



## **Statement of Community Involvement**

# **Land to the north of Guildford Road, Rudgwick Welbeck Strategic Land IV LLP**

June 2025

## Contents

<b>1. Introduction</b>	<b>2</b>
<b>2. Consultation requirements</b>	<b>2</b>
2.1 Our response to the consultation requirements	3
<b>3. What is proposed?</b>	<b>5</b>
3.1 About Welbeck Land	5
3.2 Site location	5
3.3 Proposals	5
<b>4. Engagement</b>	<b>7</b>
4.1 Stakeholder meetings	7
4.2 Community newsletter	8
4.3 Project website	9
4.4 Contact details	10
<b>5. Feedback</b>	<b>11</b>
5.1 Feedback summary	11
5.2 Online feedback form	11
5.3 Other feedback	12
<b>6. Response to key issues</b>	<b>13</b>
<b>7. Conclusion</b>	<b>15</b>
<b>Appendix A – Community letter</b>	<b>16</b>
<b>Appendix B – Project website</b>	<b>18</b>
<b>Appendix C - Online feedback responses</b>	<b>24</b>
<b>Appendix D – Email responses</b>	<b>46</b>

## 1. Introduction

This Statement of Community Involvement (SCI) sets out the consultation and engagement that Welbeck Land has undertaken with local residents and other stakeholders on proposals for development on land to the north of Guildford Road, Rudgwick.

This document demonstrates how the applicant, Welbeck Strategic Land IV LLP ("Welbeck Land"), has met and exceeded pre-application consultation guidance contained in the National Planning Policy Framework (December 2024) and Horsham District Council's own Statement of Community Involvement (September 2020).

This SCI gives an overview of all consultation activity undertaken prior to the submission of the planning application alongside outlining how the plans have responded to feedback from the local community and other stakeholders.

Welbeck Land is committed to ongoing engagement and has ensured the community was made aware of the proposals and had multiple avenues to find out more and share their feedback. They will continue to engage throughout the determination process and beyond.

This report has been prepared by Meeting Place on behalf of Welbeck Land. Meeting Place specialises in stakeholder engagement in relation to planning and development and have worked with the applicant throughout the process to consult the community.

## 2. Consultation requirements

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (December 2024).

The new NPPF highlights that early engagement has "*significant potential to improve the efficiency and effectiveness of the planning application system for all parties*". It also states that proposals should "*be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees*".

Horsham District Council's Statement of Community Involvement (September 2020) outlines the council's expectations on how the local community, other national and local stakeholders in the planning process. It also gives information as to what the Council's expectations are in relation to developers and consultation.

The SCI sets out that the authority's key principles for engagement are as follows:

*"National policy asks local planning authorities to play a key role in encouraging developers and other parties to take advantage of the range of opportunities to engage in the planning process, and involve local communities and stakeholders as soon as possible. Horsham District Council encourages applicants, at pre-application stage, to carry out early engagement with the local community, before submitting a planning application."*

**Horsham District Council, SCI, Introduction, Section 1.11 page 2**

*"Pre-application consultation is carried out by or on behalf of the applicant / developer before a planning application is submitted to the local authority. Seeking pre-application advice is strongly encouraged and is a best practice approach, as set out within Government guidance. The pre- application process can identify potential problems or improvements that could be made to proposals at an early stage. We recommend that any development scheme is developed involving consultation with local residents, organisations and other key stakeholders in addition to the Council and prior to submitting any planning applications for major developments and other complex developments, which would invoke significant public interest. The applicant should consider the outcome of any public consultation to help inform the submission of any planning application."*

**Horsham District Council, SCI, Development Management, Pre-application Planning Advice, Section 3.4 page 18**

*"Developers undertaking pre-application consultation with local communities and stakeholders are asked to address the following:*

- *Set clear objectives and agree the consultation approach with the Development Management Team, including who will be consulted.*
- *Let people know what the scheme is proposing, and be clear about what they can influence when making comments.*
- *Use different engagement approaches to maximise opportunities for people to influence the proposals. In particular steps should be taken to involve any seldomheard groups that could be affected by a proposal.*
- *Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.*
- *When developers are proposing to amend a scheme which already has permission they are still encouraged to undertake pre-application consultation with the Council, local communities and stakeholder. They are also requested to submit a statement as part of a final application clearly setting out what the proposed changes are."*

**Horsham District Council, SCI, Development Management, Pre-application Planning Advice, Section 3.7 page 19**

The SCI emphasises the Council's desire to see all sections of the community shape new development proposals within the District and indicates that effective pre-application engagement and consultation is central to achieving this.

## 2.1 Our response to the consultation requirements

Welbeck Land seeks to create a new development on land to the north of Guildford Road, Rudgwick in a way that adds to the vibrancy of the area. Welbeck Land recognised the importance of involving the community and a wide range of other stakeholders so has provided multiple avenues for engagement.

Engagement featured a multi-channel approach which started in April 2025 and included a community letter, a dedicated project website with an online feedback survey as well as engagement with local stakeholders.

In response to national and local guidance as well as Welbeck Land's desire to create the right plans for Rudgwick, activity included:

- Meetings and ongoing engagement with political and community stakeholders, including a meeting with Rudgwick Primary School and a workshop session with the Bucks Green Housing Development Task and Finish Group.

- Letter sent to local addresses surrounding the site.
- Dedicated website with an online version of the feedback form.
- Dedicated email address, freephone telephone number and freepost address.

These elements and the feedback received are detailed in the following sections of the SCI.

## 3. What is proposed?

### 3.1 About Welbeck Land

The land is under the control of Welbeck Land, one of the UK's leading independent land promoters and master developers. Providing high quality living environments is about much more than building houses.

Welbeck Land believes that new housing should bring additional benefits to existing local communities and economies, while helping to meet the national and local housing shortages. Creating a sense of place, an attractive area for the whole community, accessible open space and environmental benefits requires a holistic vision. This is the approach that Welbeck will bring to the site in Rudgwick.

### 3.2 Site location

The site is a rectangular parcel, consisting of two pastoral fields on the western side of Rudgwick. It is set within a rural landscape characterised by scattered villages, individual houses, and farmsteads.

The surrounding vegetation includes woodland belts, hedgerows, and mature oak trees along the field boundaries, creating a well-enclosed screened setting. The site features mature tree belts along its western, southern, and eastern edges, as well as a tree-lined internal boundary and scattered trees throughout, providing further screening.

Guildford Road forms most of the site's southern boundary, with various amenities located in walking and cycling proximity, including a pub, car dealership, garage, children's indoor play area, and residential properties. To the southeast, the site adjoins residential properties fronting Guildford Road, and to the east, it borders playing fields and sports pitches associated with Pennythorpe Preparatory School.

### 3.3 Proposals

Welbeck Land is bringing forward an outline planning application for a residential development of up to 90 new homes with associated open spaces on land to the north of Guildford Road, Rudgwick.

Welbeck Land has worked hard to bring forward proposals that will provide much needed new homes and infrastructure for the area in a way that is sustainable and supported by the existing communities. The submitted application is:

*"Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access"*

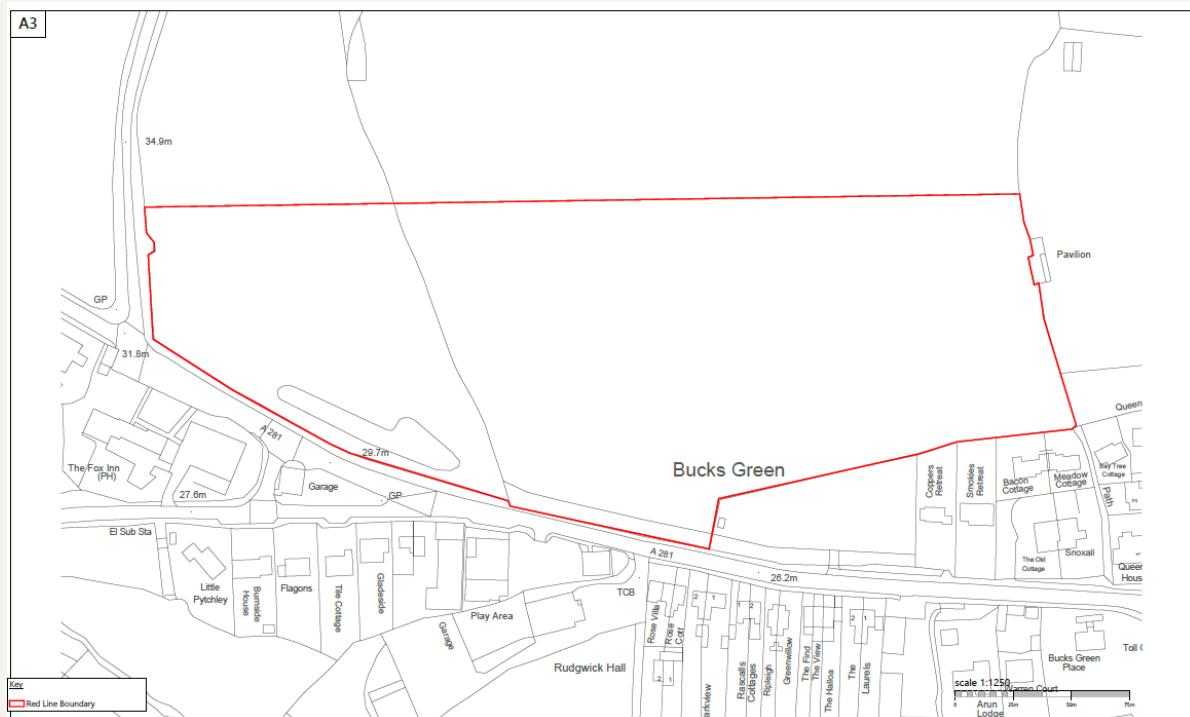


Figure 1 – Site application boundary

## 4. Engagement

This section details Welbeck Land's programme of engagement. The programme was discussed with Horsham District Council officers to ensure robustness.

At the time of which this report has been finalised, 143 feedback responses have been received through the various channels made available to the community. These various channels included 138 online feedback submitted via the project website and five email responses.

It is important to note that, as part of the consultation, two design options were presented to the community for land north of Guildford Road, Rudgwick. One option proposed 105 new homes and the other 71 new homes, with both schemes incorporating appropriate associated infrastructure including open space, new pedestrian and cycle routes and biodiversity enhancements.

### 4.1 Stakeholder meetings

A pre-application meeting for 105 dwellings was held with Horsham District Council in December 2021. The Council accepted the site's suitability for residential development, subject to demonstrating water neutrality. They also acknowledged its Development Plan was 'out of date' with no demonstrable five-year housing land supply. As such, the 'Presumption' would apply, with significant weight afforded to the benefits of the additional housing.

A number of technical comments were raised in response to the proposal, which the project team carefully considered during the development of the design layout.

In April 2025, letters were sent to the following stakeholders to inform them of the evolved proposals and invite them to meet with the project team to discuss the proposals in further, answer any questions they may have, and understand their feedback. We contacted the following:

- Horsham District Council ward member for Rudgwick: Councillor Richard Landeryou.
- Horsham District Council Leader of the Council: Councillor Martin Boffey.
- Rudgwick Parish Council.
- Rudgwick Primary School.
- The Fox Inn Pub.

These letters were sent via email to the representatives listed above. Engagement was then ongoing with subsequent updates provided and meetings held throughout the consultation process.

#### Meeting with Rudgwick Primary School

On Wednesday 11 June 2025, Welbeck Land, Welbeck Land and other members of the project team met with the headteacher and business manager of Rudgwick Primary School to provide an update on the proposals and discuss the key features in further detail. Key themes raised during the meeting include:

- Impact of the proposals on existing infrastructure in the village.
- Lack of capacity at the Primary School to cope with an influx of new children.
- Ability to secure S106 funding to help make improvements to the school.

- Whether the proposals would facilitate a route for children to be able to walk to the Primary School, including improvements to the Public Right of Way and a crossing on Church Street.

#### **Meeting with Rudgwick Parish Council's Bucks Green Housing Development Task and Finish Group**

Additionally, on Wednesday 11 June 2025, Welbeck Land and other members of the project team met with Rudgwick Parish Council's Bucks Green Housing Development Task and Finish Group at Rudgwick Village Hall.

The Task and Finish Group was set up by Rudgwick Parish Council to discuss the proposals for the scheme and comprised of the Chair of Rudgwick Parish Council, the Chair of Rudgwick Parish Council's Planning Committee, a member of the Parish Council, who was the Deputy of the Neighbourhood Plan Group, and the Horsham District Council ward member for Rudgwick.

During the meeting, the following key themes were raised in relation to the proposals:

- Clarification on the details of the proposals, given previous versions previously presented.
- Support for the smaller homes proposed and request for the inclusion of bungalows, in line with the Local and Neighbourhood Plan policies.
- Noted that the inclusion 2.5 storey buildings outside of the village centre conflicted with the Neighbourhood Plan.
- Safety on Guildford Road was raised, highlighting speeding and recent accidents, and a suggestion was made to relocate the existing pedestrian crossing closer to the site entrance.
- Questions were raised regarding the capacity of the local sewage treatment works to accommodate the proposed homes.
- Existing drainage issues along Guildford Road were raised and whether the proposed development will adequately manage surface runoff and cope with increasingly heavier rainfall.
- A desire for improved pathways along Guildford Road and traffic calming measures to improve safety.

The team's response to the key themes from the meetings held, is included at **Section 6**.

Welbeck Land is committed to ongoing engagement with the stakeholders throughout the application process.

## **4.2 Community newsletter**

A community letter was posted to 1,056 addresses in the immediate area (pictured below) on 4 April 2025. The newsletter provided information on Welbeck Land, where the site is located, and the proposals for the site.

