

Rusper Neighbourhood Plan

2018 – 2031



November 2020

Published by Rusper Parish Council
under the
Neighbourhood Planning (General) Regulations 2012
(as amended).

Guide to Reading this Plan

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. The Neighbourhood Area

This section details many of the features of the designated area.

3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Horsham District Council.

4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

5. Vision & Objectives

This is the key section. It provides a statement on the Neighbourhood Plan Vision and Objectives.

6. Land Use Policies

This section details Policies which are proposed to address the issues outlined in the Foreword and in Section 6 Land Use Policies. These Policies are listed on the Contents page. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

7. Implementation

This section explains how the Plan will be implemented and how future development will be guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy, which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant, are outside the scope of a Neighbourhood Plan.

Rusper Neighbourhood Plan 2018 – 2031

Active Plan - November 2020

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Foreword

The parish of Ruser is a complex plan area. It contains a number of small, vibrant communities that provide homes, and in some cases a place to work, for a wide range of people. These include important business leaders, artists and creative people and those that work with the land and environment, all helping to shape the world in a variety of ways. These many hardworking families and their children, along with a number of retirees want to live and grow in a rural environment and they form the hub of the purpose of this Neighbourhood Plan.

The Plan aims to express the desires of the community that live and work here and to provide a blue-print for how it should evolve over the next 25 years and beyond. Equally important, is the fact that the plan area is a diverse environment, with a small village and hamlets where the majority of its residents live, set in a patchwork of farmland, woodland and semi-wild areas. These are the areas that the people who live here, and the many visitors, love and it provides an important part of the lives of the broader community. It also provides important farming production and equestrian space that, as well as their wider benefits, provide employment for many who live here.

All of this diverse environment provides an important habitat for wildlife. There is an impressive range of birds, animals, plants, trees and insects that live in balance with the people of the parish and their future is probably more important than the sometime short lived and specific requirements that everyday life places on the community.

Ruser parish is situated between Horsham and Crawley and this adds a number of pressures that the plan needs to address. Both of these communities are expanding, as are most towns in the south-east, so they need space to expand. Equally, these towns have their own distinct personalities, so they need to be kept separate. Ruser provides an important part of both of these requirements.

In Ruser Parish there are significant areas of land allocated for housing that will help to meet both Crawley and Horsham's needs. The Maples in Ifield, along with Kilnwood Vale and North Horsham, have a real impact on the environment of Ruser, but they also provide for the housing and other needs of our own local communities. However, when these housing developments are completed, the gap between the two towns will be significantly reduced. It is important therefore, to consider this for any future development, as even small scale development would lead to the two towns becoming one large urban sprawl. Further development, especially to the West of Ifield, will be harmful to both the communities and the environment.

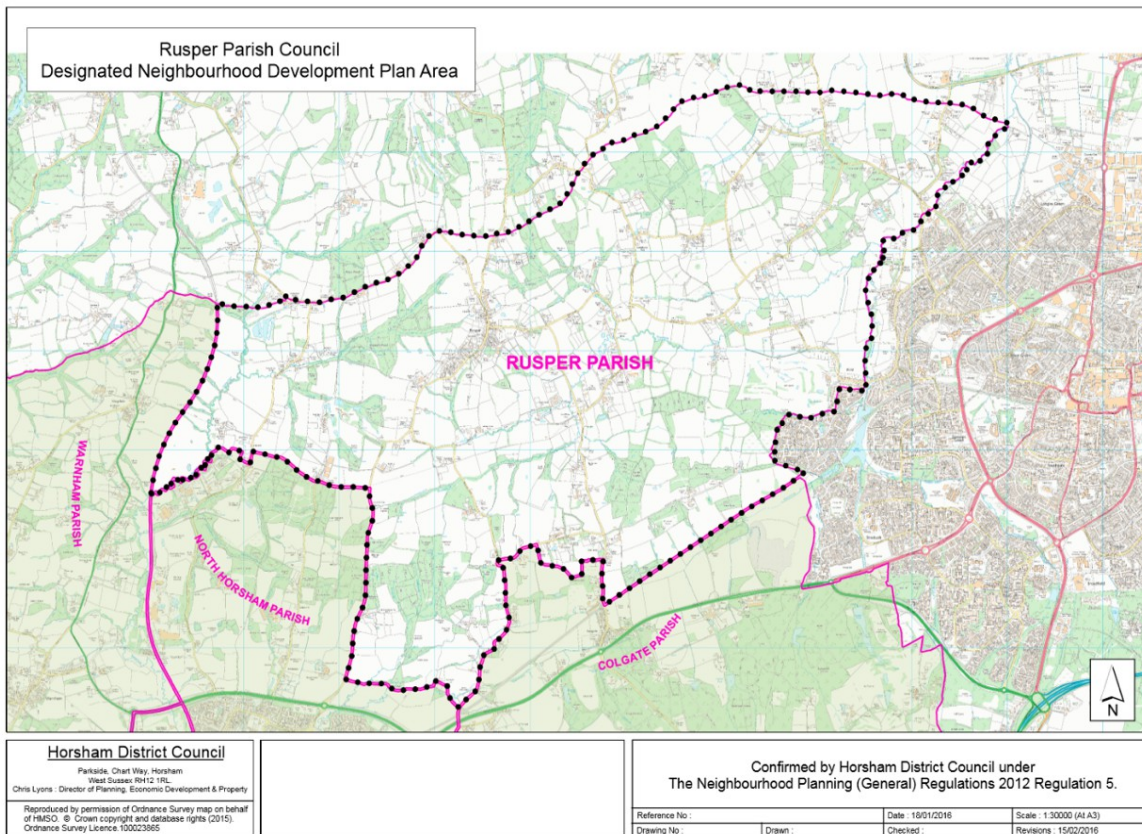
With all the pressures of the modern world, we also need to think beyond the next 25 years of this plan. We need to remember that as individuals we only spend a brief time living here and that we have a responsibility to ensure that a sustainable environment is passed on to future generations. We are here as stewards of this beautiful part of the country and as such, need to be conscious that it takes effort to ensure it survives for the future. These ideas are not just about the countryside and wildlife that surround us, but also about the small village identities and the sense of community that exists within them.

Hopefully, this plan will provide an outline of how we can maintain and enhance our wonderful environment, whilst at the same time foster and develop our sense of community and provide a safe and caring place for us all to live.

George Sallows
Vice Chairman of Ruser Parish Council and
Chairman of the Ruser Neighbourhood Plan Steering Group

1. Introduction & Background

1.1. Ruser Parish Council (RPC) is managing a Neighbourhood Plan for the area designated (see Plan A below) by the local planning authority, Horsham District Council (HDC), on 18 February 2016. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).



Plan A: Designated Rusper Neighbourhood Plan Area

1.2. The purpose of the Rusper Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area during the period to 2031, the same as the end of the plan period for the adopted Horsham District Planning Framework. The Neighbourhood Plan will form part of the development plan for the Horsham District, alongside the Horsham District Planning Framework 2015 – 2031 which will eventually be replaced by the emerging Local Plan that will run to 2036. This Neighbourhood Plan will undergo an early review to roll forward the plan period to 2036, in line with the emerging Local Plan (see paragraph 3.12).

1.3. Neighbourhood Plans provide local communities, like Rusper, with the chance to manage the quality of development of their areas, safeguard existing assets and help direct change and development so that it makes a positive contribution to the future of the Parish.

1.4. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

1.5. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the Parish.

The Pre-Submission Plan

1.6. The Pre-Submission Plan stage was the opportunity for RPC to formally consult on the proposed vision, objectives and policies of the Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence to guide matters like conserving and enhancing green infrastructure assets. Its reports are published separately in the evidence base.

1.7. This process was completed and the final regulation 14 consultation took place in September and October 2019 and comments received absorbed into this plan where appropriate. Details of the consultation and responses are published separately in the evidence base.

