[redacted]

Sent: [redacted] 16 September 2024 20:34
To: Planning
Subject: Rudgwick Preservation Society

Categories: Comments Received

For the attention of Case Officer Hannah Darley

Re: DC/24/1163
Bucks Green Pig Farm, Bucks Green, Rudgwick
Outline Application for the erection of dwellings and associated garages, parking and landscaping with all matters reserved.

Please find our Objection below.

The plan of the site is very poor, difficult to read, and drawn in an indecipherable way. The application is premature vis a vis the draft Horsham Plan which proposes a joint development (RD1 and RD2 in the submitted draft local plan R19) with the larger site, part of Canfield Farm, on land behind and to the north. Only this way will we get a shared single access road to A281, and other potential improvements such as a link bridleway from Bucks Green to Church Street.

The applicant seems blissfully unaware of both the Rudgwick Neighbourhood Plan and the newly proposed Horsham Plan. The Planning Statement is very confusingly written, even using a dated map showing the one-time proposal for a Bucks Green by-pass! Mr Burdon's agent claims no contact with HDC, and yet the supporting letter refers to a conversation which he says encouraged this application. "Following a site visit by Council officers in late June 2024 the owner has been advised to submit a planning application for new dwellings". The same letter refers to parking of "a vehicle" on the site (correct, a horsebox). It is an unattributed letter.

That this is a repeat of the earlier attempts to develop the site in 2015, when 4 x 2-bed dwellings were refused, and dismissed at appeal, is reinforced by a tree report dated 2014! It also looks to be a very similar proposal (in so far as it can be understood), but with larger market houses. We do not need market houses with "unspecified numbers" of bedrooms as applied for (found in the CIL), elsewhere, in the Planning Statement, described as to be 4-bed dwellings. Attempts to justify this need are surely oversimplified. The application fails to address local need as defined in the made Rudgwick Neighbourhood Plan.

The applicant is correct in one respect: there is a group of trees protected by a TPO on the roadside here. TPO/0483. These must be protected, once an up to date survey has been done. There are also issues of flooding on the A281 (as also stated by local residents), despite the application stating there is no risk – we remember the pig effluent when it was a farm! That in itself makes having the access road here a problem, without the investment that could be afforded by a larger development. A sustainable drainage proposal is essential whether the number of dwellings is two or fifty.

There will come a time when development should be allowed here along with the neighbouring site. That time is not now.

[redacted]
Chairman (address as below)

[redacted]

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