

[REDACTED]

From: assistant clerk [REDACTED]
Sent: 09 February 2026 12:02
To: Sam.Whitehouse
Cc: assistant clerk
Subject: FW: DC/25/1269 Land North of Guildford Road
Attachments: Rudgwick& Bucks Green Housing Sites.pdf; ECEplanningHDLPhearings.pdf

Dear Sam

Further to your correspondence with Cllr Paul Kornicky, please can the attached be loaded onto the planning file on the website.

With kind regards

[REDACTED]

Sarah Hall
Assistant Clerk to Rudgwick Parish Council
Telephone: [REDACTED] / Email: [REDACTED]

Clerk &/or Assistant Clerk are contactable Mon-Fri normal office hours
In the event of an emergency please call 07927 702321 or 07547 114166

Parish office open to the public Mon, Thur & Fri 10.00am-1.00pm

From: Paul Kornicky [REDACTED]
Sent: 28 October 2025 14:32
To: [REDACTED]
Cc: assistant clerk [REDACTED]
Subject: DC/25/1269 Land North of Guildford Road

Hello Sam,

Further to our brief conversation today mainly about the distinction between the 'Allocated Site Boundary' and the 'Submitted Site Boundary' I submit two attachments for further clarification.

The first shows the plan of Rudgwick & Bucks Green sites being considered for the HDLP as at Autumn 2023. SA574 was the submitted site and the extra red line demarked the officers' view as to the boundary between housing development and the landscape buffer. The HDLP R19 confirmed this distinction. At the time the overall 'Submitted Site' was stated as 4.9 hectares.

For the (subsequently) abandoned HDLP hearings (having already objected with an R19 consultation submission) the Applicant's Agent submitted the attached hearings statement trying to change the site allocation from that restricted by Policy HA14 back to the full (originally submitted) 4.9 hectares with an increased housing number of 105.

Fast forward to the current submission where the latest submitted site is 4.41 hectares (a somewhat arbitrary but coincidentally exact 10% reduction from 4.9 hectares) and with 105 housing units

reduced to 90. But still it is clear that the submitted site is greater than the allocated site, which remains a subset.

I trust that this is valid and useful information for you.

Kind Regards,

Cllr Paul Kornycky
RPC Task & Finish Group

Client	Welbeck Strategic Land IV – Bucks Green, Rudgwick		
Project	Horsham Local Plan		
Document	Hearing Statement – Matter 9	Revision	A
Date	22 November 2024		
Author	P Carnell	Checked	H James



Matter 9 – Sites Allocated for Development in the Plan

Issue 2 – Whether the other sites (settlement site allocations) allocated in the Plan and associated policies are justified, effective, consistent with national policy and positively prepared?

Q10. Is Strategic Policy HA14: Rudgwick and Bucks Green Housing Allocations sound?

a) RD1?

Welbeck Strategic Land support the intended allocation of RD1: Land North of Guildford Road for the delivery of much needed new housing in the District. However, the policy as currently drafted does not meet the test of soundness as set out in Paragraph 35 of the NPPF in that it has not been ‘positively prepared’, and it is not ‘justified’, ‘effective’ or ‘consistent with national policy’.

Our Regulation 19 representations, submitted in March 2024, provide additional detail of our position.

In summary, there are two main areas of concern with the policy as currently drafted.

The first relates to the proposed site allocation boundary. It was initially proposed for allocation in the Regulation 18 plan with a larger area than is currently included in the submission version. The northern boundary as currently proposed is an arbitrary straight line across the existing field. The boundary of the initial allocation was an existing post and rail fence located further to the north.

The boundary proposed in the emerging plan is inconsistent with the requirements for a defensible boundary as required in draft Policy 3. Further, creation of a new landscaped boundary along an arbitrary line as part of a forthcoming development would be an incongruous feature in the landscape which would be detrimental to achieving a well-designed development in keeping with the surrounding landscape.

The second matter relates to maximising the development potential of the site, which is especially important in the context of the HDC’s proposed under delivery of housing land in the emerging plan. We consider that the site (within its originally proposed boundary) has the potential to accommodate up to 105 dwellings. We have previously submitted a concept masterplan and landscape statement as part of our Regulation 19 response which demonstrates that this quantum of delivery can be appropriately delivered at the site.

It is our view that HDC needs to amend the proposed Strategic Policy HA14: Rudgwick and Bucks Green to allocate an increased quantum of housing at 105 units within a revised allocation boundary.

Rudgwick & Bucks Green Sites being considered by HDC as part of the HDLP. This plan was provided to Rudgwick Parish Council Reps at a Parish Workshop in Autumn 2023. Note site SA574 which had an extra line demarking the boundary between housing & the landscape buffer. This was subsequently confirmed in HDLP Policy HA14 and aligns with the Policies Map in the submitted (but stalled) HDLP.

