uses	Agricultural grazing	Mostly agricultural and ancient woodland.
Surrounding Land Uses	Agricultural and limited housing.	Agricultural and limited housing.
Site Boundary	Hedgerow with mature trees in a conservation area.	Varied, mostly hedgerow, woodland and streams.
General Character – open countryside/edge of settlement/urban	The site is a rural agricultural setting outside of the main village settlement and build up boundaries. It is within the conservation area for the village.	Open countryside.
Topography - flat/sloping or undulating/steep gradient	Flat area with hedgerow.	Undulating.
Within BUBA	No	No
Adjacent to BUBA	Yes	No
Outside BUBA	Yes	Yes
Housing	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Able to accommodate affordable housing	Yes	Yes
Able to provide a range of housing types, sizes and tenures	Yes	Yes
Community Facilities and Access to Services*	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Distance to schools (primary)	0.2 miles	

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Distance to schools (secondary)	5.5 miles	
Distance to local shop(s)	0.2 miles	
Distance to Pub	0.1 miles	
Distance health facilities (doctors surgery)	3.1 miles	
Distance to community facilities (Village Hall)	0.2 miles	
Distance to local recreation facilities (MUGA/Recreation Ground)	Next door	
Opportunity to provide open space/ recreation/ community facility	Yes	
Biodiversity	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
European designation - SAC/SPA/RAMSAR	No	No
National designation - Site of Special Scientific Interest (SSSI)	No	No
Local designation - SNCI/LNR	No	No
Veteran Trees	Yes	Yes
Ancient woodland	No	Yes
Tree Preservation Order (within site/ boundary)	Yes, as part of conservation area.	Yes.
Record of protected species/habitats	None known	See Bio-Diversity report
Opportunity to enhance biodiversity and Green Infrastructure	No	No
Landscapes	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Within SDNP	No	No
Adjacent to SDNP	No	No
Views into site (wide/framed/screened/long/short)	None significant	Significant views across the site from along the River Mole and Ifield Brook.
Views out of the site (wide/framed/screened/long/short)	Yes, limited views to the north across the sports field.	None significant.

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Inter village gap	This would significantly extend the village boundary into open countryside to the North of the village..	This would significantly extend the effective boundary of Crawley all the way to Lambs Green and Faygate leading to major coalescence of settlement areas.
Relationship to designated local green space	This is next to the village sports ground and part of the conservation area of the village.	This would destroy the undesignated Ifield Conservation Area..
Opportunity to enhance landscape	No	No
Heritage	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Impact on Listed Building and its setting	Yes, Grade 1 listed Church next to site.	Minimal impact on nearby Grade 2 listed St Margaret's Church..
Is the site located in/adjacent to the Conservation Area	Yes	Yes. The Ifield Conservation Area is in the centre of this proposed development.
Impact on locally listed building	Yes, Grade 1 listed Church next to site and Grade 2 listed building opposite.	Minimal impact on nearby listed buildings.
Impact on Scheduled Ancient Monument	None	Yes, this site would completely surround the Medieval moated site at Ifield Court.
Impact on Locally Listed Heritage Assets	Grade 1 listed Church.	No.
Other archaeological interest present	None	None
Opportunity to enhance heritage assets	None	None
Transport	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Distance to public transport (minimum hourly service)	2.7 miles	
Access to highway	Limited access onto unclassified country lane.	
Site generate significant additional traffic/congestion	Current growing traffic along High Street would cause a problem for access to this site.	
Pedestrian access	Access to limited village facilities, but no regular bus service for main services.	
Public rights of way present	No	
Access by bike	Cycling along the undesignated country lanes is dangerous.	
Economic Development	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Distance to employment sites	Horsham – 4.6 miles, Gatwick 8.4 miles, Crawley 5.5 miles	

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Loss of employment site	No	
Opportunity for employment	No	
Flooding	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Within Flood zone 1 (low risk)	Yes	Yes
Flood zone 2 (medium risk)	No	Yes
Flood zone 3 (highest risk)	No	Yes
Surface water flooding issues	None known	Significant surface water flooding occurs in this area, especially between Ifield Brook and River Mole.
Environmental Quality	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Water quality issues	No	
Air quality issues	No	
Any local noise issues	No	
Agricultural land classification	Grade 3	
Contaminated Land (usually applies to brownfield sites)	No	
Other	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)
Viability	Yes	
Waste and Minerals	No	
Summary	Site 6 – Rusper Glebe	Site 17 – West of Ifield (Homes England)

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Summary recommendation for Rusper Neighbourhood Plan inclusion or exclusion.	This is a green field site and fails virtually all sustainability issues. It is on an undesignated country lane outside of the built up area on land currently designated as agricultural and used for grazing. It is more than 2.7 miles from the nearest regular bus service along country lanes with no footpaths. There are no services to the site and provision of main drainage would be a significant issue. There is no identified need from the Housing Needs Assessment for this development. This site has been identified as a potential site for future improvements to the sports and social provision for the village. It was designated as “Sites considered developable 6-10 years” in the HDC 2016 SHELAA report, but this did not consider the need for community facilities.	This is a green field site and fails virtually all sustainability issues. It is across a wide range of wildlife habitats and would impact existing wildlife corridors. There would be a significant loss of bio-diversity especially along Ifield Brook and the River Mole. This area is identified in the emerging Neighbourhood Plan as an important gap to separate Lambs Green and Faygate from Crawley and more importantly to avoid the convergence of Crawley and Horsham. There is no identified need from the Housing Needs Assessment for this development. The recent HDC SHELAA 2018, identified this area as “Not Currently Developable” and Crawley Borough Council have already raised objections to the proposal. Much of the area between Ifield Brook and the River Mole is a flood zone and development here would seriously impact flood risk further upstream on the River Mole. Ifield Golf Course is an important local amenity: loss of this sport and recreation facility would be contrary to HDPF policy 43.
Estimated number of deliverable houses	0	0
Estimated number of potentially deliverable houses	0	0
Estimated number of non-deliverable houses	12	0
Total number of already approved houses		
Total number of potentially deliverable houses		
Total number of non-deliverable houses		