The letter promoted the dedicated project website, where the community could submit feedback on the proposals via the online survey and email and freepost details were included for people to contact the team.

A copy of the letter is available at **Appendix A**.



Figure 2 - Newsletter distribution area to 1,056 addresses surrounding the site

### 4.3 Project website

A dedicated project website, [www.landnorthofguildfordroadconsultation.co.uk/](http://www.landnorthofguildfordroadconsultation.co.uk/), was launched to act as an online hub of information on what is proposed and to provide channels for feedback. At the time of writing this report, the website has had over 1,239 users and has been viewed more than 1,819 times. A total of 138 people completed the online feedback survey at the time of writing this report.

The website was launched to coincide with distribution of the community letter. It contained further information on the proposals including the two proposed design options at that stage, its location, key features, a timeline of the proposals and information on Welbeck Land. The website also invited people to provide feedback on the proposals via the online survey

For users who wanted to get in contact with the team, a Freephone number, email and freepost address were also made available.

The website was designed to be easy to navigate and engaging.

Screenshots of the full project website can be found in **Appendix B**.

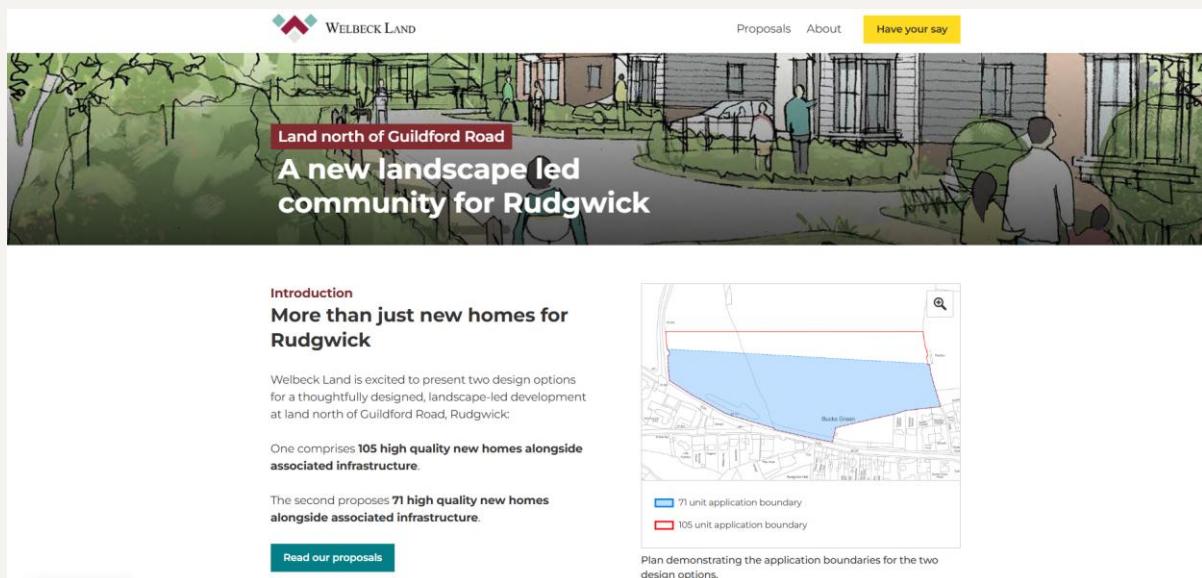


Figure 3 – Screenshot of the dedicated project website

## 4.4 Contact details

Ensuring people were able to get in touch with the team to ask any questions and make any comments was vital. The freephone telephone number and freepost address, also provided an important opportunity for people unable to access the online channels to engage.

The number, 0800 148 8911, and email address, [info@landnorthofguildfordroadconsultation.co.uk](mailto:info@landnorthofguildfordroadconsultation.co.uk) were staffed between 9.00am and 5.30pm from Monday to Friday. Both were answered and managed by a member of the Meeting Place team. The Freepost address was also managed by Meeting Place.

These contact details were promoted through all communications including the newsletter and website. We received five emails, which can be viewed at **Appendix D**. We received no Freephone calls during the consultation on the proposals.

## 5. Feedback

This section summarises the feedback received through the online feedback form on the dedicated project website.

### 5.1 Feedback summary

From the start of the consultation period up until the end of the consultation period, we received a total of 145 feedback responses from local residents, raising many views and opinions regarding the plans for the site. This includes 138 responses from the online feedback survey and five email responses.

The team's response to the key themes from all the feedback received, is included at [Section 6](#).

### 5.2 Online feedback form

In total, 138 feedback responses were received via the project website's digital survey during the consultation period.

The overwhelming majority of respondents lived nearby (89%) which is important as we analyse the feedback and ensure those most likely to be impacted are engaging, with the next largest group of respondents working nearby (8%). Only 1% of respondents selected none of the above, demonstrating that feedback was mainly received from those who will be impacted by the proposals.

Additionally, 91% of respondents are homeowners (including shared ownership), which is interesting in helping understand why new development is largely unwelcome in the local area.

When asked what type of homes are needed locally the most, 28% of respondents stated that affordable housing is needed in the area. This is closely followed by 22% stating that more family homes are also needed in the area, both of which are part of the proposals. There is an appetite for homes for downsizing, demonstrated by 14% of respondents selecting this option and comments made through the verbatim feedback, asking for bungalows to be included. Also included in the verbatim responses, were a number of respondents also stating that no new homes are needed in the local area.

In regard to aspects respondents would like to see included as part of the open space included within the proposals, 29% would like to see 'habitats for wildlife' included in the proposal, which is positive given the overall biodiversity net gain proposed. The second most popular aspect for the open space, was the delivery of footpaths (17%), followed by the delivery of a children's play area and benches and seating (both 12%).

At the stage of consultation on the design options presented, 27% of respondents are "supportive", "neutral" or "unsure" towards the proposals, and 73% stated that they are "not supportive".

Overall, some key themes from the feedback received from the website included:

- Overdevelopment and urbanisation of the local area.
- Inadequacies with the current local infrastructure to support further development.

- Concerns over access onto Guildford Road.
- Concerns were raised over increased traffic levels and increased safety risks to local residents.
- The loss of local farmland and impact on biodiversity.
- The desire to see truly affordable homes for local people.

For all verbatim responses of feedback, please see **Appendix C**.

### **5.3 Other feedback**

All emails received to the project email address and freephone telephone number were monitored and responded to by the project team.

We received five emails to the dedicated project email address since the very start of the consultation period, which highlighted concerns with the capacity at Rudgwick Medical Centre and other infrastructure in the area, access onto Guildford Road, lack of local public transport provisions, flooding and the realities of affordable housing.

To view the verbatim email feedback, please see **Appendix D**.

We did not receive any Freephone call during the consultation for the proposals.

## 6. Response to key issues

All feedback has been reviewed by the team. This section details how the plans have responded to several key issues that were raised with the team during the consultation.

Key theme	Welbeck Land's response
The proposals being an overdevelopment and urbanisation of the local area.	<p>Horsham's housing waiting list and lack of housing supply means there is a significant need for housing in the area, and new development is crucial in helping the Council meet its housing targets. Horsham District Council also identified the site for a proposed housing allocation in its draft local plan.</p> <p>Additionally, the number of homes proposed has been reduced from 105 to 90, helping to lower the overall density of the scheme and better reflect the character and scale of the surrounding community.</p>
Concerns over the access to the development onto Guildford Road, in terms of safety.	<p>The proposed access has been designed to meet the required standards set by the local highways authority, and safety audits have been or will be undertaken to ensure the proposals are acceptable and do not result in an adverse impact on highway safety.</p>
Impact on the local road network and traffic levels due to the number of new cars.	<p>As part of the preparation of the planning application, a Transport Statement has been prepared. As part of this Statement, the proposed trip generation for the development has been modelled. The trip generation modelling demonstrates that the proposed development is expected to generate a total of circa 49 vehicle movements during the traditional morning peak hour and circa 47 vehicle movements during the traditional evening peak hour. As a result, this level of vehicular trip generation will not result in an impact that could be considered to be severe in the context of the NPPF.</p>
Lack of public transport services in the local area.	<p>We note the concerns regarding the current level of public transport provision in the local area. As part of the planning application, consideration has been given to sustainable transport options, and the development seeks to encourage more sustainable modes of travel in line with local and national planning policy. It has been agreed with WSCC that a Travel Plan, which will promote the use of non-car modes of transport, will be secured as part of the Section 106 Planning Obligations.</p> <p>Where appropriate, measures such as improved pedestrian and cycle connections are being proposed. WSCC will review the application once submitted and can seek contributions towards public transport enhancements if it is considered appropriate.</p>

Desire to see truly affordable homes delivered for local people to be able to stay in the area.	<p>Welbeck recognise the importance of delivering genuinely affordable homes that enable local people to remain in the area. The proposed development will include 40% affordable housing, exceeding the policy requirements of the local planning authority. The delivery of these affordable houses will be secured by Section 106 legal agreement.</p> <p>Discussions are ongoing with the local authority to ensure the type and tenure mix reflect local housing needs and contribute positively to housing choice in the area.</p>
Inadequacies with the current local infrastructure, e.g. healthcare, schools, to support further development.	<p>Any planning approval will be liable for Community Infrastructure Levy (CIL) payments. CIL money is used for infrastructure across the District. Some 25% of CIL raised in an area with a Neighbourhood Plan will go to the Parish Council to spend on local infrastructure. Appropriate contributions may also be secured through a S106 planning agreement.</p>
Loss of local farmland and the impact of the development on biodiversity.	<p>Green infrastructure and public open space form integral parts of the proposed development. Further details in relation to quantum and treatment are provided within the Design and Access Statement, as well as the detailed landscaping plans.</p> <p>In terms of biodiversity net gain, the necessary metrics and calculations have been undertaken and are submitted with the application to confirm how a 10% net gain will be achieved.</p>

## 7. Conclusion

Welbeck Land is pleased with the response to the consultation for their proposals for up to 90 high quality new homes and associated open space and infrastructure on land to the north of Guildford Road, Rudgwick. At the time of writing, over 140 feedback responses have been received throughout the consultation period via the various channels made available, which demonstrates the value in a multi-channel approach that seeks to inspire people to engage.

The engagement undertaken accords with the Horsham District Council's Statement of Community Involvement (2020) by enabling early engagement with the wider community prior to an application being submitted and changes have been made following comments received.

A community letter was sent to 1,056 addresses surrounding the site in a specified radius, providing notice of the proposals and additional key information on the development. The newsletter encouraged residents view the dedicated project website for further information on the proposals and the opportunity to submit feedback via an online survey.

We received a total of 145 feedback responses. This includes 138 responses from the online feedback form and five responses via email.

Key themes of the feedback consisted of concerns that the new housing would lead to an overdevelopment of local area, inadequate existing infrastructure to support new development, concerns were raised over the safety impacts of increased vehicle numbers on the existing roads, as well as increased traffic congestion and poor public transport links, concerns over the loss of green space and negative environmental impacts as well as the desire to see sustainably built new homes.

Engagement with local stakeholders was also undertaken, including pre-application meetings with Horsham District Council, a meeting with Rudgwick Primary School and a meeting with the Bucks Green Housing Development Task and Finish Group, which comprised of parish councillors and the district ward member. Welbeck Land will continue to communicate and update stakeholders following the submission of the application.

Welbeck Land has taken feedback onboard wherever possible to help evolve the proposals throughout the consultation process and will continue to engage with stakeholders and the local community.

## Appendix A – Community letter



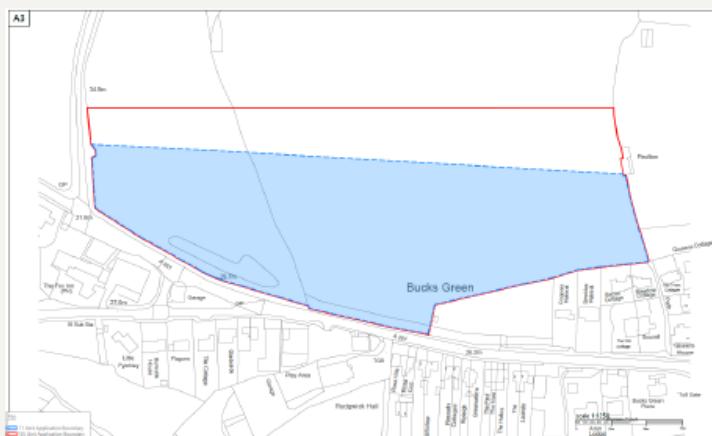
April 2025

## Dear Resident,

Community consultation for Land north of Guildford Road, Rudgwick, Horsham

I am writing to you on behalf of Welbeck Land regarding their proposals for new homes on land north of Guildford Road, Rudgwick, Horsham.

Welbeck Land is excited to bring forward two potential design options for a thoughtfully designed, landscape led development which proposes up to 105 new market and affordable homes. Our proposals have been designed to meet local needs, and the development will offer a diverse range of homes alongside 40% affordable housing, all nestled within landscaped open green spaces. Our proposals prioritise the protection and enhancement of the existing landscape, whilst introducing new community open space and play areas, that are well connected and accessible for all.



As you may be aware, the site has been allocated for residential development within the Horsham Draft Local Plan. Welbeck Land is bringing forward two design options for the site, which as shown above, have differing application boundaries which overlap;

- One design option comprises 105 high quality new homes alongside associated infrastructure, the boundary of which is larger and is demonstrated by the red line in the plan above.



- The second design option, proposes 71 high quality new homes alongside associated infrastructure, the boundary of which is smaller and is demonstrated by the area in blue on the plan above.