Strategic Environmental Assessment & the Habitats Regulations

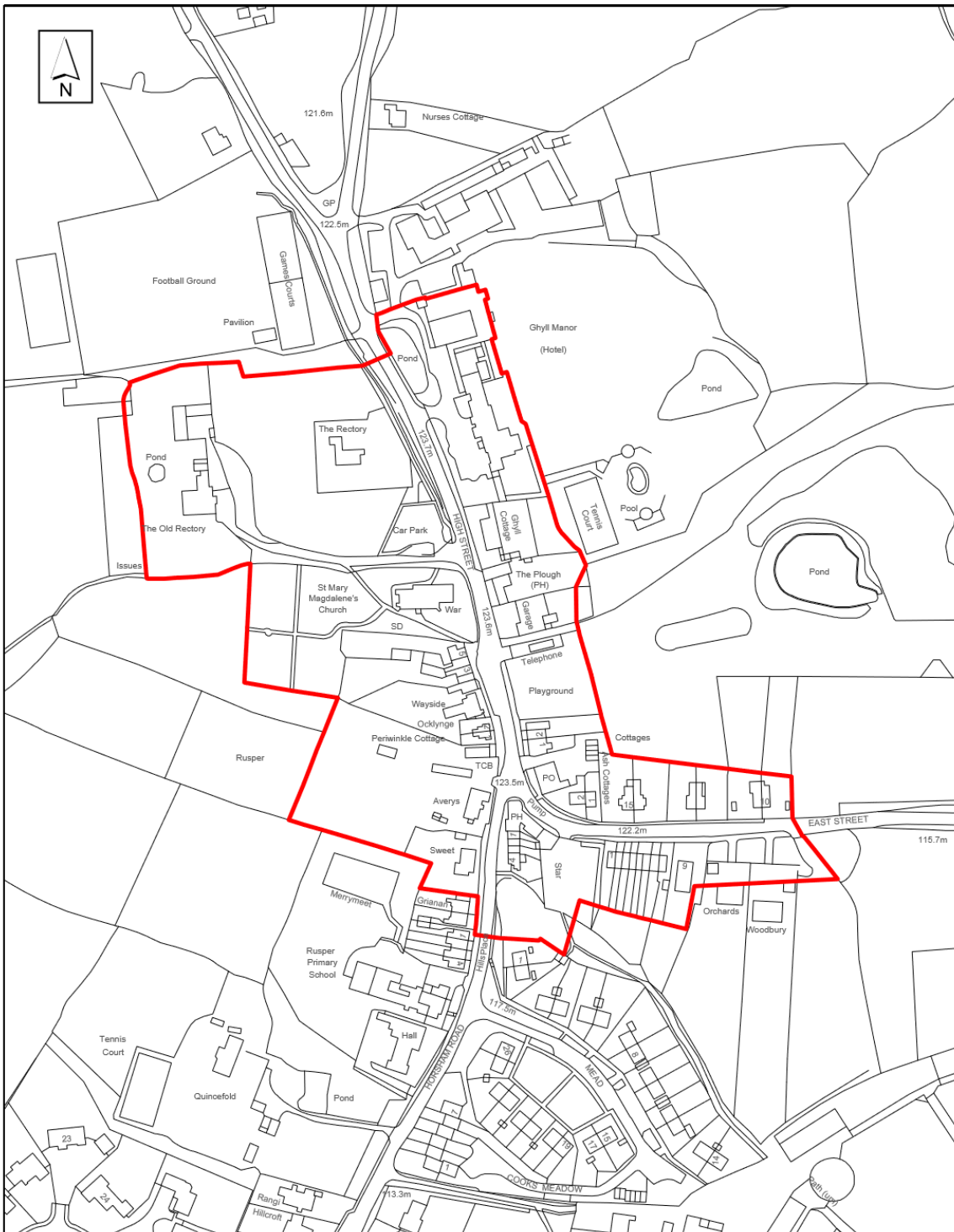
1.8. HDC has issued a screening opinion, see Appendix I, which states that the Neighbourhood Plan does not require a Strategic Environmental Assessment as it does not allocate sites for housing development.

1.9. HDC has issued a screening opinion, see Appendix I, which states that the Neighbourhood Plan does not require an Appropriate Assessment in accordance with the Habitats and Species Regulations 2010 (as amended).

1.10. Further information on the Plan and its evidence base can be found on the Rusper Neighbourhood Plan website at: <https://rusper-np.org.uk/>

2. The Neighbourhood Area

- 2.1. The parish of Rusper has a population of approximately 1,635 people and around 690 dwellings. Rusper lies between Crawley and Horsham; the southern boundary forming an edge of the High Weald Area of Outstanding Natural Beauty. Lambs Green and Ifield are separate smaller settlements; however, they function as part of Rusper parish.
- 2.2. Historically, the A264 formed the primary road route between Horsham and Crawley. This road and the associated network to the A23 is now under increasing traffic pressure and the parish is used as a rat run from the north east to the south west and vice versa.
- 2.3. While Rusper has been the least populated parish in the area, in the next ten years its population is likely to double. The major housing allocations at North Horsham and Kilnwood Vale along the A264, along with a proposed incinerator to the west at the former Wealden Brickworks, Langhurstwood Road, the proposed expansion at Gatwick, and the knowledge that Crawley will reach its capacity to expand in the next 15 years all put a huge strain on the Rusper Neighbourhood Plan area. Proximity to these urban areas does however mean that the needs of residents can be met relatively easily.
- 2.4. There are no railway stations in the parish, but stations at Ifield, Littlehaven and Faygate provide reasonable commuting options close by. There is a proposal to close Faygate station and relocate it at either the North Horsham or Kilnwood Vale areas.
- 2.5. Rusper village is the focal point of the parish, with a shop and post office, primary school, two pubs, hotel, recreation ground, a church, sports field and pavilion, children's playground and village hall. Secondary school provision is at Horsham or Crawley; however, the North Horsham allocation plans to accommodate a large primary and secondary education school.
- 2.6. The Parish benefits from a large network of walks (including the Sussex Border Path) and a 'green walk' from Rusper through Lambs Green on to Ifield. There are few circular walks and few bridleways, which means hikers and horse riders often have to use the local lanes. This, and its successful pubs, gives the parish a rural character.
- 2.7. The parish is scattered with a number of ancient woodlands and the designated House Copse Site of Special Scientific Interest (SSSI) in the southern part of the parish is a small isolated woodland, which is shown on the 1st Edition 1" Ordnance Survey Map (1816) to have much the same shape and extent as at present. Its citation states that 'this type of woodland cover is rare, being a close association of small-leaved lime and hornbeam, previously managed as coppice'. Parts of the parish are also home to good quality semi-improved grassland.
- 2.8. Ifield Wood, in the north eastern part of the parish, is mostly ancient woodland and a local nature reserve, although not designated, borders the Gatwick flightpath. Airport parking is an issue in unofficial sites throughout the parish, although there is some legal parking provision on local farms.
- 2.9. Much of the plan area is underlain by brick clay and this is a safeguarded resource under policy M9 of the West Sussex Joint Minerals Local Plan 2018.
- 2.10. Within this rich biodiversity setting there are also a number of water bodies. The source of both the River Arun and the River Mole are in the Rusper Neighbourhood Plan area. The River Mole is flooding more frequently, and mitigation works that have been carried out against flooding from Ifield Brook increase the problem upstream.
- 2.11. There are 50 listed buildings in the Parish which are all Grade II listed with the exception of the Parish Church of St Mary Magdalene, which is Grade I, the Scheduled Ancient Monument of The 'Castle' moated site and the Medieval moated site at Ifield Court.
- 2.12. The parish has one Conservation Area (see Plan B below). However, there is currently no Conservation Area Appraisal.



Horsham District Council
 Park North, North Street, Horsham,
 West Sussex. RH12 1RL
 Rod Brown : Head of Planning & Environmental Services

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Rusper Conservation Area	
Reference No :	
Date : 08/09/11	Scale : 1:2500
Drawing No :	Revisions :

Plan B: Rusper Conservation Area

History

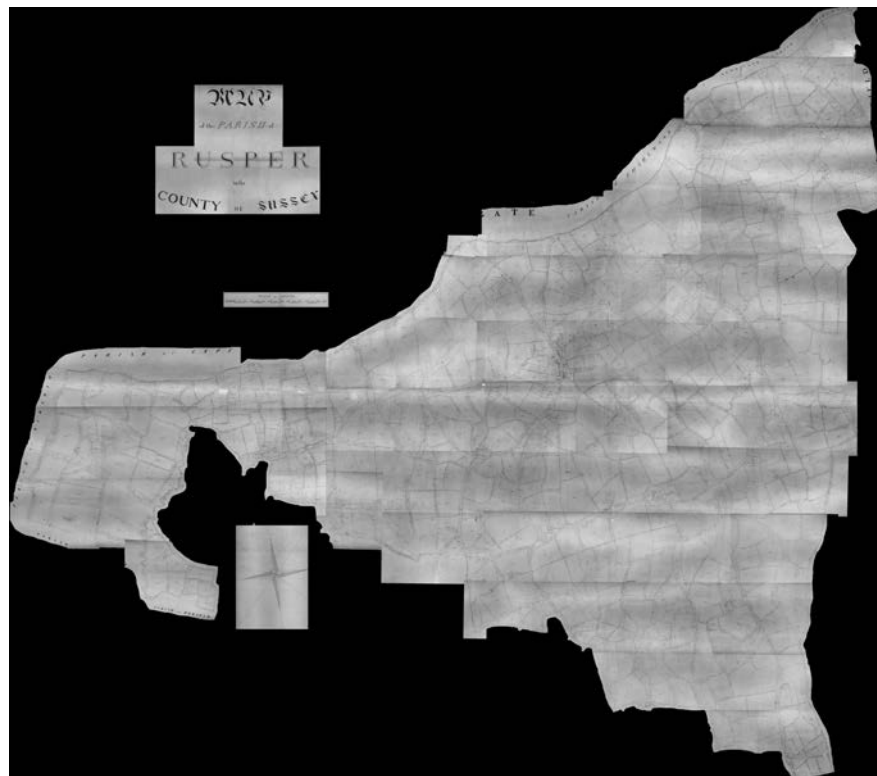
2.13. Rusper is in the far north of the Rape of Bramber, one of seven Rapes dividing Sussex, predating the Norman Conquest, and each with its castle at the south end. Inland was mostly pasture and hunting parks.