Additional note:

Rusper Neighbourhood Plan Site Assessment

Site 6 Rusper Glebe

NP Ref.	RNP2019-6
Address	Rusper Glebe, High Street, Rusper, RH12 4PX.
Site Area (Ha)	0.47 hectares
SHELAA Ref.	SA080
Description	Housing with approximately 12 dwellings.
Site Capacity	Approx 12 units
Planning History	None
Infrastructure	Site is a green field development with no existing infrastructure. Gas is not available in the area and this site is not close to existing main drainage.
Conformity with Local Plan Policies	This land is currently designated as agricultural, with no local plan policies supporting any development. Development would be contrary to Policies 1 to 4 and 26 of the HDPF.
Opportunities	This site had been identified as a possible site for future community facilities as a replacement for the aging Village Hall and the Sports Pavilion next door.
Constraints	Green field site, outside and not adjacent to the current built up area of the village. More than 2.7 miles to nearest regular bus service. Access onto the High Street would be a problem as it is close to the junction with Capel Road and has the hotel entrance opposite.. The increasing volume of traffic along High Street would also be a problem. No mains drainage to the site.

Conclusions	This is a green field site and fails virtually all sustainability issues. It is on an undesignated country lane outside of the built up area on land currently designated as agricultural and used for grazing. It is more than 2.7 miles from the nearest regular bus service along country lanes with no footpaths. There are no services to the site and provision of main drainage would be a significant issue. There is no identified need from the Housing Needs Assessment for this development. This site has been identified as a potential site for future improvements to the sports and social provision for the village. It was designated as “Sites considered developable 6-10 years” in the HDC 2016 SHELAA report, but this did not consider the need for community facilities.
Summary of Sustainability Appraisal/SEA of this site/policy?	N/A

Rusper Neighbourhood Plan Site Assessment

Site 17 West of Ifield

NP Ref.	RNP2019-17
Address	Area to the west of Ifield Brook through to Faygate
Site Area (Ha)	Approx. 750 hectares
SHELAA Ref.	SA-101, SA-095, SA-295, SA-341 and SA-666 cover most of the area identified.
Description	Homes England proposal for approximately 10,000 dwellings.
Site Capacity	Approx 10,000 units
Planning History	None relevant
Infrastructure	Site is a green field development with no existing infrastructure.
Conformity with Local Plan Policies	This land is currently agricultural and woodland, with no local plan policies supporting any development. Development would be contrary to Policies 1 to 4 and 26 of the HDPF.
Opportunities	
Constraints	Green field site, outside and not adjacent to any current built up area..
Conclusions	This is a green field site and fails virtually all sustainability issues. It is across a wide range of wildlife habitats and would impact existing wildlife corridors. There would be a significant loss of bio-diversity especially along Ifield Brook and the River Mole. This area is identified in the emerging Neighbourhood Plan as an important gap to separate Lambs Green and Faygate from Crawley and more importantly to avoid the convergence of Crawley and Horsham. There is no identified need from the Housing Needs Assessment for this development. The recent HDC SHELAA 2018, identified .this area as “Not Currently Developable” and Crawley Borough Council have already raised objections to the proposal. Much of the area between Ifield Brook and the River Mole is a flood zone and development here would seriously impact flood risk further upstream on the River Mole. Ifield Golf Course is an important local amenity: loss of this sport and recreation facility would be contrary to HDPF policy 43.
Summary of Sustainability Appraisal/SEA of this site/policy?	N/A

Rusper Neighbourhood Plan Site Assessment

Colour coding keys and document references.

Colour Coding Keys

Assessment Code Scoring (as defined by HDC)

Level of Impact (Heritage)	Distance to Services/Employment
Significant Impact	Greater than 1KM
Potential Impact	Between 500m to 1KM
Minimal Impact	Between 0m to 500m
Not Relevant	n/a

Code for Assessment Headings (as recommended for NP)

Not recommended for development within the Rusper Neighbourhood Plan
Potential for development if things change in future.
Decided and at least outline planning grated.

Document References

Title	Description	Link
Strategic Housing & Economic Land Availability (SHELAA)	Main Horsham District Council (HDC) site for housing availability studies for the District. Includes links to relevant documents used for this NP assessment.	HDC SHELAA reference page
SHELAA 2016 – Rusper Parish	Rusper specific HDC SHELAA sites.	Rusper specific HDC SHELAA sites
Strategic Housing and Economic Land Availability Assessment (SHELAA)	HDC 2016 Housing SHELAA complete.	HDC 2016 Housing SHELAA complete
Housing Report 2016		
Strategic Housing and Economic Land Availability Assessment (SHELAA)	HDC 2018 Housing SHELAA still in consultation.	Not yet released (Dec 2018)
Housing Report 2018		
SHELAA Economic Land Assessment 2018	HDC 2018 Economic Land Assessment. This did not identify any sites in Rusper Parish as deliverable.	SHELAA Economic Land Assessment 2018