The larger option fully encompasses the smaller option, and both design options share the same principles. Both options will deliver the much-needed homes within Horsham District, addressing the current acute shortage and undersupply, and will enable the delivery of more affordable homes for the community.

We have now launched our engagement website where you can learn more about the proposals and have your say. The consultation will last until Sunday 4 May 2025, so please ensure you have shared feedback by this time.

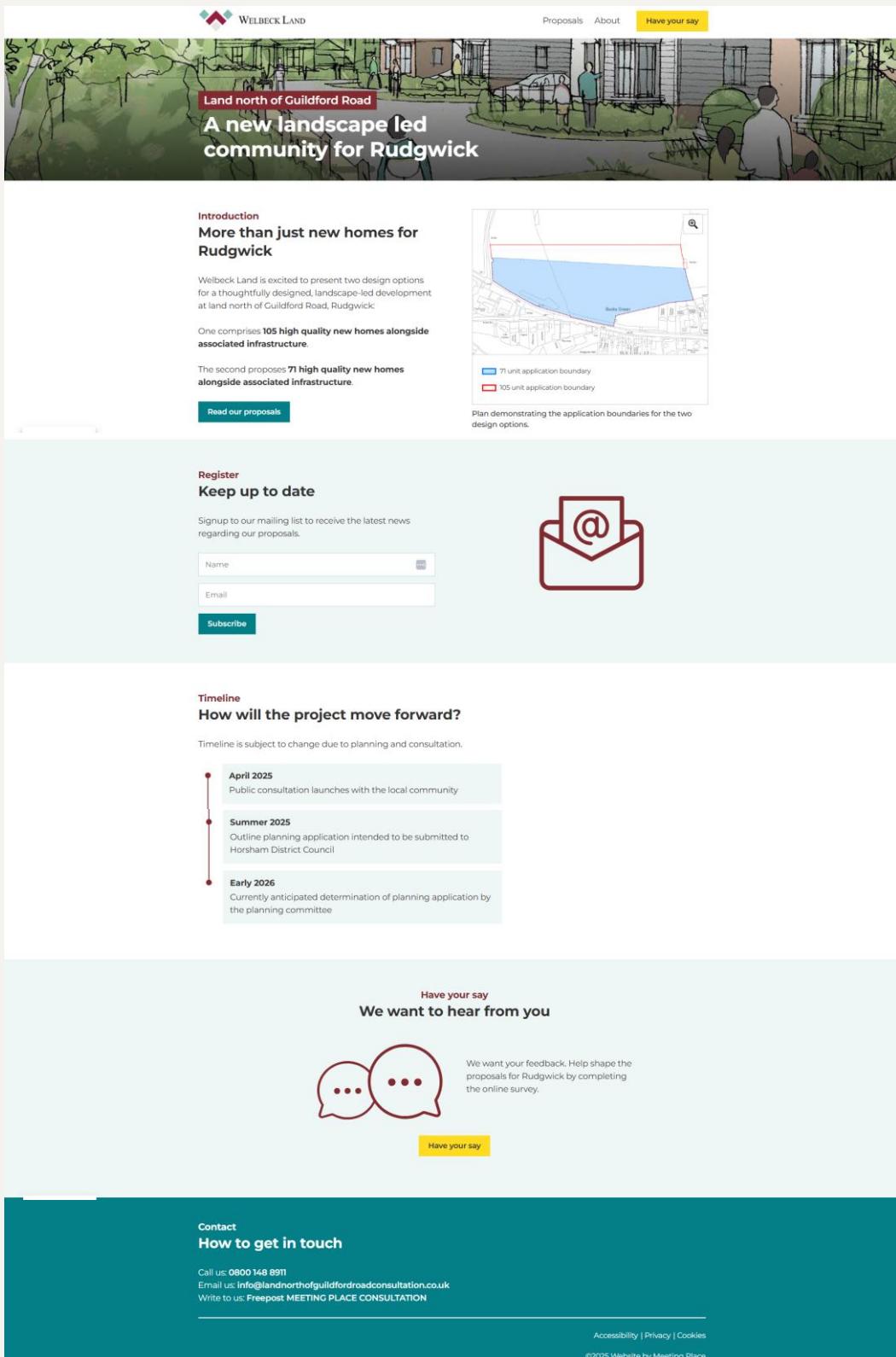
If you would like further information or have any questions regarding the proposals, please visit our project website [www.landnorthofguildfordroadconsultation.co.uk](http://www.landnorthofguildfordroadconsultation.co.uk). Alternatively, you can email us at [info@landnorthofguildfordroadconsultation.co.uk](mailto:info@landnorthofguildfordroadconsultation.co.uk) or call our dedicated Freephone line 0800 148 8911 (Monday-Friday 9am-5:30pm).

In the meantime, if you have any questions, please do not hesitate to get in touch.

Yours sincerely,

Roisin Murphy  
On behalf of Welbeck Land

## Appendix B – Project website



The website features a top banner with the Welbeck Land logo, navigation links for 'Proposals', 'About', and a yellow 'Have your say' button, and a background illustration of a residential area. Below the banner, a main heading reads 'Land north of Guildford Road' and 'A new landscape led community for Rudgwick'. The page content includes an 'Introduction' section, a 'More than just new homes for Rudgwick' section, and a map showing the '71 unit application boundary' and '105 unit application boundary'. A 'Read our proposals' button is present. The 'Keep up to date' section allows users to sign up for a mailing list, with fields for Name and Email, and a 'Subscribe' button. The 'Timeline' section details the project's progression from April 2025 to Early 2026. The 'Have your say' section encourages feedback with a survey link and a 'Have your say' button. The bottom contact section provides phone, email, and postal address information, along with links to accessibility, privacy, and cookie policies.

**Proposals** **About** **Have your say**

**Land north of Guildford Road**

**A new landscape led community for Rudgwick**

**Introduction**

**More than just new homes for Rudgwick**

Welbeck Land is excited to present two design options for a thoughtfully designed, landscape-led development at land north of Guildford Road, Rudgwick.

One comprises 105 high quality new homes alongside associated infrastructure.

The second proposes 71 high quality new homes alongside associated infrastructure.

**Read our proposals**

**Plan demonstrating the application boundaries for the two design options.**

**Register**

**Keep up to date**

Signup to our mailing list to receive the latest news regarding our proposals.

Name

Email

**Subscribe**

**Timeline**

**How will the project move forward?**

Timeline is subject to change due to planning and consultation.

- April 2025**  
Public consultation launches with the local community
- Summer 2025**  
Outline planning application intended to be submitted to Horsham District Council
- Early 2026**  
Currently anticipated determination of planning application by the planning committee

**Have your say**

**We want to hear from you**

We want your feedback. Help shape the proposals for Rudgwick by completing the online survey.

**Have your say**

**Contact**

**How to get in touch**

Call us: 0800 148 8911  
Email us: [info@landnorthofguildfordroadconsultation.co.uk](mailto:info@landnorthofguildfordroadconsultation.co.uk)  
Write to us: Freepost MEETING PLACE CONSULTATION

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 WELBECK LAND

Proposals About Have your say

**Land north of Guildford Road**  
**A new landscape led community for Rudgwick**

**Proposals**  
**Key information about the scheme**

Welbeck Land is presenting two design options for their scheme on land north of Guildford Road, Rudgwick; one comprising 105 high quality new homes and the other 71 high quality new homes, both also delivering the appropriate associated infrastructure including significant amounts of open space, new pedestrian and cycle routes and biodiversity enhancements.

Horsham District Council's Draft Local Plan supports residential development in this location.

**Key features**  
**Benefits for people and place**

- ✓ Two design options delivering either 105 or 71 high-quality new homes to meet the housing needs of Rudgwick.
- ✓ 40% will be classed as affordable to enable residents to get onto the housing ladder.
- ✓ A mix of house types and tenures to respond to the needs of the local community.
- ✓ Landscape led public open spaces for all to enjoy, including a community orchard, play areas, and a play trail fostering community and recreational activities.
- ✓ Protection and enhancements to existing green infrastructure.
- ✓ New and improved walking, cycling, and public transport links to promote sustainable active travel throughout the site and beyond.
- ✓ At least a 10% biodiversity net gain.

**The site**  
**Site location**

The site is a rectangular parcel, consisting of two pastoral fields on the western side of Rudgwick. It is set within a rural landscape characterised by scattered villages, individual houses, and farmsteads.

The surrounding vegetation includes woodland belts, hedgerows, and mature oak trees along the field boundaries, creating a well-enclosed screened setting. The site features mature tree belts along its western, southern, and eastern edges, as well as a tree-lined internal boundary and scattered trees throughout, providing further screening.

Guildford Road forms most of the site's southern boundary, with various amenities located in walking and cycling proximity, including a pub, car dealership, garage, children's indoor play area, and residential properties. To the southeast, the site adjoins residential properties fronting Guildford Road, and to the east, it borders playing fields and sports pitches associated with Pennythorpe Preparatory School.

**Design option 1**  
**105 high-quality new homes**

Welbeck Land is excited to be bringing forward plans for a thoughtfully designed, landscape-led development at land north of Guildford Road, Rudgwick.

As part of this first design option, **105 high quality new homes are proposed**, in a range of house types, sizes and tenures addressing the differing needs of residents in and around Rudgwick.

As part of the proposals, 40% affordable housing will be provided in varying sizes and tenures including affordable rent and shared ownership. This equates to roughly 40 affordable homes; this is more than would be delivered with the smaller design option, offering a greater range of affordable homes for residents looking to get onto the housing ladder.

The landscape-led proposals include a community orchard, a play trail going around the border of the site, a Local Area of Play (LAP) alongside other retention and enhancements to existing biodiversity on site.





Additionally, due to the greater number of homes, this design option would result in a greater amount of Community Infrastructure Levy (CIL) money contributed to the local council. This financial contribution can be used to help fund the delivery of new infrastructure within the district to help support new development, 25% of which would go directly to Rudgwick Parish Council.



Proposed design option for 105 homes

**Design option 2**  
**71 high-quality new homes**

As part of this second design option, **71 high quality new homes are proposed**, additionally in a range of house types, sizes and tenures addressing the differing needs of residents in and around Rudgwick.

This area of the site is included within Horsham District Council's draft Local Plan for residential development.

As part of the proposals, 40% affordable housing will again be provided in varying sizes and tenures including affordable rent and shared ownership, equating to roughly 28 affordable homes, offering a range of options for residents looking to get onto the housing ladder.

The landscape-led proposals include the retention and enhancement of existing flora and fauna onsite, creating open spaces for new and existing residents to enjoy including the delivery of a play area, fostering active living.



Proposed design option for 71 homes

**Landscape-led scheme**  
**Prioritising public green open space for all to enjoy**

Our development is not just about homes but also about creating vibrant community spaces.

As part of the proposals, Welbeck Land is proposing to retain and enhance as much existing flora and fauna as possible, prioritising the protection and enhancement of the existing landscape.

Within both proposals, existing vegetation along the southern site boundary would be extended and reinforced to provide a strong landscape and visual buffer along Guildford Road. Additionally, a tree belt along the northern site boundary is proposed to screen the site from the open space to the north. An existing green corridor crosses the site from north to south, where existing trees will be retained and become a key element in protecting and enhancing biodiversity onsite.

As part of the open space, given the varying size in the two design options, different features are proposed within the open space, including a community orchard, a play area and play trail for the community to enjoy.



**Landscaping proposals**  
**Creating vibrant community spaces**

- ✓ **SuDS basins:** The attenuation basins will provide a wet meadow and semi wet blue and green infrastructure connections.
- ✓ **Central Green:** This key arrival space provides a meeting point featuring parkland trees and a 0-4 years' old play area.
- ✓ **North South green corridor:** Existing trees form a backdrop to new meadow areas and SuDS basin.
- ✓ **Northern Woodland buffer edge:** Native tree and shrub planting provides a buffer to the northern boundary helping to screen views from the Public Right of Way (ProW) to the north. A trail runs parallel to the buffer providing natural play features such as timber logs and clambering boulders.



**Active travel**  
**Fostering active living in Rudgwick**

Welbeck Land has designed both options, with health and well-being at its core, providing numerous opportunities for residents to lead active and healthy lives.

The proposals incorporate cycling and walking routes to help promote cycling and walking as primary modes of transport. These routes include links to the existing public Rights of Way (ProWs) to the northeast and southeast corners of the site in addition to further connections along the southern boundary. This will enhance connectivity and reduce the reliance on cars for those living within the development and the surrounding areas.



**Site access**  
**Carefully designed access arrangements**

For both proposals, the proposed vehicular access point for the development will be through the creation of a new access off Guildford Road leading to a primary movement corridor to the new homes, connecting to secondary streets and rural lanes.



In addition to this vehicular access point, there will also be multiple pedestrian and cycle access points throughout the proposals. These would connect to the wider public rights of way network, enhancing connectivity and reducing the reliance on cars for those living within the development and nearby the open space.

Offsite improvements are proposed to enhance connections to existing bus stops and public footways, and car and cycle parking will be provided throughout the development in accordance with the adopted standards.

**Flood mitigation**  
**Sustainably designed to help prevent flooding**

The proposed development is not located within a flood zone. Sustainable Drainage Systems are proposed to manage surface water run-off from the development with attenuation ponds provided in parts of the site. These would form an attractive feature within the development which would manage surface water and contribute to biodiversity at the site.



Other attenuation measures such as conveyance swales and permeable paving with sub-base storage are also being considered.

The surface water drainage strategy will not only restrict flows to greenfield rates, but also significantly reduce peak flows compared to the existing situation, thereby effectively reducing the risk of flooding downstream.

In regard to foul water, there is a public foul sewer on Guildford Road into which it is anticipated that foul water from the development can be discharged. Southern Water have confirmed there is existing capacity to accommodate foul flows from the development.