2.14. The village is perched on a ridge in what would have been thick forest in Neolithic times – the name is thought to mean a rough spar in a clearing. Below the ridge were early iron workings dating from Roman times until the 16th century – early days of the industrial revolution, before it all moved north. The first records are of the founding of a small Benedictine Nunnery, some time in the 12th century, a mile from the village. The Nunnery acted as the manor for much of the parish and received tithes from Ifield, Horsham and Warnham churches and later Rusper Church, together with rents from other properties in Horsham and the parish, until it was dissolved by Henry VIII in 1536. The Nunnery buildings, already in a bad state, were pulled down and a house built in its place, which continued acting as a manor.

2.15. There are no details of the earliest church, though the first rector is recorded in 1287. The present church tower dates from the 15th century, but the original main body of the church was enlarged and rebuilt in 1855, in memory of James Broadwood, piano maker of Lyne House, by his four sons.

2.16. A few farmhouses appeared around the parish, some dating from the 15th century still standing. Other houses were being built around the church in the 16th and 17th centuries, forming a compact, self-contained village with shops, blacksmiths and wheelwrights. Houses were built in traditional style, timber framed with original infilling made of wattle and daub, later to be replaced by bricks, and with roofs of Horsham stone quarried a few miles away.

2.17. In the 1800s, most of the land was owned by big landowners such as the Hurst family, the Duke of Norfolk and later, the Broadwood family. Few farms were owned by individual farmers, so as a result there was constant movement of farmers from one rented farm to another.



Rusper Parish Tythe Map of 1839

2.18. Up on the ridge, Rusper was relatively isolated due to the state of the roads, until the coming of the railway to Faygate in 1847. This opened up the village to a new kind of landowner and also to trade. Farming had always been a struggle, but with easy access to London markets, dairy farming flourished and milk could be sent the same day. Grapes and other exotic fruits were grown at The Vineries. Two new roads were made enabling easy access to the station, big houses were built and old farmhouses added to and gentrified. There was a shortage of small houses, so those farmhouses not being gentrified were divided up into tenements.

2.19. Lyons Crossing Halt railway station was built in 1907, but was quickly renamed Ifield Halt and then Ifield station in 1930. This served the east of the parish of Rusper and led to the houses on the Rusper Road being built by Sir John Drughorn in the 1920s and 30s. The railway company needed guaranteed customers, so many of the houses were built as country homes for people working in London around 1930. Ifield golf course was built in 1927 and provided an attraction for those moving into Sir Drughorn's new houses.

2.20. After the Education Act of 1870, a new school was built in Rusper and opened in 1872. This building still functions today as the village primary school.

2.21. Generous sponsors from the new, big houses contributed to the amenities of the village, providing leisure facilities. These included a reading room and a village hall.

2.22. The Star Inn, dating from the 1600s, continued as an inn whilst numerous beer houses sprang up in the parish after the 1830 Licensing Act, providing a new source of income for villagers. Two or three miles outside Rusper village were the hamlets of Friday Street, Lambs Green and Faygate, although with the coming of the railway, parts of Faygate became part of Lower Beeding.

2.23. Modern amenities came late to Rusper. Electricity and mains water arrived in the 1930s – water had always been a problem due to the height of the village (406 ft at the church) with ponds and wells drying up in the summer.

2.24. With the coming of two world wars, life changed again in Rusper. Many men were called up or volunteered, those not returning commemorated on the War Memorial by the church. Canadian troops were stationed at Lyne House and used the village hall as a NAAFI. Evacuees came to the village. Modern houses for villagers were built after both wars and from the 1970s, once large houses were divided up into apartments. Public transport improved briefly but the increasing use of cars changed access to the village and, with the decline in farming, residents could commute to nearby towns or Gatwick Airport for work.

2.25. After centuries of isolation, the village is still a rural location, but is now a vibrant and friendly place to live.



First World War Memorial

3. Planning Policy Context

3.1. The parish lies within the HDC planning authority area in the county of West Sussex.

National Planning Policy

3.2. The National Planning Policy Framework (NPPF) published by the government in 2012, with an updated framework being published in 2018, and again in 2019, is an important guide in the preparation of neighbourhood plans. The following paragraphs of the NPPF are considered especially relevant:

- The role of Neighbourhood Plans (§13)
- Neighbourhood Planning (§28 – §30)
- Healthy Communities (§91)
- Community Facilities (§92)
- Local Green Spaces (§99 – §101)
- Good Design (§127)
- Natural Environment (§170)
- Historic Environment (§184 – §185)

3.3. In May 2019, the UK Government declared a climate change emergency. The motion passed called for “urgent proposals to restore the UK’s natural environment and to deliver a circular, zero waste economy”. This is supported by West Sussex County Council and Horsham District Council and the plan must work towards this important objective.

Strategic Planning Policy

3.4. The Horsham District Planning Framework (HDPF) is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007. The Joint Area Action Plan and the Site-Specific Allocations of Land remain part of the Council's development plan.

3.5. The neighbourhood plan must also be able to show that it is in general conformity with the strategic policies of the development plan, which primarily comprises the Horsham District Planning Framework 2031 adopted in 2015.

3.6. The following policies are considered especially relevant. Those in bold are defined by HDC as Strategic Policies.

- **Policy 2:** Strategic Development – Focus of development in Horsham, including north of Horsham which extends into Rusper parish
- **Policy 3:** Development Hierarchy – Rusper is defined as a Smaller Village in the settlement hierarchy
- **Policy 4:** Settlement Expansion – Focuses development on the settlement hierarchy and within built-up area boundaries except where land is allocated in the HDPF or Neighbourhood Plans
- Policy 10: Rural Economic Development – Neighbourhood planning plays a key role in identifying and promoting sustainable economic growth at a local level
- **Policy 15:** Housing Provision – establishes the role of neighbourhood planning in assisting housing delivery

- **Policy SD1:** Land North of Horsham – major housing allocation extending into the parish of Rusper (and associated policies)
- **Policy 25:** The Natural Environment and Landscape Character – to ensure the natural environment and landscape character is protected from inappropriate development
- **Policy 26:** Countryside Protection – limits development in the countryside
- **Policy 27:** Settlement Coalescence – to ensure settlements retain their unique identity and undeveloped landscape between villages
- **Policy 29:** Equestrian Development – sets out criteria for equestrian development
- **Policy 31:** Green Infrastructure and Biodiversity – seeks to maintain and enhance the existing network of green infrastructure
- **Policy 32:** The Quality of new development
- **Policy 33:** Development Principles
- **Policy 34:** Cultural and Heritage Assets – seeks to sustain and enhance the historic environment
- **Policy 35:** Climate Change – seeks a contribution to mitigating and adapting to the impacts of climate change and to meeting the district’s carbon reduction targets
- **Policy 40:** Sustainable Transport – seeking an improved and integrated transport network
- **Policy 43:** Community Facilities, Leisure and Recreation – supporting new community facilities and resisting the loss of existing community facilities

3.7. The HDPF (the adopted Local Plan) defines a built-up area boundary (BUAB) for Rusper village; a ‘smaller village’ in the settlement hierarchy as defined by Policy 3 of the HDPF. The thrust of the spatial strategy is to focus development on the settlement hierarchy and within BUAB’s except where land is allocated in the HDPF or Neighbourhood Plans. Policy 15 of the HDPF establishes the role of neighbourhood planning in assisting housing delivery.

3.8. Major allocations are proposed in North Horsham and in Ifield that will be part of the Neighbourhood Plan area. It is evident that the pressure of development around Rusper Parish is intense and likely to remain so, given the supporting text to Policy 15 confirms that Crawley will reach its capacity to expand within its boundary (notwithstanding the Kilnwood Vale allocation and the Ifield developments) within the next 15 years. This has further been evidenced in the recent publication of the Draft Crawley Borough Local Plan 2020 – 2035 June 2019 version, which confirmed a continued assessment of potential urban extensions to Crawley to meet a remaining unmet housing need, with a significant part of the parish of Rusper falling within this area of search.

3.9. HDC has confirmed that Policy 15, which expects Neighbourhood Plans throughout the district to deliver 1,500 homes, has not been delivered and that this figure is likely to change when the local plan is reviewed (see below).

