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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/25/3376429

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/25/3376429
Appeal By	MR SHAWN KELF
Site Address	Land To The Rear of The Rectory High Street Rusper West Sussex RH12 4PX

SENDER DETAILS

Name	[redacted]
Address	1 The Maples Ringmer LEWES BN8 5RG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

This combination of all these sites forms the northern edge of the Rusper Conservation area and are a key element in the overall appreciation of the village setting. The urbanising effects of a development of this nature and the way it would impact this northern edge of the Conservation area seem to have been ignored. In earlier HDC submissions, they dismiss this as "The significance of the relationship between these two buildings is less tangible and relates to their function / former function which can be easily appreciated through the name of the buildings and also through documentary evidence.", which totally ignores the character impact on the Conservation area as a whole.
A key assertion of the council since the refusal of the application is that the application site makes an important contribution to the character and appearance of the conservation area. It is noted within the CAAMP that the application site is one area where the rural character of the conservation area can be appreciated, but it is not the only area here, it states "It is noted within the CAAMP that the application site is one area where the rural character of the conservation area can be appreciated, but it is not the only area." is misleading.

Residents of the village will clearly know that this is a clear misrepresentation. It is the only rural, agricultural field within the Conservation area. The only other open areas are the Village Playground and
the Church graveyard, which are of an entirely different character and as such the Glebe field adds an important aspect to the character of the village and the Conservation area.

The proposed development underestimates the impact it will have - Once completed the views of the Church and drive to the Old Rectory will be sandwiched between the terrace of cottages to the south and an estate of 9 houses to the north. To say that this will not impact the character of the setting of these buildings and the Conservation area as a whole is a misrepresentation.
My concerns about the environmental issues concerning wildlife and additional traffic and road safety in the village remain.