**Commitment to sustainability**  
**Supporting a sustainable future**

In accordance with local and national policies, the proposals have been developed with sustainability at their core.

These houses will be delivered in a sustainable location, close to a range of local existing facilities including the village hall and pub, local shops, school, and a GP surgery within walking or cycling distance of the site.

Alongside this the development will be built to a high environmental standard with features such as fabric first energy efficient building, electric vehicle charging points, and other energy efficient building techniques.

The development of the site will also be sensitive to its rural village location, retaining valued trees and hedging alongside tree planting as part of a comprehensive landscaping scheme and with the potential to deliver net biodiversity gains.



**Timeline**  
**How will the project move forward?**

Timeline is subject to change due to planning and consultation.

- **April 2025**  
Public consultation launches with the local community
- **Summer 2025**  
Outline planning application intended to be submitted to Horsham District Council
- **Early 2026**  
Currently anticipated determination of planning application by the planning committee

**Have your say**

**We want to hear from you**



We want your feedback. Help shape the proposals for Rudgwick by completing the online survey.

[Have your say](#)

**Contact**  
**How to get in touch**

Call us: **0800 148 8911**  
Email us: [info@landnorthofguildfordroadconsultation.co.uk](mailto:info@landnorthofguildfordroadconsultation.co.uk)  
Write to us: **Freepost MEETING PLACE CONSULTATION**

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**About Welbeck Land  
Putting local communities first**

The land is under the control of Welbeck Land, one of the UK's leading independent land promoters and master developers. Providing high quality living environments is about much more than building houses.

Welbeck Land believes that new housing should bring additional benefits to existing local communities and economies, while helping to meet the national and local housing shortages. Creating a sense of place, an attractive area for the whole community, accessible open space and environmental benefits requires a holistic vision. This is the approach that Welbeck will bring to the land at Rudgwick.



**Have your say  
We want to hear from you**



We want your feedback. Help shape the proposals for Rudgwick by completing the online survey.

[Have your say](#)

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**Have your say  
Help shape the proposals for land north of Guildford Road, Rudgwick**

We would like to know your thoughts to help us evolve our proposals for land north of Guildford Road, Rudgwick.

Please take a moment to complete the survey below. It will only take a few minutes, and your feedback is important to us.



**Online survey**

Have your say on the proposals by completing our online survey.

[Start survey](#)

**Contact  
How to get in touch**

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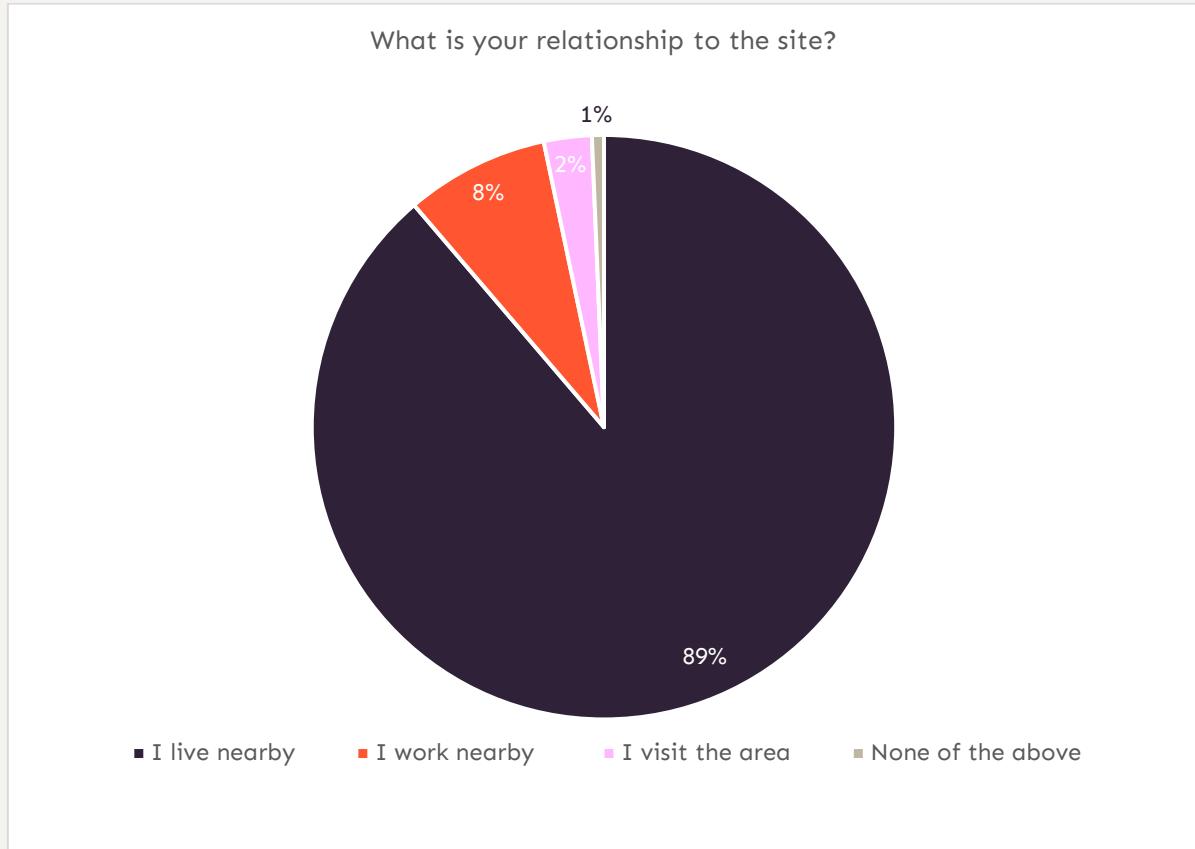
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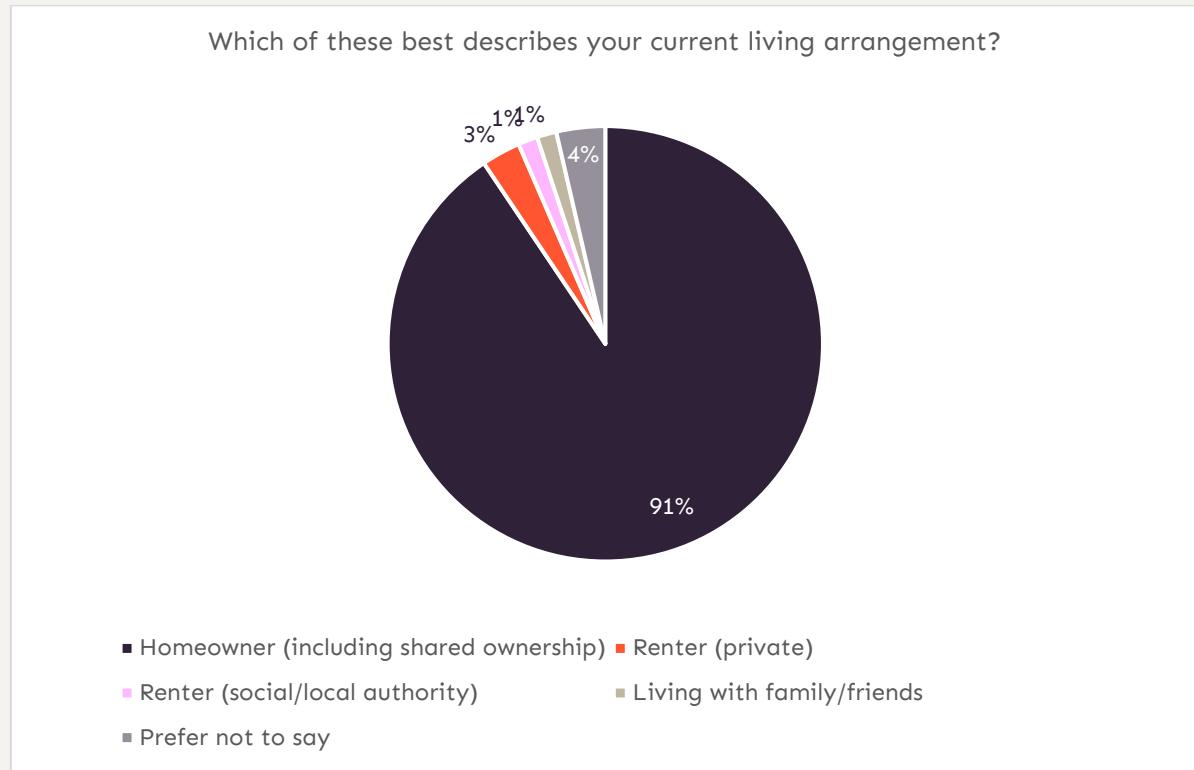
## Appendix C - Online feedback responses

In total, the project team received 138 feedback responses submitted via this online survey during the consultation period. Responses are shown below and includes verbatim feedback regardless of spelling or grammatical errors:

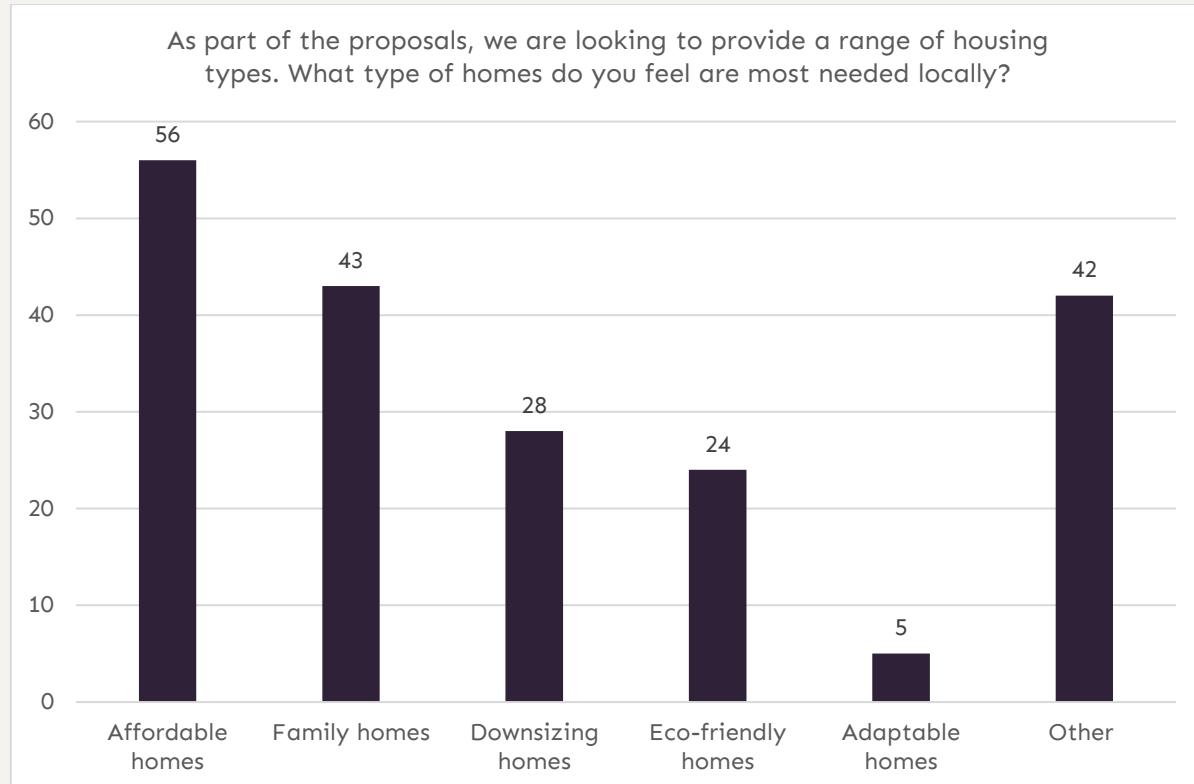
### 1. What is your relationship to the site?