3.10. In addition, Homes England have recently published a consultation seeking views on a new sustainable community on land to the west of Ifield as part of the HDPF Review (see <https://www.gov.uk/government/consultations/west-of-ffield>). These plans are currently opposed by Crawley Borough Council and against the recommendations of the Horsham District Council 2018 SHELAA. All opinion voiced with regard the earlier draft Rusper Neighbourhood Plan was against this development and it is contrary to most of the policies in this plan.

The Horsham District Planning Framework Review

3.11. The Neighbourhood Plan is also being prepared during a time when the HDPF is currently under review. The new local plan will run from 2018 to 2036. It is expected that this Neighbourhood Plan will be submitted for examination before the adoption of the new local plan, and hence the provisions of Paragraph: 009 Reference ID: 41-009- 20190509 of Planning Practice Guidance are likely to apply. Hence, why regard for the reasoning, evidence and policies of the emerging plan, in developing the policies in the neighbourhood plan, will be necessary to ensure that the neighbourhood plan does not become out of date in the early part of its plan period.

Strategic Planning Context

3.12. While there is no requirement for the Neighbourhood Plan to comply with the policies of the emerging Local Plan, the National Planning Policy Framework does require that neighbourhood plans are "aligned with the strategic needs and policies of the area" and Planning Practice Guidance indicates that "the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested."

3.13. The potential amendments to the spatial strategy and the absence of a true indicative housing number means that it will be difficult for this Neighbourhood Plan to effectively anticipate its quantum of housing growth. It has therefore been decided that this Neighbourhood Plan will deal with development management matters and the Parish Council will commit to an early review of the Plan to deal with the matter of housing growth. RPC has committed to reviewing any site allocations in 2021, when the LPR has reached a stage where a revised housing requirement for the District and any housing number that may be distributed to the Parish (in line with NPPF paragraph 65) has been agreed and which is consistent with Rusper's role in the settlement hierarchy. Hopefully, the policies and vision of this plan will help to guide the LPR and once this evidence is available, RPC will consider any resulting opportunities to allocate local needs housing on small and medium sites consistent with NPPF paragraphs 68 and 69. It will also review the current plan, to determine the need for any material modifications necessary to bring the policies up to date or where they may conflict with the policies of the emerging Local Plan.

Other Plans & Programmes

3.14. West Sussex County Council (WSSCC) has worked in partnership with the SDNP Authority to produce the West Sussex Joint Minerals Local Plan. Formally adopted by both authorities in July 2018, the plan covers the period to 2033. WSSCC has also prepared the West Sussex Waste Local Plan, in partnership with the SDNP Authority. Formally adopted by both authorities in April 2014, the plan covers the period to 2031. Both adopted plans apply in the parish, particularly Policy M9 which safeguards the resource, brick clay, as Rusper is underlain with brick clay. However, the plan does not allocate land for development and it is therefore not considered relevant in the preparation of this Neighbourhood Plan.

3.15. The Capel Neighbourhood Plan to the north of the parish was made in December 2017. The Warnham Neighbourhood Plan, covering the parish of Warnham to the west of Rusper, was made in June 2019. However, these are not considered to contain policies that are of direct relevance to the preparation of this Neighbourhood Plan.

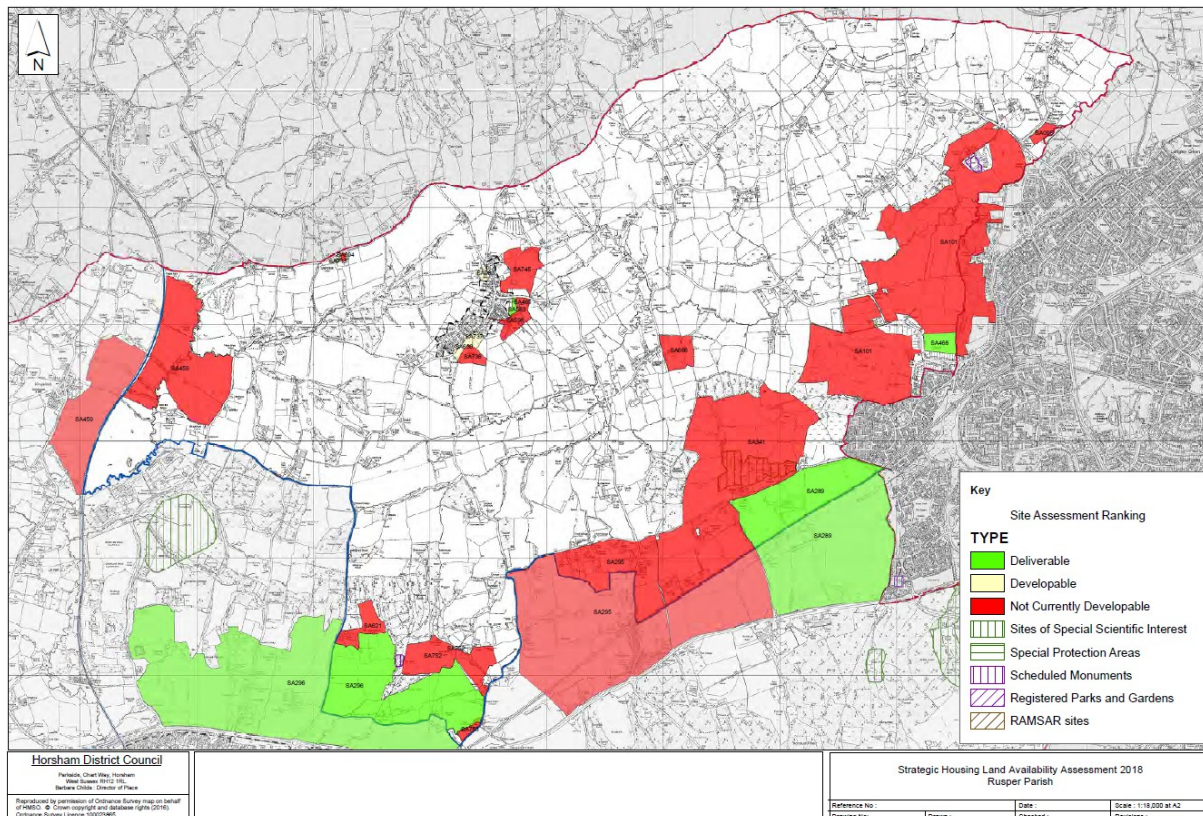
3.16. Rusper falls within the Gatwick Diamond Area. The Gatwick Diamond Initiative is a well-established partnership between public sector bodies and private sector businesses and seeks to promote the Gatwick Diamond Area as 'an internationally recognised, world-class, business location achieving sustainable prosperity'¹.

¹[The Gatwick Diamond Initiative Business Plan 2018-2021 Vision](#)

3.17. It is clear therefore, that the Neighbourhood Plan has been prepared at a time of uncertainty in terms of the provision of local housing, along with considering the impact of existing and potential strategic allocations, deciding to deal with this matter in a future review, as explained in paragraph 3.12 above. Additionally, the impacts of the expansion of Gatwick, in terms of transport and noise, and in the context of the Gatwick Diamond, and the expansion of Crawley, reflect major issues that have had to be considered during the preparation of the Neighbourhood Plan.

3.18. The UK Government declaration of a climate change emergency in May 2019 has still to filter through the planning process and this provides another degree of uncertainty as to where priorities will be placed. This plan tries to balance the conservation and enhancement of environment, through its specific policies, against the acceptance that another almost 1,000 houses will be built in the plan area as currently agreed as set out in the Horsham District Planning Framework.

3.19. The HDC 2018 SHELAA Map, shown below, highlights the pressures on the Ruser Neighbourhood Plan area. Areas in green represent already approved future development. Areas in red indicate those not suitable for development. The red areas to the west of Ifield (on the right of the map below), cover most, but not all, of the area proposed by Homes England for 10,000 houses.



Plan C: HDC 2018 SHELAA Map

4. Community Views

4.1. To start their consultation on the Neighbourhood Plan, Rusper Parish Council had a stand at Rusper’s annual May Day fete on 2nd May 2016 to speak to residents and visitors about Neighbourhood Planning and to find out their initial views on what they do and do not like about Rusper. The results from this (see below) enabled the Steering Group to understand what issues they needed to address.

