



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of East Street Rusper
DESCRIPTION:	Erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.
REFERENCE:	DC/25/0523
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

MAIN COMMENTS:

The application site is situated outside of, but within the setting of the Rusper Conservation Area. Setting is described within the NPPF in terms of heritage as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

The Conservation Area Appraisal identifies that "The view out of the village is one of a heavily treed lined road heading out into the countryside, with the oak trees to the front of Orchards and Woodbury contributing significantly to this transition from village to countryside. This view adds to the rural character and nature of the village reinforcing the fact the area is located within a rural landscape." The application site would be viewed in context with the conservation area, especially as East Street is one of the key routeways for those travelling into and out of the village. As present the treed routeway with glimpses through to the wider countryside provides a transition between the wider countryside and the village edge. The trees and lack of pavements coming into the village reinforce the rural setting of the village, and this view and sensitive approach to the village should be retained.

The conclusions of the Heritage Statement in terms of the harm to the significance of the conservation area is agreed, as it is considered the proposed access would (and has as trees have been removed) diminish the rural approach to the settlement, and due to its position on the curve of the road, draws the eye for those entering the village. The introduction of housing would also lessen the understanding of the conservation areas countryside setting due to its urbanising form.

It would be suggested that although the harm is identified as less than substantial, the NPPF is clear that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification.

In terms of the wider impacts on the listed heritage assets due to the position of the heritage assets and the existing boundary treatment I am of the opinion that overall the proposal would not harm the fabric of the identified listed buildings nor their individual close and intimate settings. The proposal would however, due to its scale and layout change the wider setting in which the assets are experienced.

ANY RECOMMENDED CONDITIONS:

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	22.10.2025