**2. Which of these best describes your current living arrangement?**



**3. As part of the proposals, we are looking to provide a range of housing types. What type of homes do you feel are most needed locally?**

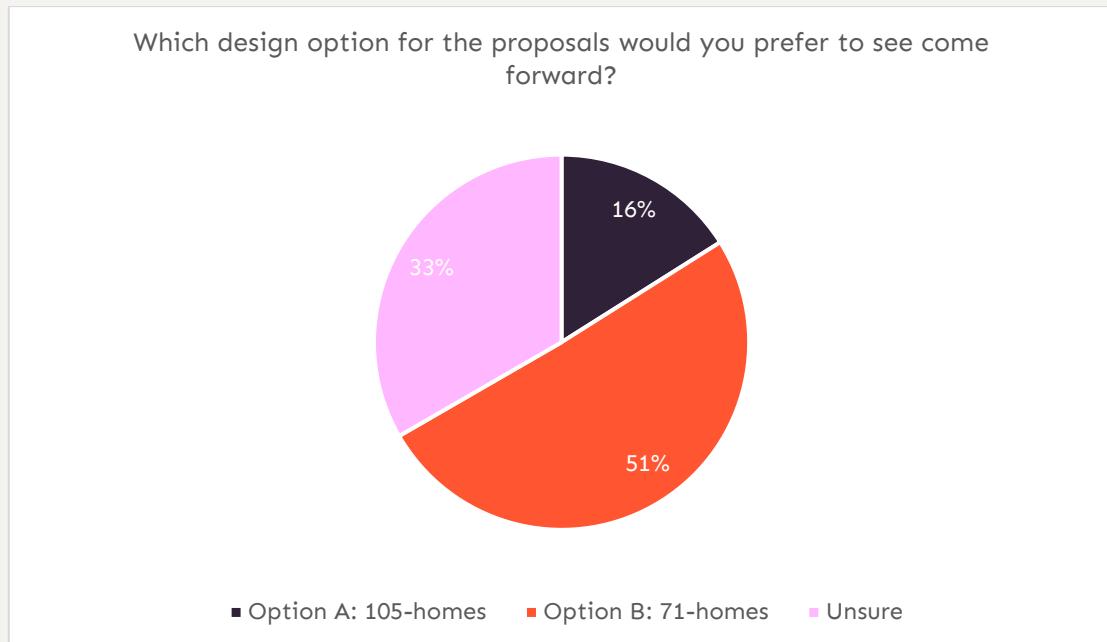


Verbatim responses to this question include:

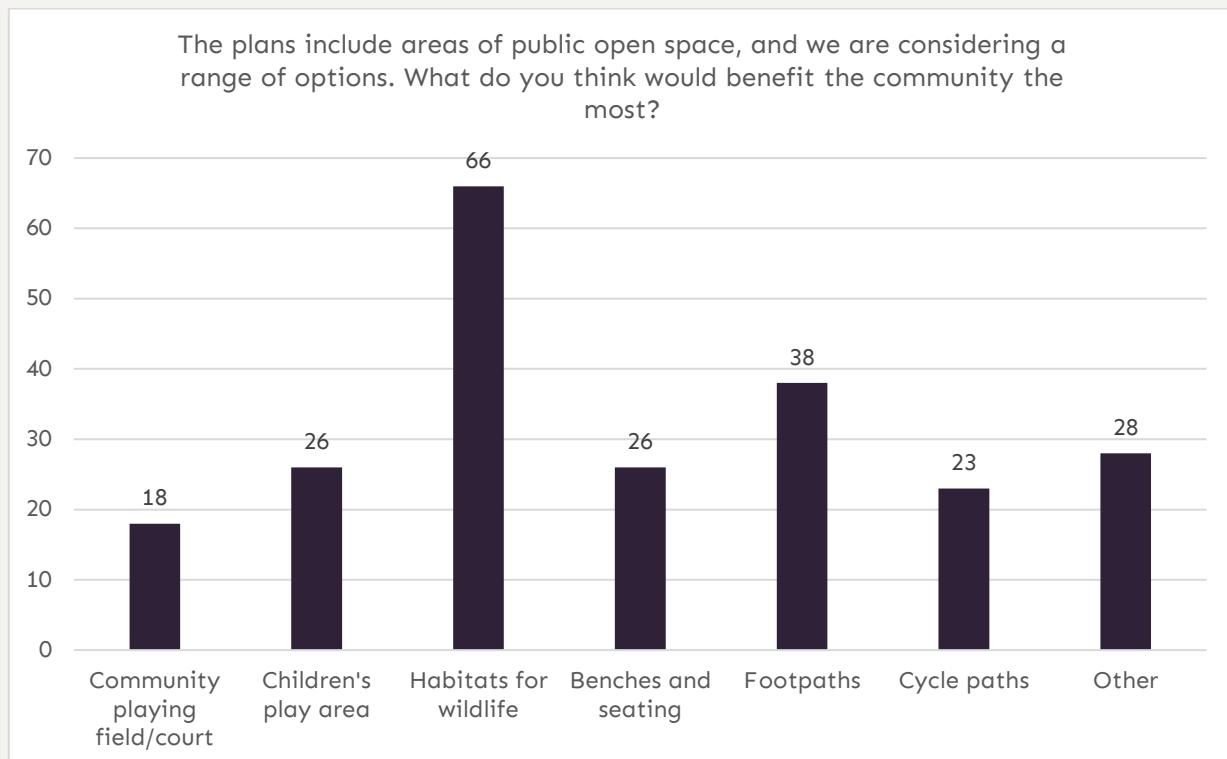
- "Affordable Starter homes for young people".
- "None".
- "no new homes".
- "None".
- "Houses supported adequately with doctors, schools and roads. None of which applies in the area you are proposing".
- "No homes".
- "The school is already oversubscribed adding more family homes will not help the school. You'll need to build an entirely new one!".
- "Currently Rudgwick does not have the infrastructure (council run schools, doctors surgeries, bus frequency to accommodate large proposals such as this (105 houses, 210 cars etc). This proposal is too large for the Rudgwick.".
- "no more homes without more water and GPs".
- "None".
- "None".
- "None".
- "We don't need more houses locally there are already massive new developments in billingshurst Horsham loxwood and alfold".
- "there is simply no local need".
- "No more houses. HDC already ruined Cox Green we don't need any more. No room in schools or Doctors and purely a speculative build."
- "This development is not necessary and will only put further pressure on existing infrastructure".
- "Don't feel there is infrastructure for more homes ".
- "No homes need locally.".
- "ABSOLUTELY NONE".
- "No new homes needed ".
- "None".
- "We cannot sustain ANY new homes based on the local infrastructure. Schools, doctors, dentists, water, energy? Where are all these coming from?".
- "I am not sure the current infrastructure can support more homes".
- "Homes developed on brownfield sites, repurposed offices and shops, not green belt and countryside.".

- *"None!! Our village needs protecting".*
- *"No houses".*
- *"No more homes needed".*
- *"Retirement homes desperately needed in Rudgwick".*
- *"none".*
- *"No homes".*
- *"There is no need".*
- *"None".*
- *"None".*
- *"NONE!!!!".*
- *"Homes on brownfield sites and".*
- *"None".*
- *"There are too many developments as it is".*
- *"NONE".*

**4. Which design option for the proposals would you prefer to see come forward?**



**5. The plans include areas of public open space, and we are considering a range of options. What do you think would benefit the community the most?**



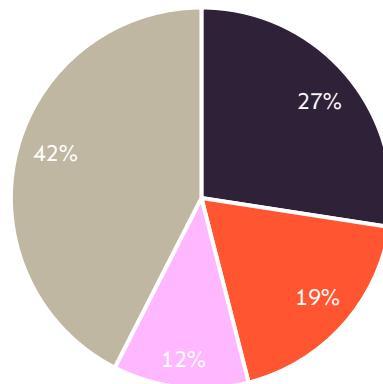
Verbatim responses to this question include:

- "We do not agree with any of the plans".
- "Extra infrastructure, schools, doctors, dentist. If there are 105 houses that equates to approximately an extra 300 people, averaging 2 adults and 1 child per house. There isn't the medical facilities for the population of Rudgwick now. How do you propose it will facilitate the extra people, likewise the primary school. There is also the question of water, at times the pressure is low especially in extreme hot weather."
- "Keep this agricultural as it has been for hundreds of years. Lynwick Street is totally unsuitable for a huge development be it 100 or 70. There are just 9 homes south of the bridge in Lynwick Street. To turn this ancient site from agricultural is a sin. Many developers over many years have tried to build in Lynwick Street and all were rejected on the grounds that this street is a sacred area for wildlife. Only the money you would make is the reason why you want to develop this agricultural site. Find somewhere else which is a brownfield of which there are many.".
- "Doctors, roads, schools and shops. Be practical before you are 'trendy'".
- "A new school and doctors surgery".
- "reduced number of houses.".
- "we have all of the above already".
- "None".
- "Doctors schools dentists roads".

- *"we have plenty of all these - we dont need 100 houses though".*
- *"Already have a recreation ground opposite. which includes play area football pitch tennis courts skate board park etc.".*
- *"Building somewhere else.".*
- *"Additional school places, medical provision".*
- *"School or doctors surgery".*
- *"Leaving as it is".*
- *"You'll need a bigger school, a new GP, the are can't support this many new people".*
- *"Public services need to be able to support this expansion".*
- *"We do not need nor require any of the above. We have beautiful fields and they do not need filling with more houses and destroying the already in place natural habitats".*
- *"Nothing move your houses out of our village".*
- *"This development needs better public transport, more schools and bigger gp surgery!".*
- *"none".*
- *"Improved infrastructure and shops".*
- *"It's fine the way it is".*
- *"Already have all these GO AWAY".*
- *"I think this is a really poor site for a development this big. This part of the village is a traffic nexus anyway and anything on this scale will really damage the character of the village. I am in general supportive of the need for more housing but this is just too big and will stretch the infrastructure and damage the character of the area".*
- *"We don't need any more houses in this tiny village - school full - problems with drainage, water and electricity supply apart from bad telephone signals etc etc etc.".*

**6. We are looking to deliver new walking and cycling routes on the site. How important is this to you personally?**

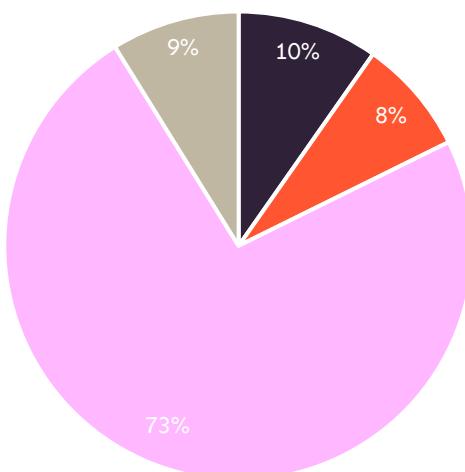
We are looking to deliver new walking and cycling routes on the site.  
How important is this to you personally?



■ Very important ■ Somewhat important ■ Not very important ■ Not at all important

**7. Thinking about our plans at land north of Guildford Road, Rudgwick, how do you feel about them at this stage?**

Thinking about our plans at land north of Guildford Road, Rudgwick,  
how do you feel about them at this stage?



■ Supportive ■ Neutral ■ Not supportive ■ Unsure

**8. If you are comfortable sharing, what are the reasons for your answer to the previous question?**

Please note this feedback is verbatim and therefore includes grammatical errors.

- *"i love the layout and open spaces created. I would be supportive of this application especially as i would be open to trying to gain a shared ownership property for myself and my children".*
- *"Public amenities are already provenly unable to cope.".*
- *"We have studied the proposals for the development of land north of Guildford Road, Rudgwick.*

*The glaring problem that we see here is the entrance access to the site which is on the busy A281 Horsham to Guildford Road. The access road is on the apex of a blind bend of an increasingly busy road. With, potentially 150 to 200 vehicles being owned by residents in the development, this would present considerable traffic, especially at rush hours, trying to leave or enter the development.*

*Already, at the junction of the A281 and Church Street, we see considerable congestion at certain times of day. This new development would experience the same problems and cause potential accidents as drivers try to get out onto the main road.*

*In terms of the sustainability of the development, we already have a problem with infrastructure in the village. Getting an appointment at the Medical Centre has become increasingly difficult in the last few years as has been the ability to secure places for children in the village school. A potential increase of population in the region of 300 people would impose an unacceptable strain on the already creaking infrastructure.*

*Furthermore, places of entertainment or leisure in the local area are extremely limited. We are now reduced to just one pub, the Fox in Bucks Green, several others having closed over the last few years. There's little to occupy growing children in the village and the public transport available is very limited. This consists of a bus service between Horsham and Guildford operating once an hour but ceasing at around 6pm with no service at all on Sundays.*

*In conclusion, no matter the desirability of new and affordable houses in the area, this site is unsuitable as access is likely to increase the danger to users on the A281. There needs to be improvement in the infrastructure in the area before we can support the additional numbers of people proposed.".*

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- *“It is unclear how the site will be accessed. It has been rumored that a roundabout opposite the King George the V playing fields might be the solution. If this is the case as a home owner next door to the King George V playing fields I have concerns. We would like to hear more about traffic calming, pollution and safety solutions for the A281.”.*
- *“There is no infrastructure in place to support the building of these properties. The access to the site are in dangerous positions. The fields are liable to flooding. There is no availability to register with GP's, dentists, schools in the local area. There is numerous wildlife including deer, foxes and bats on the proposed site.”.*
- *“There appears to be no benefit for the community with the proposed development. The questionnaires covered whether new cycling routes, walking paths, community playing areas or habitat would make the development more palatable. The honest answer is that these are already available and it makes no sense to reduce the green belt to create more homes in a small village with stretched infrastructure. I love and work in Rudgwick and businesses are closing and moving to other regions so there is no demand for homes based on local job opportunities. I appreciate that local housing opportunities may benefit those looking to own their own properties but this is also unlikely to be an outcome as the developer will not have any influence over who the new homes are offered to, and we will be met with similar issues as surrounding villages where local families still can't afford the properties and are outnumbered by occupants moving in from outside of the area. The lack of public transport makes this an unusual proposal as the roads are already to busy and the number of vehicles will stretch the cap at it of local roads, which are already to busy too busy and in poor condition due to the strain being put on them by industrial vehicles that use them. I don't see any benefit to either proposals.”.*
- *“The 71 homes option is the more appropriate but of this number how many or what percentage (40% ?) would be affordable. What do you specify as affordable?”.*
- *“Yes, approve. This is needed in the community and the site is great for it. As long as lots of green spaces are there that we can all use, such as links to walking paths and cycling. Council needs to improve the bus services, especially add fast bus routes to the mainline stations of Billingshurst, Horsham and Guildford for those who work or need more amenities and we need a cafe and some more shops badly. The Rudgwick area has terrible infrastructure-one bus route that takes over an hour to get to Guildford, one doctor and one shop. A sustainable, environmentally friendly development will force better infrastructure especially with Dunsfold Village just a few miles up the road. Entrances must be safe as A281 is quite dangerous. Maybe add traffic lights.”.*
- *“Absence of mention of protection of listed buildings and other houses which flood from rainwater run off from the fields. Building immediately behind this group of houses (*