What we like about Rusper	What we don't like about Rusper
(✓ indicates where people have endorsed existing comments)	(✓ indicates where people have endorsed existing comments)
<ul style="list-style-type: none"> • Community spirit ✓✓✓✓ • Local Shops and Pubs ✓✓✓✓✓✓ • Location – rural but good access to road links and railways✓✓ • Local school ✓✓ • Village Hall • Interest Groups ✓ • May Day ✓✓✓✓✓ • Park ✓ • Walks ✓ • Local walks ✓ • “Unspoiled” village setting • Community & local Pubs ✓ • Park • The Plough Inn ✓✓✓✓ • The Star Inn ✓✓✓✓✓ • Quiet ✓ • Spirit ✓ • Peace & quiet ✓ • Market on Sundays (<i>boot sale?</i>) • Great village community • Remote, but close ✓ • The horse and carriage’s ✓✓ • Pretty village • Good facilities i.e. 2 pubs, church, school, shop 	<ul style="list-style-type: none"> • Traffic ✓ • Parking • Poor bus service • Litter ✓ • Rat run ✓ • Speeding motorists ✓ • Heavy lorries ✓ • Erosion of kerbs ✓ • Potholes ✓✓ • HGV vehicles ✓ • Local shop closes too early, especially at weekends • Some footpaths need cleaning • Rat run traffic ✓✓✓✓ • Lack of speed limits • Limited footpaths • Disregard of speed limits • Parking vans on East Street ✓ • Not enough Bridleways ✓ • Traffic density through village • White vans parking for long periods on High Street • Runway over Rusper ✓✓ • Traffic, particularly at school times

4.2. On 19th July 2016, a workshop was held to explain to members of the public about Neighbourhood Planning and to explain how they could get involved. This encouraged more members of the public to join the Steering Group, and a balanced group was formed. The initial discussion was focused on strategic sites and the implications of these on Rusper, expected housing requirements in the light of the strategic sites and traffic issues caused by the increase in homes.

4.3. In June 2017, a survey was posted to every resident of Rusper. 604 surveys were sent, and 147 responses were received. The results of this informed the Steering Group which Focus Groups were necessary, and which evidence was needed. A summary of the results can be seen in Appendix J – Rusper Neighbourhood Plan Survey Summary Information and show that most residents wanted to have a minimal increase in population and wanted it to continue to have its rural nature and open access to countryside.

4.4. A Call for Sites was published on 18th October 2017. This was advertised in the Parish News, the Parish Council website, the notice boards and the Parish Council Facebook page. Nine sites for housing were submitted.

4.5. On 24th April 2018, an open meeting was held to present information to members of the public. This was attended by members of the public who gave their views on the work done to date, mostly on the sites submitted under the Call for Sites. The views of residents informed the Steering Group how well more housing would be received in the Parish. Most people present had reservations about introducing more housing to Rusper when so much new development was already planned both within and on the border of Rusper. On 7th May 2018 the same information was presented at Rusper’s May Day fête. A sample of the questions raised were:

If there is only a need for 49 houses, why have around 1,000 been approved?

Will the road infrastructure in Lambs Green be changed if the site there is approved?

How close are HDC to meeting their housing requirement?

4.6. Focus Groups were formed in 2018 and members of the public were encouraged to join these and give their feedback. Information gathered by the Focus Groups were presented at an Annual Parish Meeting on 30th April 2019. Members of the public were given the opportunity to provide feedback. The same information was presented at Rusper's May Day fête on 6th May 2019. Again, discussion revolved around required housing numbers for Rusper, with attendees keen to ensure that these numbers were limited. The potential expansion of Gatwick Airport was also discussed and how this would impact Rusper.

4.7. Rusper Parish Council and the Steering Group have been actively advertising their Neighbourhood Planning activity and encouraging members of the public to provide feedback and be a part of the process. A dedicated website was set up to communicate with the public: www.rusper-np.org.uk. Steering Group meetings were held almost every month since summer 2016, and each meeting was advertised on the Parish Council website, the Neighbourhood Plan website, on the notice boards, on the Parish Council Facebook page and in the Parish News. The Steering Group has promoted its activities widely and been transparent about its actions.

The screenshot shows the top section of the website. The URL is <https://rusper-np.org.uk/>. The main heading is "What is Neighbourhood Planning?". Below this, it explains that neighbourhood planning was introduced in 2011 through the Localism Act, allowing local residents and businesses to have their own planning policies. It lists "NEIGHBOURHOOD PLANS" and states that in simple terms, a plan is a document that sets out planning policies for the area, written by the local community. A list of three bullet points describes the plan's purpose: to decide on planning applications, to be written by the local community, and to ensure the right types of development. It concludes by stating that the process of producing a Neighbourhood Plan is just starting for Rusper Parish.

The screenshot shows a page from "Rusper Parish News", page 10. The main heading is "NEIGHBOURHOOD PLANNING". The text describes the ongoing work of the Neighbourhood Planning group, mentioning monthly meetings at 8pm in the Village Hall. It encourages public involvement and mentions that smaller forums will be set up to discuss different aspects of the plan. The author is identified as George Sallows.

The screenshot shows the home page of the Rusper Neighbourhood Plan website. The title is "Rusper Neighbourhood Plan" with the tagline "Defining the future for Rusper Parish". The navigation menu includes Home, News, Meetings, Sub-Committees, Documents, and Links. The main content area features a "Home" heading, a welcome message, and a notice that the "Neighbourhood Plan Survey now completed". It also mentions that all residents received a copy of the survey form and that many have returned it.

The screenshot shows a Facebook post from Rusper Parish Council, published by Leanne Bannister on March 12. The post announces the next Neighbourhood Plan meeting on Tuesday 19th March at 6.30pm in the Small Village Hall. It includes a link to the meeting minutes: http://rusper-np.org.uk/.../minutes-a.../NPAGenda_2019-03-19.pdf. The post also displays engagement statistics: 61 People Reached and 2 Engagements, along with a "Boost Post" button.

4.8. Throughout the Regulation 14 consultation period on the draft plan, presentations were given to local groups and input sought. All responses were then considered in producing the plan for submission to HDC. All responses are included in the submitted evidence (see Appendix J to this document and the Consultation Statement dated November 2019).

5. Vision & Objectives

Vision

5.1. The vision of the neighbourhood area in 2031 is:

“Value, protect and promote the unique rural parish of Rusper, by respecting its heritage, appreciating its current community, protecting its environment and being aspirational when planning its future and therefore ensuring Rusper remains safe and sustainable for people, wildlife and the environment generally.”

Objectives

5.2. The key objectives of the Neighbourhood Plan are:

- make the most of its countryside through protecting views, and enhancing recreational access, especially for horse riders, cyclists and ramblers
- preserve, enhance and ensure the enjoyment for all, of our valued green spaces
- foster and promote a thriving community with plentiful opportunities for people young and old for education, training and enjoyment
- support, encourage and promote the village shop and local businesses and provide an environment for the rural enterprise to flourish
- continue to be an attractive, well ordered and vibrant community in which residents, visitors and businesses can thrive
- continue to be a distinctive, vital and thriving community where its identity, heritage and aspirations for the future are valued, protected and promoted

5.3. Looking at these objectives in more detail, achieving the vision means:

i. Valuing our green spaces

Rusper must retain and maintain its open spaces and provide opportunities for them to be enjoyed by all and, if the opportunity arises, to increase the level of open space.

ii. Access to countryside

Rusper must seek to increase footways, cycle routes and bridleways. We need to reduce traffic impact and encourage sustainable transport.

iii. Supporting business and enterprise

Rusper needs to retain its village shop and support businesses in the area. Rusper must support opportunities for increased employment within the rural economy, where these have minimal environmental impact on what is predominantly a rural area. It needs to encourage and support better online connections to help businesses thrive.

iv. Promote and support education and training opportunities

Rusper needs to support its local Primary School and ensure that all forms of education and training can flourish in the area. This should especially focus on those areas relating to the rural economy and management of the countryside.

v. Fostering a well ordered and vibrant community

The parish should retain its feeling of being well ordered and maintained and not cramped. The open aspect and countryside views should be protected. Rusper must retain its distinctive heritage and rural identity. Rusper has a heart and heritage in the main village, which is a community hub for residents. We also need to identify the distinct nature of other hamlets and settlement areas and protect their character: Lambs Green is a special area as the other key area within the parish.

vi. Housing

The housing provision within the Rusper Neighbourhood Plan area will more than double over the next twenty years, based on already identified developments. Given that the Housing Needs Assessment is met more than 5 times over by these already permitted developments, any further housing development should only be permitted if it meets some clear community need. This may include improvements to brown field sites and where there is a specific benefit to the Parish.

6. Land Use Policies

6.1. The following policies relate to the development and use of land in the designated Neighbourhood Area of Rusper. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to achieve its objectives of the Neighbourhood Plan.

6.2. There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

6.3. Each policy is numbered and titled, and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

Policy RUS1: Spatial Plan

The Neighbourhood Plan defines the built-up area boundary for Rusper, as shown on the Policies Map, for the purpose of applying Policy 4 of the Horsham District Planning Framework.

6.4. The policy defines the designated built-up area boundary of Rusper, as shown on the Policies Map of the Horsham District Planning Framework. The definition of built up area boundaries appears to remain an important feature of the Horsham District Framework Review in distinguishing how planning applications are considered if they relate to land inside or outside a boundary. Policy 4 of the adopted Horsham District Framework explain how most development will be focused inside boundaries unless it meets specific criteria for being acceptable in the countryside.

