

Sent: 27 October 2025 12:32
To: Planning
Subject: Objection to DC/25/1312 west of Ifield

Categories: Comments Received

1 Hills Place Cottages, Horsham Road, Rusper RH12 4PR

I should like to object to planning application DC/25/1312 for the following reasons:

Key Grounds for Objection

Plan-led conflict with spatial strategy/settlement hierarchy; not a supported extension to Crawley or a sustainable Horsham expansion [R1][R2].

Transport unsustainability: no A/B road connection; ambitious modal shift and bus assumptions not evidenced; National Highways require more analysis [R3].

Habitats Regulations: Appropriate Assessment required; 'no adverse effect on integrity' not demonstrated [R6]. Heritage harm and statutory duty under s.66(1); weight to harm per case law [R7][R8].

Landscape urbanisation and biodiversity metric concerns (especially watercourses) [R9] [R10][R11]. ES adequacy/procedure: accessibility, accuracy, and cumulative assessment issues [R12]

References

[R1] Horsham District Planning Framework (adopted): spatial strategy/settlement hierarchy. Page Rusper Parish Council – DC/25/1312 (Summary) [R2] Rusper Neighbourhood Plan (made 23 June 2021) and evidence base (e.g., Appendix H – Landscape Character).

[R3] National Highways consultation response on DC/25/1312 (HDC portal ref).

(Habitats Regulations) – [R6] Conservation of Habitats and Species Regulations 2017 (Habitats Regulations) – Appropriate Assessment requirement; 'no adverse effect on integrity' test. Appropriate Assessment requirement; 'no adverse effect on integrity' test. [R7] Historic England consultation advice on heritage harm and settings (HDC portal ref). [R8] Planning (Listed Buildings and Conservation Areas) Act 1990, s.66(1); case law giving considerable importance and weight to heritage harm (e.g., Barnwell Manor).

[R9] Landscape and Visual Impact material within ES; RPC evidence (e.g., RNP Appendix H; independent landscape report). [R10] Statutory Biodiversity Metric User Guide and BNG Regulations – watercourse baselines and encroachment treatment. [R11] Environment Agency consultation response requesting further assessments (hydromorphology, fisheries, watercourses) and raising concerns on BNG metric inputs (HDC portal ref). [R12] Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – ES accessibility/accuracy; requirement to assess cumulative effects; NTS accuracy