*Meadow Cottage, Bacon Cottage and Smokies Retreat) will only exacerbate the issue. Even now run off from the fields causes localised flooding of gardens and the A281. Proposals do not address this adequately - there is no mention of how the foundations of the listed building (Snoxall and the Old Cottage) will be effected by water running beneath these properties. Concerns regards the removal of bat habitat and other wildlife habitat. The fields fall within the Sussex Bat SAC wider conservation area. Traffic on A 281 - the proposed access is on a dangerous bend with limited visibility and the development will further increase the traffic on the already congested A281. There is currently insufficient infrastructure to support increased population - Doctors, Dentists and schools are already overcrowded. The proposed cycles paths do not appear to go anywhere ! No consideration of plans for building close to the boundary with existing properties that will potentially undermine and destabilise established trees on the boundary with Meadow Cottage and Bacon Cottage and the proposed development. I disagree that Rudgwick needs this development given that there is significant "filling in" ongoing in the village. Finally, this is removing a green field site when there are brown field sites in other parts of Horsham District e.g. The currently disused Novatis site in central Horsham".*

- *"The local infrastructure cannot cope with more houses. The A281 is too busy to Guildford and Horsham and that, and the local roads, are full of pot holes. The doctors surgery and dentists are over subscribed and we are miles from Hospital services. There is no fibre to the property broadband. This infrastructure needs to be improved before more loading is put on these services. There is no mention of whether these houses will have solar panels and a local turbine (Rudgwick power is notoriously unstable). If these were addressed, the development looks like it is retaining existing mature trees and the idea of an orchard is good.".*
- *"It is very important for there to be sufficient houses locally for local people. My family moved away because of the lack of not only of employment but places to live at prices they could afford".*
- *"Too little detail to assess properly. Impact on local services not assessed. Huge impact on local traffic and traffic management with access to an already extremely busy A281".*
- *"I feel that the site is dangerous for pedestrians and motorists. It is a busy road already and the exits from Lynwick Street and two exits off the Loxwood Red either side of The Fox is already very difficult. In addition my new neighbours with three primary age children were unable to get places in the local school two months ago. Where are all the new children going to be allocated places?".*
- *"As explained in previous question. Infrastructure..... an orchard an cycle routes doesn't cut the mustard.".*
- *"rudgwick does not need the new housing and the village will not be able to sustain the influx of people".*
- *"There is a history of flooding on the Guildford Road. This proposal, despite ponds etc, will increase the runoff. Surface drainage is already inadequate on the main road. Traffic is also a major issue and this will increase the chance of accidents.".*
- *"It is the beginning of the information process. I recognise we do need 4 bedroom houses in the village.".*
- *"our concerns are impact on wildlife, all ready experiencing high level of water to our property, our school and medical centre already oversubscribed local children already traveling to school out of the area, main 281 guildford road already resembles a very busy race track.".*

- *"Keep this agricultural as it has been for hundreds of years. Lynwick Street is totally unsuitable for a huge development be it 100 or 70. There are just 9 homes south of the bridge in Lynwick Street. To turn this ancient site from agricultural is a sin. Many developers over many years have tried to build in Lynwick Street and all were rejected on the grounds that this street is a sacred area for wildlife. Only the money you would make is the reason why you want to develop this agricultural site. Find somewhere else which is a brownfield of which there are many.".*
- *"Whilst I recognise that this government have decreed we need more housing, I do not want to see Rudgwick (where I have lived for 40 years) become a sprawling mini town. A small amount of development, sympathetically created to fit in with current housing and properly landscaped, may be acceptable.".*
- *"You are targeting green agricultural space when which is unsuitable due to drainage issues in the area for this development. In addition, 70 or more houses cannot be supported with the current infrastructure. Adding bike lanes and green areas doesn't address the key road, school and doctor issues. This area was also NOT zoned for housing, there is brownfield land in the area which is zoned for housing, so i have no idea why this is being targeted. It's a nonsense.".*
- *"the village can not support any more houses. The roads and infrastructure can not manage any extra cars and people. Schools, doctors and village shop parking are".*
- *"Right development site, provided affordable homes quota is delivered, and proper site access to/from Guildford Road, ideally with roundabout to help control insane speeds along A281, which otherwise make the access tricky".*
- *"Infrastructure of the area cannot cope. The a281 is already overloaded with traffic as it is, 71 or 105 new homes would drastically increase this to an unmanageable amount. Additionally, surrounding roads are already full of potholes, construction traffic would increase that. The loss of biodiversity and ecosystems is also a huge concern. This area already experiences flooding on the roads, adding more impermeable surfaces and inadequate drainage in gardens (as most new builds experience) is completely unsustainable. Services in this area cannot withstand any more pressure either. It is almost impossible to get a dls appointment and the schools cannot cope with many local children being sent elsewhere for primary school. The local pub and cafes would obviously benefit from having more people but in reality they are all heavily frequented by people across the week and so demand would not be able to be met, reducing customer satisfaction too. Overall this proposal is far too big and too damaging to the local area.".*
- *"The current infrastructure of the village does not support all these extra homes and families! There would need to be a new school from reception to year 6 and a new doctors surgery! Cycle paths and an orchard doesn't really cut it!".*
- *"See responses above.".*
- *"A development of the proposed size and massing will add a huge drain on the local infrastructure and community's services.".*
- *"There is no mention of fresh water - we are already challenged in the summer, more houses would be unwelcome unless fresh water sources are added and current ones improved. You failed to mention anything about this is your promotional web text".*
- *"Even more traffic added to the already extremely busy road. The doctors surgery and dentist already under pressure. Existing frequent flooding of the main road and my property in heavy rain could be made worse if the existing stream is to be used for surface water disposal."*

- *"The existing infrastructure for local services, including healthcare and education, is already experiencing significant strain. An increase in the number of residential units and, correspondingly, the population will place an unsustainable burden on our small village. The roadway traversing Bucks Green is already congested and poses safety hazards. This development is likely to exacerbate these dangers due to the anticipated rise in traffic volume. Additionally, the current land serves as a natural habitat for various wildlife, including numerous species of animals and insects, which would be adversely affected by the proposed development. Furthermore, this land plays a crucial role in natural drainage. The introduction of new housing on the land would negatively impact the homes south of the field, which already endure flooding issues during periods of heavy rain, and would likely aggravate these conditions.".*
- *"Taking away countryside. Not supplying the actual resources and infrastructure needed to support that number of houses. Taking away the community and village setting for financial gain".*
- *"Rudgwick can not cope with a development of this size. Getting out of the bottom of lynwick street and church street is a nightmare at peak times. Trying to park at the doctors and the shop is already very difficult. The schools and doctors are badly stretched and all the extra people and cars will put a huge strain on the area. When it rains the part of the 281 opposite the garage already floods so having houses in the adjoining field will increase this run off of water. I object to this development .".*
- *"I live opposite and have not even had anything through my door about this. I drive on the A281 every day for work and the road is an absolute nightmare - fast, busy and dangerous. There have been many deaths in RTC's along this stretch of the road as pulling out and into it is so dangerous as is people driving too fast and overtaking. The travel from here to Guildford and back used to take 25 mins and now takes over an hour. I have been doing this journey for 20 years".*
- *"Because this is being built on beautiful farm land. The Guildford road is already very busy, you are unable to cycle from Rudgwick along the roads to Cranleigh, Guildford or Horsham as they are too dangerous (especially the A281), so it makes no difference in putting cycle paths around the houses because people won't be able to cycle to any towns so obviously huge reliance on cars. The public buses are very poor, not running on Sundays or in the evenings. You can't even get to Horsham Collyers for an 8.40am lesson as the only bus that would get you to college on time is 6.40am!! The GP practice has a huge number of patients per GP (more than average), and they repeatedly say they can't recruit or maintain staff. The schools are full. We have already have 2 new developments in the last few years built, hugely increasing the village population.".*
- *"Traffic due to school rush hour. Roads are dangerous in getting to the schools. Pressure on drs surgery and our local village primary school.".*
- *"I agree there is a need for housing, but the school and doctors surgery are at capacity. If the development can bring better public transport, then that will be a positive.".*
- *"We already have the downlink nearby we don't need this additional drain in local resources. The traffic is bad enough as it is. Save our countryside and build more infrastructure to support the already growing community".*
- *"because as you say on your site ' It is set within a rural landscape characterised by scattered villages, individual houses, and farmsteads. '; and that's why we moved here and how we like it - if we wanted to like in a busy town we would have chosen that".*
- *"As I said before we have had our fair share of building. HDC have already given permission for building in Cox Green which has ruined the whole ambience of a once*

*lovely hamlet. The entrance onto the A281 from this new proposed development is extremely dangerous and we don't need or want any more deaths on this notoriously dangerous road. This is farmland and should stay as such.”.*

- *“Over development of an area that is not short of housing. It will put unnecessary strain on local infrastructure and resources.”.*
- *“Church Street and Haven Road already have problems with cars accessing the Guildford Road. I think this development will cause more problems. It's very difficult to get a doctors appointment currently more housing will make this even harder.”.*
- *“Rudgwick cannot support another development without additional infrastructure, which you are not putting forward. The increase in traffic cannot be supported and would become dangerous.”.*
- *“There are unanswered questions in the proposal - particularly the impact on local services, including the school and GP surgery, and the already very busy A281. Speeding is a HUGE problem. Will you work with the council to put enforcements in place considering the increased use and safety of residents? I question the safety of where the proposed entrance to the site is as there will be a blind spot pulling out in the Guildford direction. I appreciate more houses are needed, but is farmland an appropriate site?”.*
- *“The plans are not of the sam3 type. Please provide both in the same format so I can study them properly. At the moment it's apples and pears”.*
- *“I am chairman of Rudgwick Preservation Society. At this stage my comments are personal, but informed by working closely with the parish council and by involvement commenting on previous large sites such as at Fairlee and the Cox Green backland. My society supports in principle the development of the Canfields land with the "Pig Farm" AS ONE, and urge you to do the same. The access road might thus be better placed closer to opposite the King George's Field entrance. This could facilitate the development of a footpath/cycle way between the Field, and village hall, to the centre of Rudgwick, as a much needed route. I believe your development (even the smaller of the two options) to be too big for the number in the HDC delayed new plan. Please try to give us what we want, rather than ploughing on into a tide of local opposition to something we actually do want and need! i hope you can see where I am coming from. i hope to have a dialogue with you in future.”.*
- *“No need for further housing projects in a village without the infrastructure and facilities to support it. Unnecessary building in an area of natural countryside.”*
- *“The traffic on the A281 is already far too much. Rudgwick cannot cope with more. It's impossible to get a doctor's appointment. The local school is bursting. People love Rudgwick for its countryside and its many walks and more houses are not needed here.”*
- *“There is no need for another large housing development in Rudgwick. Since I moved to the village 35 years ago it has grown massively with large housing estates being built in Foxholes, behind Church Street, etc. The doctors' surgery and primary school are already struggling to cope.”.*
- *“Increased traffic in a busy area, pressure on school places and medical provision - unclear how this is supported”.*
- *“It's perfectly good farmers field. Rudgwick is small the Doctors and local school are over subscribed already. At rush hour access on to Guildford road will be awful. These plans are terrible build on brown field sites in Horsham. Your pals are terrible will not work and as locals we will do everything to stop it”.*

- *"For 71 houses, 2 cars per houses, at least 70 cars going to Rudgwick shop, no parking, 140 children going to what school, at least 220 persons going to Rudgwick surgery, where are the doctors, they are not coping now, we have problem with water pressure in the summer, we don't need anymore houses in Rudgwick".*
- *"Highly inappropriate site for this development incursing into a historically agricultural landscape, adjacent to a highly used, poor visibility main road junction, where there has already been recently a serious RTA. The village does not require more high priced private residential developments which pay lip service to social housing provision with expensive rents. The village has only one surgery and the local schools are already at capacity. There are also a number of venerable oak trees on this site.".*
- *"This looks too big for this end of the village as it will increase traffic in the church street and A281 area which is already an issue and dangerous when walking with kids and dogs to the playing fields and village hall. Plus we have declining local services anyway e.g. doctors and other amenities.".*
- *"Many too many houses, not enough infrastructure, too much traffic onto a busy road.".*
- *"I have issues with the access on to the Guildford Road".*
- *"There are too many developments locally & I'm fed up with the villages being turned into towns, it's ridiculous".*
- *"I am a new resident to Rudgwick with 3 young children. I would love to meet more people with families.".*
- *"You won't provide infra structure or affordable housing.".*
- *"Rudgwick, as a village, has doubled in size in the last 10 years with 4 new development sites already. Our infrastructure is already suffering (not enough school places, long waits for doctors, only one small village shop) and honestly I can't think of anything worse than replacing what is already a wonderful, natural wildlife habitat with more human homes. We, as a village, do not need any more. We are big enough already. Crime is increasing the bigger the village gets. I am extremely against the proposal to build more homes.".*
- *"Please see previous response. We do not have the local infrastructure for ANY new homes.".*
- *"Only one state school and Doctors surgery which will be put under even more pressure with additional housing in this area".*
- *"We will need more Doctors, more shops & unhappy about loosing our countryside.".*
- *"Shortage of homes, particularly family and affordable homes.".*
- *"Rudgwick is a small village with pressures on the local school and GP Surgery. This will add pressure on those public services. It will also add to a high volume traffic area ( the A281 ) making the area highly congested.".*
- *"Rudgwick has been our home for over 25 years and my family even longer. There is no way the residents of rudgwick will allow this to happen. We are stretched already at our GP surgery. Our countryside needs protecting.".*
- *"There is no infrastructure for this development. You are destroying countryside in our village. There's plenty of space and infrastructure nearer to Horsham with better*

*transport links. This will bring excessive traffic and pollution to the countryside. This development is not welcome at all and will meet strong opposition".*