6.5. Policy 26 of the HDPF also sets out a range of criteria which identifies the types of development in rural areas which would generally be supported. There are also other types of sustainable development that would be acceptable in rural areas set out in a number of policies in the Horsham District Planning Framework.

6.6. Horsham District Council is also currently exploring the introduction of a further mechanism by which some development could take place, through the identification of 'secondary settlement' boundaries. In its LPR Issues and Options – Employment, Tourism and Sustainable Rural Development paper of April 2018, it identifies an initial recommendation that the existing unclassified settlements of Ifield and Faygate are designated as such. This would allow a small amount of infill development. Additionally, it may also explore the possibility of including Ifield as part of Crawley's built-up area boundary. It has so far dismissed the possibility of Lambs Green being designated as a secondary settlement, due to its nature as a very small hamlet of less than 20 properties. Nonetheless, residents in Lambs Green identify it as a hamlet in the parish of Rusper and RPC is mindful of the types of sustainable development currently provided for in planning policy and development pressures in and around the parish.

Policy RUS2: Rural Diversification

Proposals for the development of new business, commercial, community uses and flexible start-up business accommodation outside the built-up area boundary of Rusper, for example as part of farm diversification, will be supported provided they adhere to other policies of the development plan.

Development proposals that enhance the operational effectiveness and appearance of such existing employment sites, or to redevelop those sites to provide appropriate modern commercial units, will be supported.

Proposals on such sites that will result in the loss of employment floor-space will be

resisted, unless it can be demonstrated that either there will be an increase in jobs as a result of the proposals enabling a higher employment density to be achieved, or the use is no longer viable.

6.7. The Horsham District Council Employment, Tourism and Sustainable Rural Development Issues and Options Consultation (April 2018) highlighted that there is a limited supply of office, industrial and warehouse facilities (B1 and B8 uses) in the district. It recognises that this has been due to a modest increase in demand, loss of existing stock to alternative uses and a limited level of new development coming forward. Policy 10 of the Horsham District Planning Framework encourages the diversification of rural employment space, and this is supported by this neighbourhood plan policy.

6.8. There are many farms and farm buildings in the Rusper parish, some are thriving agricultural businesses, others have already begun the process of partially or completely diversifying. Both Dial Post Park on Horsham Road and Stammerham Farm on Capel Road have diversified into running small business units, with Stammerham Farm now containing 40 small business units housed in five buildings. There are other sites in the parish which have the potential for similar uses as market conditions and opportunities may dictate. Local commercial agents consider that there is currently a demand for small business units within Rusper.

6.9. The Parish Council considers it essential to the continued and growing health and vitality of Rusper that existing businesses continue to be supported, and that new and appropriate enterprises are encouraged.

6.10. The purpose of this policy is therefore to encourage opportunities to maintain and encourage organic growth in local employment and other economic opportunities.

Policy RUS3: Design

Proposals for new development, including extensions to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings. Proposals should satisfactorily take into account:

- i. Where appropriate, the significance of the Rusper Conservation Area and its setting in defining the rural character of the Parish and how the proposal will sustain and enhance that significance;***
- ii. The significance of any heritage assets (as shown on the Policy Map) and their settings and how the proposal will sustain and enhance that significance;***
- iii. The retention of key views, particularly of the street scene and key buildings in the Rusper Conservation Area;***
- iv. The retention of key views out to the countryside, particularly views out from the playground to the east and from the Sports Field (as shown on the Policy Map);***
- v. The retention of the visual and amenity value of mature trees and hedgerows in the Parish, where possible;***
- vi. The achievement of current heat insulation standards;***
- vii. The achievement of current noise insulation standards;***
- viii. The provision of features (including renewable energy) that lead to low or zero carbon dioxide emissions, such as solar panels and air or ground source heat pumps; and***
- ix. The retention of Rusper's dark skies status, in accordance with Policy RUS10 of this Plan***

Proposals will be expected to make the fullest contribution to minimising carbon

dioxide emissions and make efficient use of natural resources (including water), by making the most of natural systems to reduce vulnerability to climate change impacts over the lifetime of the development.

Planning applications must demonstrate through a written statement how the delivery of sustainable design standards are integral to the development. As a minimum, development will be expected, subject to viability, to achieve the standards required by the National Model Design Code including space standards or subsequent national requirements.

6.11. The policy establishes key design principles for new buildings and alterations to existing buildings. It applies across the whole parish, including the Rusper Conservation Area. It refines Policies 32 and 33 of the HDPF in respect of specific features that contribute to the local distinctive character of Rusper, and Policy 34 in respect of managing development affecting heritage assets. It also alerts applications to new requirements, such as the new National Design Guide and forthcoming National Design Code, the latter of which was published after the adopted HDPF. The policy also responds to the recent signing into law of the legally binding national target of net zero carbon emissions by 2050 and the need to plan new development in ways to avoid vulnerability to climate change impacts in line with NPPF paragraph 150. These are issues which will become ever more prominent during the life of this Plan.

6.12. HDC continues to work with local communities to produce Design Statements with a view to adopt these as Supplementary Planning Documents. Additionally, RPC will be working with HDC with regards to a Conservation Area Appraisal for the Rusper Conservation Area. In the longer term, the Neighbourhood Plan Review will pursue these matters. In the shorter term therefore, the policy seeks to highlight high level key design principles that it considers is important in the design of new development, specific to Rusper parish, in the absence of a full character appraisal/design statement and Conservation Area Appraisal.

6.13. Specifically, extensive views West from the sports field and East from behind the playground, both in the High Street are important to the character of the conservation area and the village generally. Also with the views from the footpath to Lambs Green they are all important to the overall character of Rusper Village and define the rural nature of the area. A full description of landscape areas and special views is included in Appendix H – Landscape Character Assessment and Assessment Of Local Gaps In Plan Area and such important vistas are shown on the Policies Map.

6.14. With the climate emergency there is a need to prioritise passive and low carbon design of all new housing. Any new work, or alterations should also adopt low or zero carbon features that use renewable energy where possible. The features listed in (viii) above are just an example of the type of things that are available, and includes those that also help reduce the oil and gas tankers driving through the village, but as the technology advances, new features should become the norm.

6.15. Local planning authorities are bound by the legal duty set out in Section 19 of the 2004 Planning and Compulsory Purchase Act, as amended by the 2008 Planning Act, to ensure that taken as whole, plan policy contributes to the mitigation of, and adaptation to, climate change. This signals the priority to be given to climate change in plan-making. In discharging this duty, the Plan should be in 'general conformity' with paragraph 149 of the NPPF and ensure that policies and decisions are in line with the objectives and provisions of the Climate Change Act 2008 (Section 1) and support the National Adaptation Programme. For the sake of clarity, this means that both local plans and neighbourhood plans should be able to demonstrate how their policies contribute to the requirements of the Climate Change Act.

6.16. To date, most neighbourhood plans have not included policy on climate change mitigation, and some that have tried have encountered difficulties in navigating the viability test and the perceived limitations on policy such as for energy efficiency and building fabric.

The 2019 NPPF places increased reliance on neighbourhood plans to fill gaps that could be left by Local Plans that may have been adopted prior to the new NPPF or updated Planning Practice Guidance such as the new National Design Guide and forthcoming National Design Code. The final purpose of this policy is therefore to alert applicants to these new requirements and to ensure that when published, the National Design Code, informs viability testing as required by PPG Paragraph: 001 Reference ID: 10-001-20190509.

Policy RUS4: Local Heritage Assets

The Neighbourhood Plan identifies the following buildings as Local Heritage Assets by way of their local architectural or historic interest:

- i. Numbers 1 to 5 Church Cottages, High Street***
- ii. Numbers 1 to 8 Cottages to the South of East Street***
- iii. Numbers 1 to 4 Star Cottages, Horsham Road***

Proposals affecting a locally important building will be assessed having regard to the scale of any harm to, or loss of, the architectural or historic interest of that building.

6.17. The policy designates certain buildings or structures as Local Heritage Assets in order to give them additional protection as heritage assets, in recognition of the important contribution that they make to the special character of the Parish. This is in addition to, but separate from, those properties which are Grade I or Grade II Listed and which are scheduled thus by English Heritage. This includes the Grade 1 listed St Mary Magdalene Church (List Entry Number: 1026946), all Grade 2 listed properties, the Medieval moated site at Ifield Court (List Entry Number: 1012464) and The "Castle" moated Site at Hawkesbourne Farm (List Entry Number: 1008050). This Neighbourhood Plan recognises the protection to these properties that is already in place, but also recognises that the design of nearby properties needs to reflect or enhance their importance to the wider location. The policy refines Policy 34 of the HDPF by identifying local heritage assets to which that policy will apply.