- *"I'm very concerned that the local primary school (one form entry) is already at full capacity and the doctor's surgery cannot cope with its existing patients. I see no way that an increase in housing on this scale is sustainable in this location.".*
- *"We don't need anymore houses round here. Leave the countryside alone".*
- *"We have enough problems getting doctors appointments now, never mind with potentially another 400+ people trying to! The noise and mess of years of building and roadworks in our village will be awful. When they are building an access road on a narrow road, where will all the traffic (which includes a LOT of HGV lorries be diverted? Through our or another village? We have one shop (small co op) that already struggles to provide parking for villagers and passing trade, I see no sign of any plans for increased facilities, school spaces or Doctors capacity. THESE are the things that matter to our village and are simply not mentioned. I oppose.".*
- *"As someone who has accessed the A281 from Church Street for the last 15 years have struggled to get out of the Junction. Although it is a 30/40mph stretch of road, it is very difficult to turn right and cross both carriage ways. Where the proposed entrance to the site is, would have poor visibility and on a road where people do not abide by the speed limit, and 3 other junctions in close proximity. In addition local amenities are max capacity, school and GP practice. Furthermore we do not need another play area when there is one located at the King George V playing fields opposite. Also, is it going to end up being another Fleecehold development, were residents pay an annual fee to maintain open spaces and SUDS system, and amenities are never adopted by the Local Council, and the developer moves on and does not inform residents purchasing the properties like so many other developments built today. Planning permission has been refused on other sites along the A281 due to road safety, and this would pose the same issues.".*
- *"The developments proposed are too big. Additionally they are outside of our neighbourhood plan which the village worked on for several years. We have already identified areas within the village for potential development and the site you have proposed is virgin green field land not in scope. Please review are village plan and choose an alternative site which fits the village neighbourhood plan.".*
- *"A281 is congested enough as it is, with near enough constant road works along it. Without the supporting infrastructure the circa 150 additional cars travelling in and out of the village will cause even more congestion, especially given that public transport is very limited. The doctor's surgery and CO-OP are already insufficient for the size of the village and this will only make matters worse.".*
- *"I may be able to pay a house in Rudgwick".*
- *"Village built up too much anyway".*
- *"This area is rural. Large developments are not welcome.".*
- *"This is a proposed development of open farmland in a rural village with no practical public transport and fully reliant upon the very congested, poorly maintained A281. The A281 cuts through Bucks Green and is already unfit to accommodate the level of road users reliant upon it. Any development of this site would be immediately detrimental to the open countryside whilst simultaneously adding to the usage of the A281. Developments of this scale should be constructed in areas of significantly better transport links, or in conjunction with suitable improvements to local transport links.".*

- *"If it was the right type of houses I am supportive, but more large expensive houses I cannot support.".*
- *"I feel that Rudgwick has already had quite a lot of new houses. I think as long as you keep to the 40% affordable homes then I can support this as there are not enough affordable options in our village. I am worried about the pressure on the GP surgery. It is very difficult to get an appointment now, let alone when we have 71 extra homes. Also the village primary school is under pressure so not sure how the village will accommodate lots more primary age children.".*
- *"I understand that there is a need for homes to be built but why build on Greenland. I moved from a town that was constantly being built on in green open areas and woodland. The knock on affect was not enough school places for children living in the area, GP surgeries waiting for more than 2 weeks for an appointment, hospital A&E waiting time increased, then the amount of traffic. If you consider the rural area each home would have 2 cars and each home with 2 adults and 2 children in time those children will grow and need cars of their own so that could mean 4 cars per home times that by the homes you want to build. As I said I moved from a town nearly 3 years ago I wanted to live rural. My child has not been in school for nearly 3 years because there is not a school in the area that can meet his needs. What is it going to be like for children in 5 years time. And then there's the wild life you are destroying there home, sadly I see so much wildlife deers, fox's, and badgers killed daily on the country road.".*

*As I said I moved from a town nearly 3 years ago I wanted to live rural. My child has not been in school for nearly 3 years because there is not a school in the area that can meet his needs. What is it going to be like for children in 5 years time.*

*And then there's the wild life you are destroying there home, sadly I see so much wildlife deers, fox's, and badgers killed daily on the country road.".*

- *"Too much traffic. Traffic already too noisy and rarely doing speed limit of 30. Village is a lovely size as is.".*
- *"we don't need any more homes in our village!! schools and GPs are full!".*
- *"Although supporting housing for all, with this location several alarm bells. The 281 is a near death trap at the sites entrance. Turning against traffic is already very tricky. The site line is not good. One reason why speedwatch have earmarked this exact spot. However you could move the traffic lights that would help. Will fully safe disabled access be constructed thru to Church Street? How does the farmer feel about increased walking across his fields with the cattle especially with loose dogs. I see a footpath to Lynwick Street. This is NOT a lane. Both sides are dangerous for walkers especially one side. In recent months vehicle speeds have recorded over 65 mph in a 30 limit. God forbid a child on a tricycle. The smaller plan looks to develop more 'breathing space' at least. Please show a realistic plan with 2 cars for each household otherwise its just deceptive. Will all homes have heatpumps??. There is a lot of run off water when we have heavy rain. Downsizing is equally important in our community as an ageing population releasing family homes but with a balance of a need for growing family homes as well. 40 % affordable seems extreme to create that balance. Finally personally I would never live there it's just too dangerous for that much traffic at peak times unless a suitable concern is given to halting the traffic. So move the traffic lights!!".*
- *"Also please explain. Why would the access be to the farm field and why the arrow to the old chicken site that by the way has just had its proposed density challenged".*
- *"you state 'It is set within a rural landscape characterised by scattered villages, individual houses, and farmsteads.' and that is how we like it - we don't want a housing estate built there by money grabbing developers".*
- *"I live in rudgwick for the countryside, we don't need more buildings to look at. Why can't you just leave the countryside alone before it all gets ruined".*

- *"This beautiful VILLAGE!! (Not a small town) is fine as it is. Many people choose village life for the calm and peaceful life style which it won't be with yet MORE housing".*
- *"This looks too big for the location with lack of consideration re traffic. Also there are significant issues already re access to doctors and other facilities and putting this scale development without some proper investment in basic facilities is a concern.".*
- *"Further infirmation required".*
- *"The vast amount of new homes being built in Alfold affects Rudgwick and surrounding villages already. The A281 is at capacity. GP surgery is impossible to get an appointment already".*

## **9. And finally, what could we change to make you more supportive?**

Please note this feedback is verbatim and therefore includes grammatical errors.

- *"cycle paths, well designed community spaces that keep older children interested not just younger ones. So spaces for games and meet ups etc in a safe space with activities such as a basketball net and ping pong tables.*
- *"10 houses maybe but the scheme is too large and would be enormously disruptive to the existing community".*
- *"Resite the development.".*
- *"Resite the access road. Influence an improvement in the local infrastructure, especially medical facilities, schools and entertainment for young people.".*
- *"More information on the access to the site. Embracing traffic calming and safety on the A281 but equally not negatively impacting the air quality or safety of pedestrians as a result of increased road usage.".*
- *"Withdraw all plans and find somewhere else to build!".*
- *"Nothing.".*
- *"We need to know how this number of property can be accommodated in the community that already has over subscribed schools and medical services.".*
- *"Force fast bus routes to the three closest mainline stations, so please can use public transport and get to trains quicker. There is a bus stop across the road from the site, improve this.".*
- *"Adequately address all the aforementioned issues. Also not build so many houses ( 60 was mentioned in a previous iteration) and not build behind existing houses - particularly concerned about flooding!".*
- *"As per the previous answer. Provision for better infrastructure. Look at a roundabout at church street .. with the extra A281 loading at peak times existing residents would never be able to turn West at Church Street. Provision of sustainable energy for the houses.".*
- *"There is insufficient planning detail on the proposal for the larger development. Just blobs for the houses compared to the smaller plan which is very detailed. It's almost as if you are willing people to go for the smaller option by giving better detail on that one".*

- *"Incorporate the pig farm site into the overall proposal and use that site to relocate access to the A281, making it much safer ( in my opinion), maybe using a roundabout.*

*Traffic management plans for the A281 are critical and there is no detail on this.*

*No big executive houses needed.*

*Be clear on how local services are going to cope".*

- *"We have no facilities in our village for a lot of new houses and therefore object to them being built in our little village there are plenty of other my suitable places for houses to be built and would suggest you look at these . It would put the facilities of the village such as schools doctors buses shop roads etc. All under extreme pressure*

*So no more houses please".*

- *"Unless the local school and doctor's surgery can be enlarged and the site changed...not much. It just doesn't appear to be a sensible place to build a new community stuck out on a limb.*

*Walking along the A281 to the Coop is not going to happen as it's a narrow pavement and over a mile so more cars through the village.".*

- *"In my view it's inappropriate unfortunately.".*

- *"Houses for the youngsters of Rudgwick, extra facilities for the school, medical practice, water supply, better bus service and maybe a restaurant or takeaway. There is nothing in Rudgwick.".*

- *"not build them".*

- *"Do not build on this green area which is outside the curtilage of the village. The "facilities" contribute nothing to the village which are not already there. The flood risk is too high for our property, which has already experienced flooding due to runoff from those fields.".*

- *"A site map of the layout of the plots would be helpful".*

- *"none really but why not consider incorporating the old pig farm which is currently a eyesore.".*

- *"Go away and find a brownfield site".*

- *"If the eye-sore of the "pig farm" on Guildford Road were to be included in the development (which would tidy up the general area considerably) I would definitely consider your proposals more favourably.".*

- *"Limit your development to the pig farm area, don't encroach on the farm land from the point in line with Rose Cottage on the A281. If you do that, you limit your impact on drainage, access to the green spaces and the existing developed areas.".*

- *"not build in an area that cant cope with so many houses.".*

- *"As previous regulate access to A281 by roundabout, deliver the affordable quota.".*

- *"Rudgwick only has 1no. Food/Convenience store in the village. With the increase in population, this is an opportunity either to provide a further alternative food store on this development or provide a suitable S106 contribution for one to be built elsewhere in the locality.".*

- *"Don't build the houses.".*
- *"Another school!".*
- *"Reduced (to high teens) number of houses.".*
- *"Reduce your proposal considerably".*
- *"Be honest about fresh water. Get a better supply for the village as the current infrastructure is already regularly leaking. Pay for another GP for the surgery. Be sensible about parking - you need to provide sufficient as there is no alternatives to having a car out here - its naïve to think that your 'walking and cycling paths' will have any impact as the village is already well catered for on that front. Why aren't you holding an open evening/session? why are you using this poor quality webpage?".*
- *"Rebuild and enlarge the stream culvert under the main road and improve the surface water drainage generally in the village that cannot cope in extreme weather.".*
- *"Reduced number of residential properties and an increased amount of open space. It is imperative to implement traffic management strategies on A281 to decrease speed and enhance safety measures. I would like to see the initial plans concerning the diversion / re-routing of A281 be revisited, with consideration of any potential expansions to Bucks Green.".*
- *"As someone with a family who supports affordable housing, I would be more supportive of the plans if:*
  1. *The affordable homes are truly affordable and prioritised for local families – It's important that the homes are realistically priced for people living and working in the area, not just meeting broad definitions. A clear commitment to help local families stay in the community would make a big difference.*
  2. *There are homes suitable for families – I'd like to see a mix of family-sized homes with gardens and safe, child-friendly spaces nearby—not just smaller units or flats. Having space for children to grow up in a safe, community-focused environment is essential.*
  3. *Safe access and infrastructure for families is planned – This includes good walking routes, safe crossings, nearby schools, healthcare access, and regular public transport. These things are crucial for everyday family life.*
  4. *Community facilities and green space are central to the design – Play areas are great, but family-friendly developments benefit from shared green space, seating areas, and safe routes for walking and cycling that connect to the wider village.".*
- *"Concerned about run off that floods the A281 after heavy rain. What plans have been made to improve/reduce this.*

*Also Concerned about access onto A281, a very busy road.*

*Affordable housing? Will they be really affordable or only to the very well off.".*

  - *"Build the houses in an area that can cope and stop destroying our beautiful countryside. Build on brownfield sites and not our lovely village fields.".*
  - *"Not to have vehicular entrance and exit straight onto the A281 - use Lynwick street.".*
  - *"Why are farmers selling their land yet asking for local support to keep farms in business?".*

- *"Put a cycle path along the A281 away from the road. Get a more regular bus service to Guildford and Horsham.".*
- *"Not building. Providing road crossings and a good road network. Support for our drs surgery.".*
- *"Go away".*
- *"nothing - this is simply developer greed - there is no local need, Rudgwick is a small village we don't need or want 100 new houses and don't have the infrastructure to cope with it this is just gov/developer corruption for profit".*
- *"Cancel the whole project. Nothing less.".*
- *"25 house maximum.".*
- *"Road access. Support services improved.".*
- *"Plan to build somewhere that can support this size of development?".*
- *"Reassurance that steps will be taken to make the A281 safer.".*
- *"More landscape/public park/ designated public footpath /bridleway through fields back to Church street".*
- *"I have already stated this in the previous answer.".*
- *"Nothing. It's a disastrous idea and will kill the village, alongside heaping further pressure on already inadequate transport (A281) links.".*
- *"Please take your plans out of Rudgwick. Rudgwick can hardly cope as it is.".*
- *"Nothing. And please do not try to persuade residents that we need more cycle paths and orchards - there are plenty of these already in Rudgwick and the surrounding areas which are already accessible to walkers, cyclists etc. and we are all keen to preserve the countryside we already have instead of covering it with more expensive houses with so-called "affordable" prices/rents".*
- *"Detailed plans on how these issues will be addressed".*
- *"Build some infrastructure not just homes but you greed developers will never do that so you will never be supported.".*
- *"Nothing".*
- *"Nothing it's part of a depressing trend of agricultural land being sold off by local landowners to developers which is swamping the local infrastructure all around Rudgwick and Loxwood.".*
- *"A smaller development coupled with looking at better traffic management.".*
- *"Reduce the numbers significantly, about a dozen around the pig farm would be reasonable. The lack of attention to detail on your proposal makes me feel you don't care other than making money. It's Guildford Road, Bucks Green - not Rudgwick & Pennthorpe Prep School not Pennythorpe.".*
- *"More clarity on safe access on to the Guildford Road".*
- *"Nothing.".*

- “Built an aquarium”.
- “Affordable allocation seems rather high and I wouldn't imagine there is that much demand for it in area given it is a pretty rural location and the population skews particularly heavily towards the elderly”.
- “Not build it here”.
- “Find another field in another village to build your homes on. We have enough in Rudgwick already.”.
- “Nothing. Build your homes in a more suitable and sustainable area.”.
- “Consider another area”.
- “Making sure the houses are affordable for the younger generation if your planning is passed and also caring about the habitat and making the wildlife a priority.”.
- “Any Support for facilities for Football/Cricket/Tennis which take place in the playing fields opposite the new development. All clubs have active adults and children's sections.”.
- “Build elsewhere please, on a brownfield or town centre.