6.18. Nos. 1 to 4 Star Cottages in Horsham Road, Nos. 1 to 5 Church cottages in the High Street and Nos. 1 to 8 the terraced cottages to the south of East Street are important parts of the architectural character of the Ruser Conservation Area and are identified as local heritage assets (see Appendix A - Heritage Report for a full description).



Star Cottages in Horsham Road are an important feature at the start of the conservation area

6.19. Star Cottages next to the Star Inn are an important location on the start of the conservation area from the Horsham approach. Any alteration to the front of these buildings needs to be in keeping with the current architecture and character of the buildings as a group.

6.20. Church Cottages' location next to the Grade 1 listed church, makes these cottages important in terms of their external appearance and building lines. It is critical to the nature of the street views that there should be no extension to the front of these buildings, or along the building line on the church side. This last point would include the newly built cottages in Chalice Walk behind them, as they currently maintain the building line along the church side.



Church Cottages in the High Street, an important part of the Conservation Area



The cottages in East Street, another important aspect of village architecture

6.21. The cottages to the south of East Street, form an important aspect of the eastern approach to Rusper village. It is important to maintain the frontage of these cottages, so as not to spoil the character of this part of the village.

Policy RUS5: Green Infrastructure and Biodiversity

The Neighbourhood Plan will support proposals that protect, manage and enhance the rich natural features that are a key component of the Low Weald landscape which provide habitats for Rusper's diverse species populations.

Development proposals on land that lies within the broad location of the Green Infrastructure Network (as shown on Policy Maps RUS5 A to D) will be required to demonstrate how they enhance habitat connectivity. Development proposals must ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity, maintenance and improvement of the Network. Proposals should also consider the habitat connectivity provided for by footpaths and bridleways.

Development proposals on land that lies within a Biodiversity Opportunity Area, Rusper Ridge and Ifield Brook (as shown on Policy Map RUS5 E), should enhance biodiversity in accordance with the opportunities identified in Appendix C.

All development proposals must demonstrate a biodiversity net gain for the Parish. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm. Any development with the potential to impact, either individually or in combination, the integrity of any SPA or SAC will be required to undertake a Habitat Regulations Assessment including an Appropriate Assessment if required .

6.22. The policy seeks to provide a local emphasis to HDPF Policy 31 in respect of promoting biodiversity and aiding movement. The Low Weald National Character Area, in which Rusper falls, is very important for biodiversity. Any development proposal or windfall will also need to ensure that it accords with the requirements set out in Policy 31 (Green Infrastructure and Biodiversity) of the HDPF in terms of avoiding any adverse impact on the Arun Valley SAC/SPA/RAMSAR and the Mens SAC .

6.23. Rusper village is the focal point of the parish and is surrounded by attractive landscape, woodlands and rich hedgerows – all vital for wildlife and a great source of food for insects, birds and other mammals. A recent report by the Sussex Biodiversity Record

Centre, see Appendix B, has highlighted the parish to be an area rich in wildlife, both flora and fauna, with a number of protected species within its boundary; there is a diverse array of character areas including House Copse SSSI, several areas designated as Local Wildlife Sites, meadows and traditional and ancient woodlands.

6.24. There are also two Biodiversity Opportunity Areas (BOAs), see Appendix C, that cover a large part of the parish: the Rusper Ridge BOA, the majority of which lies within the parish, but also extends into the parish of North Horsham, and Ifield Brook BOA, the majority of which lies within the parish, but a small part extends into the parish boundary of Crawley. The policy only applies to the parts of the BOAs that lie within the Rusper neighbourhood area. The Ifield Brook BOA links several areas of existing Sites of Nature Conservation Importance (SNCIs). This highlights the importance of Rusper's role in making significant gains for biodiversity.



Barn owl hunting along the wildlife corridor to the North and East of Rusper village

6.25. There are also three notable wildlife corridors that extend across the Parish and into adjacent parish boundaries: the first follows Hyde Hill Brook and Ifield Brook (a major tributary of the River Mole) up to where the brook was diverted underground when Gatwick Airport was developed; the second is from Boldings Brook on the East boundary of the Parish through North Horsham and many designated ancient woodlands; and the third is an area around the village which includes Horsegills Woods to the west of the village. Local wildlife experts have observed these corridors for over 30 years.

6.26. Many trees in the Parish are protected with Tree Preservation Orders and there are also a number of Ancient and Veteran Trees registered by the Woodland Trust, including trees within the Conservation Area; the parish can also boast the source of the River Mole and River Arun. The Dark Skies Policy formalised by the Rusper Parish Council in 2018 ensures that the majority of Rusper Parish benefits from truly dark skies and consequently thriving populations of nocturnal wildlife.

6.27. During a recent survey, woods, dark skies and wildlife were deemed high on the list of residents' priorities and any future development to the area must ensure that the Policies outlined in the Horsham District Planning Framework (HDPF) are followed.

6.28. In particular, Policy 25 of the HDPF states, "the high quality of the district's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution".

6.29. Light, noise, water and air pollution features in any writing about villages in close proximity to the Gatwick Airport. Although these areas are highlighted in Policy 24 of the HDPF, residents are concerned that any increase in the number of flights from the airport will not only add to the air pollution already created by the heavy traffic through the village, but also add to the noise pollution.



Dragonfly laying her eggs, an important sign of the natural biodiversity of the area

6.30. Also included in the HDPF is the Green Infrastructure Strategy (Policy 31), and Rusper Parish is keen to ensure that any potential development will protect, improve and enhance the local environment, maintain its rural character and provide space for people and nature.

6.31. It is therefore important, that development proposals that lie within the broad location of the Network do not harm the value of the Network. Where possible, proposals should take the Network, and improving it, into consideration in their design, or at the very least not undermine its integrity. A number of opportunities have been identified for the Biodiversity Opportunity Areas and the policy seeks proposals to take this into consideration when considering biodiversity matters in relation to their schemes.

6.31. It is therefore important, that development proposals that lie within the broad location of the Network do not harm the value of the Network. Where possible, proposals should take the Network, and improving it, into consideration in their design, or at the very least not undermine its integrity. A number of opportunities have been identified for the Biodiversity Opportunity Areas and the policy seeks proposals to take this into consideration when considering biodiversity matters in relation to their schemes.

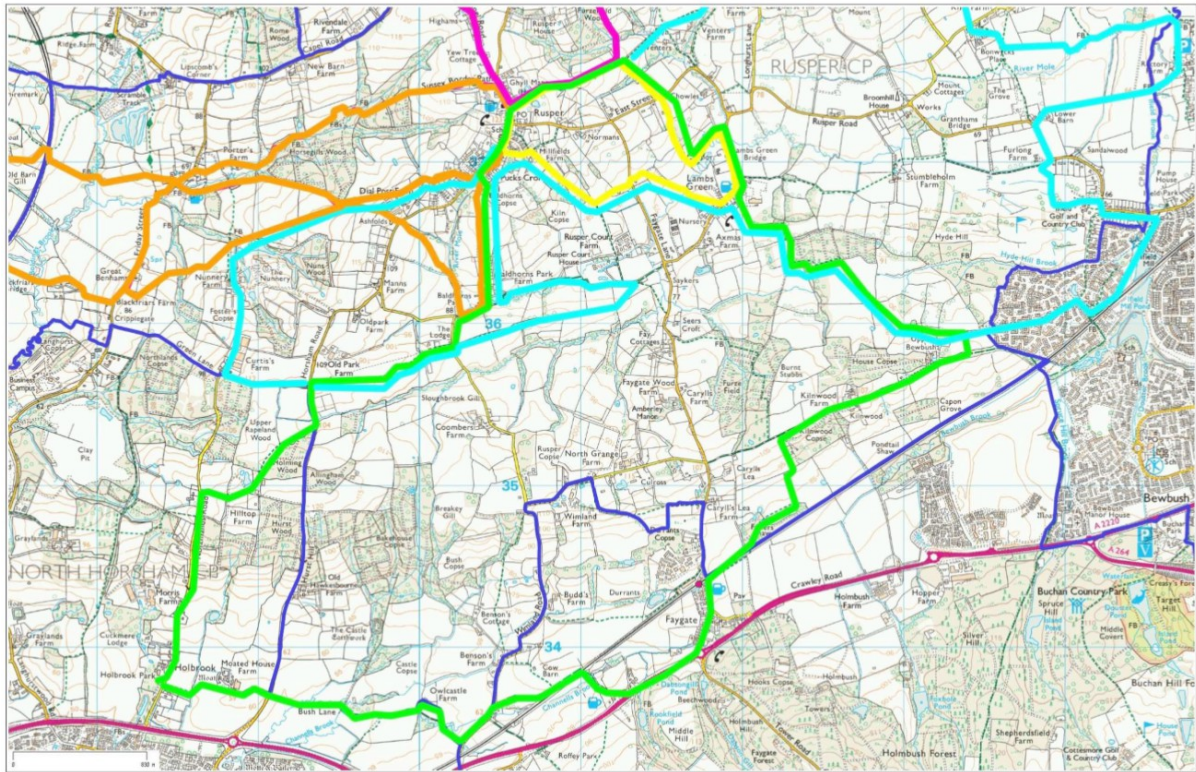
Policy RUS6: Walking, Cycling and Equestrian Routes