*Not the beautiful and disappearing, precious countryside, in a small village with pressured services.*

*You will never have my support.”.*

- “Nothing. Having seen what has happened to other local once small villages such as Billingshurst this is not needed nor wanted.”.
- “Nothing take your development elsewhere”.
- “Come up with a solution for the education and health care of all these new residents.”.
- “All of it. Don't do it”.
- “Withdraw the applications please.”.
- “I would not support this development at all due to road safety as outlined.”.
- “Not much unless you choose a different site and a much smaller development in line with our neighbourhood plan.”.
- “10 family-sized homes with no requirement for affordable housing.”.
- “The village infrastructure, particularly the medical centre and primary school, do not have capacity to deal with the current population, let alone a very significant uplift in demand. Traffic on the A281 is much heavier than it was designed and built for, contributing to a number of safety incidences and fatal accidents over the last few years, and possible damage to older, historically significant buildings. There are existing playing fields opposite the proposed site, including a playground, and the existing cycle path on the Downslink is already popular. The larger of the two proposals will add a further c15% to the village's existing housing stock within a very concentrated area. It would seem unlikely that any of the additional facilities suggested would mitigate these issues, and given the low capacity of local employers to offer work and very limited public transport options, it would be interesting to see what evidence there is that affordable housing would be appropriate. Natural drainage on

*the site is very poor, with rain water often running onto the A281 causing a hazard to drivers and pedestrians. What can the developers offer to mitigate these problems, such as traffic calming and drainage measures on the A281 and better links for pedestrians and cyclists into the heart of Rudgwick village (i.e. Church Street)?".*

- *"A good 4 bed that costs me £350k".*
- *"Nothing".*
- *"Move it elsewhere out of Rudgwick. You'll have a whole village of opposition - good luck.".*
- *"Build a bypass to re-route the A281 away from the village.".*
- *"Not build there as insufficient infrastructure".*
- *"Add low rise flats for young and Elderly".*
- *"I would support it more if an extra GP could be funded by the development. I would also like to see some bungalows included. If that is not possible please consider houses with a downstairs bedroom and bathroom. I hope the house will be eco friendly and not use gas central heating but air source heat pumps and be fitted with solar panels.".*
- *"Find another place to build".*
- *"Very few of the new build houses in the area are truly affordable or built to a high standard/quality; developments are rarely planned well with regards to road layout and size, and never enough parking when most households have a car per parent plus adult children at home. Look at the mess that is Wickhurst Green.".*
- *"vehemently opposed. building in our beautiful village should be banned. I hope the council see sense and close down this ridiculous plan".*
- *"Specific plan. No gloss around the subject. Realistic we have all seen such pretty developments on paper that when it comes to it are just packed there is an opportunity to make something beautiful and safe".*
- *"absolutely nothing - there is no need for this - this is green belt , should not be built upon , we have no space at local schools, cant get an appointment at the doctors and you want to shove a load more houses in to make a quick 'buck' ".*
- *"Less houses and clearer indication of how the traffic will impact the area and exit onto the roads".*
- *"Chose a different village".*
- *"Not build further housing in this village we've had enough!!!! Your proposed infrastructure won't be enough. Where will you put a new school, where will the dentist be, where will a new doctors surgery be. How will there be enough water. You developers don't have to live here do you, you just want to make your money and never think things through!".*
- *"Reduce amount of houses to 15 max".*

## Appendix D – Email responses

Below, we have listed the emails that were received through the [info@landnorthofguildfordroadconsultation.co.uk](mailto:info@landnorthofguildfordroadconsultation.co.uk) email address, which totalled five emails throughout consultation on the proposals.

These emails are verbatim, but private information has been redacted to comply with GDPR regulations, and also includes responses given by the project team.

### **1. Email 1:**

"Hi

I have just been reading about the new proposal, which in theory sounds good. My one big concern is Rudgwick Medical Centre. With only 3 drs, whom none are full time, it would struggle even more with the addition of up to 105 new homes. I would hope that during your initial meetings regarding the infrastructure of Rudgwick that this would be taken into consideration.

Kind regards

REDACTED  
Rudgwick Resident"

#### **Response from project team:**

"Good afternoon REDACTED,

Thank you for taking the time to share your concerns regarding the impact of the new development on the Rudgwick Medical Centre. We understand that local healthcare facilities play a vital role in the community, and your point about the capacity of the Medical Centre is important.

We are committed to ensuring that local services, including healthcare, are adequately supported and equipped to meet the needs of both current and future residents; we have been in conversations with Horsham to discuss.

Thank you again for your valuable feedback. If you have any further questions or suggestions, please feel free to reach out.

Many thanks,

REDACTED"

### **2. Email 2:**

"Hello,

I am very concerned about this development because it's going to affect the look of Bucksgreen / Rudgwick as a village.

Also it's not fair to residents who lives opposite to see this huge development.

I can understand few house not 71 or 105.

I hope you will take this into consideration.

Many thanks & best regards

REDACTED"

**Response from project team:**

"Good afternoon REDACTED,

Thank you for sharing your concerns about the proposed development and its impact on the character of Bucksgreen / Rudgwick.

Your concerns about the visual impact, especially for those living nearby, are valid and will be taken into careful consideration as the planning process progresses. We are committed to ensuring that the development fits well within the community and minimizes disruption to existing residents.

If you have not already I would encourage you to complete our online survey here: <https://landnorthofguildfordroadconsultation.co.uk/have-your-say/>, ahead of its close on Sunday.

Thank you again for reaching out, and if you have any further questions or thoughts, please don't hesitate to get in touch.

Many thanks,

REDACTED"

**3. Email 3:**

"To whom it may concern

Please can you confirm you have received my consultation questionnaire. The website did not appear to acknowledge my submission? Should I have had some kind of confirmation email?

I would like more information on:

**Site access:**

It is unclear how the site will be accessed. It has been rumored that a roundabout opposite the King George the V playing fields might be the solution. If this is the case as a home owner next door to the King George V playing fields I have concerns. We would like to hear more about traffic calming, pollution and safety solutions for the A281.

Thanks

REDACTED

Sent from my iPhone"

**Response from project team:**

"Good morning REDACTED,

Yes, I can confirm that we have received your response to our consultation questionnaire, thank you very much for providing your feedback on the proposals. I can confirm that this has been shared with the project team.

Yes, the proposed development would be accessed via the creation of a new junction off the A281 (Guildford Road), with the placement of the junction being opposite the playing fields. A roundabout is not being proposed as part of the access arrangements, rather a priority junction with a 6 metre junction radii and a 2 metre footway on both sides of the access for pedestrians.

Additionally, it is proposed to improve junction visibility at the existing junction of Lynwick Street with Guildford Road through the removal of vegetation and the subsequent maintenance of visibility envelopes. It is intended that this junction would be improved to enable its conversion to a 'give-way' priority junction from the current 'stop' signage to help ease the flow of traffic.

A new footway is also proposed along the northern side of the A281 to connect the site to the existing bus stop and to provide crossing point over the road. An amendment is proposed to the existing lay-by on Guildford Road to facilitate the proposed pedestrian crossing points. This proposed new crossing point across the A281 will include a guard railing to help improve safety for those using it. Additionally, surfaces of existing footways are looking to be improved on Loxwood Road near the existing bus stop.

I do hope the above information is helpful, but please do let me know if you have any further questions.

Many thanks,

REDACTED"

**4. Email 4:**

"Thank you for your recent correspondence regarding the proposals on the above piece of land.

I appreciate the need for new housing in the Horsham area but I have some concerns regarding the above as set out below:

1. The effect on all local amenities, doctors, schools, dentist, shop which are already at saturation point
2. The access to and from the site onto a busy major road
3. You mention improving walking and cycling paths and public transport links – how are you going to manage this? There is no station in Rudgwick and buses only run 1 x hourly, with no service on a Sunday or in the evening
4. The introduction of a new community space which would only be used by the residents of the development. It would perhaps be beneficial to plough some money back into the current recreation ground, which is almost opposite the site, and can be used by all villagers
5. Is there really going to be affordable housing? I have seen this mentioned by other developers but it has always excluded first time buyers because of high house prices.
6. Flooding

I will watch with interest how this proposal develops.

Kind regards

REDACTED  
Resident of Rudgwick"

**Response from project team:**

"Good morning REDACTED,

Thank you for taking the time to provide feedback on and to set out your concerns with the proposals for land north of Guildford Road. Your feedback is greatly appreciated by the project team and will be taken into consideration in designing the proposals.

I wanted to provide some further information on some of your concerns raised in your email, so please see our response in red below:

1. The effect on all local amenities, doctors, schools, dentist, shop which are already at saturation point - **We are committed to ensuring that local services, including healthcare, are adequately supported and equipped to meet the needs of both current and future residents; we have been in conversations with Horsham to discuss capacity levels and how Welbeck can help ease local pressures.**
2. The access to and from the site onto a busy major road - **Yes, the proposed development would be accessed via the creation of a new junction off the A281 (Guildford Road), with a priority junction with a 6 metre junction radii and a 2 metre footway on both sides of the access for pedestrians. As part of the proposals, traffic surveys and an transport assessment has been undertaken to ensure the safety of the access point and capacity of the A281 to handle the proposed cars from the development.**
3. You mention improving walking and cycling paths and public transport links – how are you going to manage this? There is no station in Rudgwick and buses only run 1 x hourly, with no service on a Sunday or in the evening - **The proposals include 3 pedestrian footpaths from the new development onto Guildford Road, providing connection to existing bus stops. Additionally, the proposals include improvements to existing pathways to improve their safety and usability.**
4. The introduction of a new community space which would only be used by the residents of the development. It would perhaps be beneficial to plough some money back into the current recreation ground, which is almost opposite the site, and can be used by all villagers - **I have passed this suggestion onto the project team for consideration.**
5. Is there really going to be affordable housing? I have seen this mentioned by other developers but it has always excluded first time buyers because of high house prices - **Yes, 40% of the proposed homes will be classed as affordable varying in sizes and tenures including affordable rent and shared ownership.**
6. Flooding - **The site is located in Flood Zone 1, which classifies the site as being at low risk of flooding from surface water. A detailed flood risk assessment has been undertaken and a comprehensive drainage strategy is being prepared to effectively manage surface water run-off and reduce the risk of flooding both on-site and in the surrounding area, which is compliant with both national and local policies. Sustainable Drainage Systems are proposed to manage surface water run-off from the development with attenuation ponds provided in parts of the site. Other attenuation measures such as conveyance swales and permeable paving with sub-base storage are also being considered.**

I do hope the above information is helpful, but please do let me know if you have any further questions.

Many thanks,

REDACTED"

**5. Email 5:**

"To whom it may concern

I tried to do the survey on your website and failed to progress beyond 25%, so was unable to leave any meaningful response.

We have been aware for some time that Rudgwick is needing provide land for additional housing, and that the landowners of the site north of the Guildford Road in Bucks Green have offered their farmland for this purpose. It has been proposed as part of the draft R19 Local Plan published July 2021 by Horsham District Council - but only for the smaller option. This new proposal for 105 new homes is an increase of over half of the original number of around 60 for the site described as RD1. The additional site RD2 of the local plan was for 6 houses, giving a total of under 70 homes.

In the Parish Council response to the Local Plan Proposal it was clearly stated that the 2 sites must come forward as one proposal due to the access from RD2 onto the Guildford Road. This new proposal by Welbeck Land shows an access to the area of site RD1. This potential access - shown as a cul-de-sac must be removed. RD1 must be included in this proposal.

The original plans shown at a public meeting in the village hall in Bucks Green many years ago indicated that there would be a large area of open parkland behind the houses, which now seems to have disappeared. One can only assume that the developers are intending to put houses in behind at some stage should the larger proposal be refused. The area to be built on is original parkland and as much of this open farmland behind the housing development as possible must be retained.

A potential farmland access is shown on the north of the plot - which is totally unnecessary as the only exit is onto the Guildford Road. Again, this can only be there with the intention of further development north of the site.

It was impossible to magnify the plans on the website to read the allocation of the homes into the different categories. The village desperately needs bungalows for the elderly to downsize into and so release the large number of older style houses which has led to many residents being property rich, but cash poor.

This proposal needs to be re-thought before progressing to the next stage.

Yours

A local resident"

**Response from project team:**

"Good morning REDACTED,

I am sorry to hear that the online survey failed at 25%.

I wanted to thank you for taking the time to write you feedback into this email, I can confirm that I have passed it onto the project team for consideration and that it is greatly appreciated.

Please do let us know if you have any further feedback or questions on the proposals.

Many thanks,

REDACTED"