Development proposals will be supported, provided that, where appropriate to their location, they have regard to the following principles:

- i. if the proposal adjoins a public footpath or bridleway, the development must have regard to maintaining the functionality and rural character of the footpath or bridleway, unless this cannot satisfactorily be achieved, in which case the route must be diverted in a way that remains safe and convenient for users***
- ii. if a proposal lies in a location that enables a new pedestrian, cycle link and/or bridleway to be created to join an existing public footpath or bridleway, that the layout and access arrangements of the scheme allow for such an improvement, provided the development avoids or minimises the loss of mature trees and hedgerows and use materials that are consistent with a rural location; and***
- iii. access to the Parish by walking, cycling and riding can already be satisfactorily achieved.***

6.32. The policy seeks to encourage safe and convenient means of walking, cycling and horse riding through the Parish, when the opportunities of new development arise to make improvements. By doing so it refines Policy 35 of the HDPF in terms of encouraging walking and cycling. Additionally, as set out in Policy RUS5, any development proposal or windfall will also need to ensure that it accords with the HDPF policies which seek to minimise air quality impacts and encourage sustainable transport solutions, to avoid any adverse impact on the Ashdown Forest SAC .

6.33. The local community and visitors to the Parish enjoy good access to the local countryside where there is a large network of walks, including the Sussex Border Path which spans across the parish (The West Sussex Public rights of way iMap shows rights of way in West Sussex - long distance paths, shorter walks and easy access trails); Health Walks organised by HDC as part of the national Walking for Health Scheme are detailed on RPC's website, and two local residents have created an illustrated guide detailing circular walks around Rusper (see Plan C below).



Date Created: 26-4-2019 | Map Centre (Easting/Northing): 521129 / 135596 | Scale: 1:26813 | © Crown copyright and database right. All rights reserved (100057378) 2019 © Contains Ordnance Survey Data : Crown copyright and database right 2019

Plan C - Map Showing Circular Walks in Rusper

6.34. Despite this, the bridleway network around the parish of Rusper remains poorly connected, with some crossings passing over and running alongside busy dual carriageways. Therefore, there remains opportunity to connect to the network and provide better connectivity to move throughout the Parish.

Policy RUS7: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the locations shown on the Policies Map and listed below.

- i. The Recreational Ground, High Street***
- ii. Ghyll Manor Field***
- iii. Cooks Mead Green***
- iv. Gardeners Green***
- v. Behind Star Inn, Rusper Road***
- vi. Kilnwood Copse***

Proposals for development on the designated land will not be supported unless they are ancillary to the use of the land for public recreational or community purposes, or are required for statutory utility infrastructure, or other very special circumstances can be demonstrated.

6.35. This policy designates a series of Local Green Spaces in accordance with paragraphs 99 -100 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated Local Green Space. Hence, the policy resists all development proposals that will undermine the essential character of designated areas, unless they are ancillary to the current use of the land, or there are special circumstances in line with NPPF paragraph 101, to justify why consent should be granted.

6.36. A review of all open land within and adjoining each settlement has been completed, informed by the qualifying criteria of paragraph 100 of the NPPF. The land that is considered to meet those criteria and is therefore worthy of designation is shown on the Policies Map.

All designations are considered to be consistent to the 'local planning of sustainable development' (NPPF paragraph 99).

6.37. A full description and justification for each site is included in Appendix D – Local Green Spaces Report .

Policy RUS8: Community Facilities

The Neighbourhood Plan identifies community facilities in the parish, as shown on the Policies Maps as follows:

- i. Rusper Village Hall***
- ii. Village Store and Post Office***
- iii. St Mary Magdalene Church***
- iv. The Primary School***
- v. Children's Playground***
- vi. The Sports Field***
- vii. Ghyll Manor Hotel and Restaurant***
- viii. The Plough & Attic Rooms***
- ix. The Star Inn***
- x. The Lamb Inn***
- xi. The Frog and Nightgown***

Proposals that will result in the loss of a facility and its ancillary land (as shown on the Policy Map) will be resisted unless it can be clearly demonstrated that the existing use is no longer viable, the land is no longer suited to any other D1 community use or that the use can be satisfactorily re-located for the ongoing benefit of the local community.

Proposals to improve the viability of an established community use of the buildings and ancillary land by way of its extension or partial redevelopment will be supported.

6.38. The policy supplements Policy 43 of the HDPF by identifying the community facilities in the parish that need to be protected from unnecessary loss in the policy and show these on the Policies Map. It encourages the improvement of these facilities and ancillary land, by way of their extension or partial redevelopment, to ensure they remain viable but makes it clear that other development plan policies will still need to be addressed.

Policy RUS9: Rusper Primary School

Proposals to create additional classrooms, space for play and/or car parking at Rusper primary School will also be supported, provided the proposals do not harm the amenity of residents living near the school or create additional significant highway safety concerns.

Any proposals to extend the school should include a plan to promote sustainable travel measures to support an increase in the size of the school population and to minimise the volume of vehicle traffic to and from the school.

Proposals for non-school related development on the site, as shown on the Policies Map, will not be supported unless Rusper Primary School has ceased to operate on its current site or has moved to an alternative site such that the site is no longer deemed to be a viable location for these facilities.

6.39. The current school building has four classrooms, plus additional learning spaces and grounds which are used to support learning. Rusper Primary School currently has capacity for 105 pupils, and currently accommodates pupils from within and beyond the school

catchment. It has a long history of serving the community, and a current rating of 'Good' by Ofsted.

6.40. A review of primary education serving the parish indicates there are two characteristics of Rusper Primary School that stand out. First, it is isolated from other primaries as a rural school in the north east of the district. However, it is close to the Sussex and Surrey border consequently with primary schools in the same geographic area under separate education authorities. Second, the school is relatively small with a capacity for 105 children. Only one other of the East Horsham planning area schools has total numbers around 100.

6.41. In total, Horsham District has 43 primary schools and all but 5 or 6 have numbers on roll above the Department of Education's policy for minimum economic scale which is an entry level intake of 30 children and therefore total numbers of 210 for the seven primary years. Expansion of two schools in the East Horsham planning area will absorb projected growth in primary education demand. One of the schools, St. Robert Southwell Catholic Primary, is in reasonable proximity to the parish.

6.42. Of more significance to Rusper Primary School is new primary education capacity on the North Horsham development. The through free school planned here will have double entry level (60 children) and a second free primary school, also with double entry, is planned. The new primary schools on the North Horsham development will together have annual entry level capacity for 120 children and total numbers on roll of 840 children that is well above projected need. West Sussex County Council has clarified that whilst additional education provision might have been requested, that it would only be bought on stream when the capacity of the existing schools has been exceeded.

6.43. Nevertheless, those schools will represent alternatives to Rusper Primary School. Although the school is confident it can offer superior primary education, that confidence is dependent on competing on equal terms. There are very significant issues therefore, about ensuring the school is not unfairly disadvantaged, compared with the new and untested alternatives.

6.44. The long-term preservation of Rusper Primary School is universally accepted as an important objective of the Parish; however, the school will be impacted by changes to funding and primary capacity that puts the future under threat.

6.45. Like all small schools, the financial sustainability of the school will be vulnerable with the introduction of the National Funding Formula, a government scheme which applies funding according to levels of deprivation within each local education authority. As a small school in West Sussex, Rusper Primary School will receive real cuts of approximately £20K in 2019-20, and a further £20K in 2020-21.

6.46. To compound matters, the North Horsham development brings a new build Academy 'all through' primary to secondary school. At the Primary Level, this is well above need and will create significant excess capacity in the locality. The potential impact from this is that schools will have to compete for pupils and possibly see reductions in numbers admitted. However, Rusper Primary School is confident of meeting these challenges provided it can access funds to answer the vulnerabilities.

6.47. It is considered that the options available to secure the future of Rusper Primary School involve more revenue generation and bigger Published Admission Number (PAN). This may involve new build for classrooms or amenities, or greater collaboration with/acquisition of the Rusper Village Hall. The policy therefore creates the conditions in which it will be possible for the school to secure its future in the parish.

6.48. Additionally, the road serving the school has been highlighted as an area of main concern within the community when it comes to roads, usage, volume of traffic and speed. The policy therefore seeks to ensure that any schemes do not create additional concern and includes sustainable travel measures.

Policy RUS10: Dark Skies

All development proposals should be designed to minimise the occurrence of light pollution. The Parish Council will expect such schemes to employ energy-efficient forms of lighting that also reduce light scatter and comply with current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

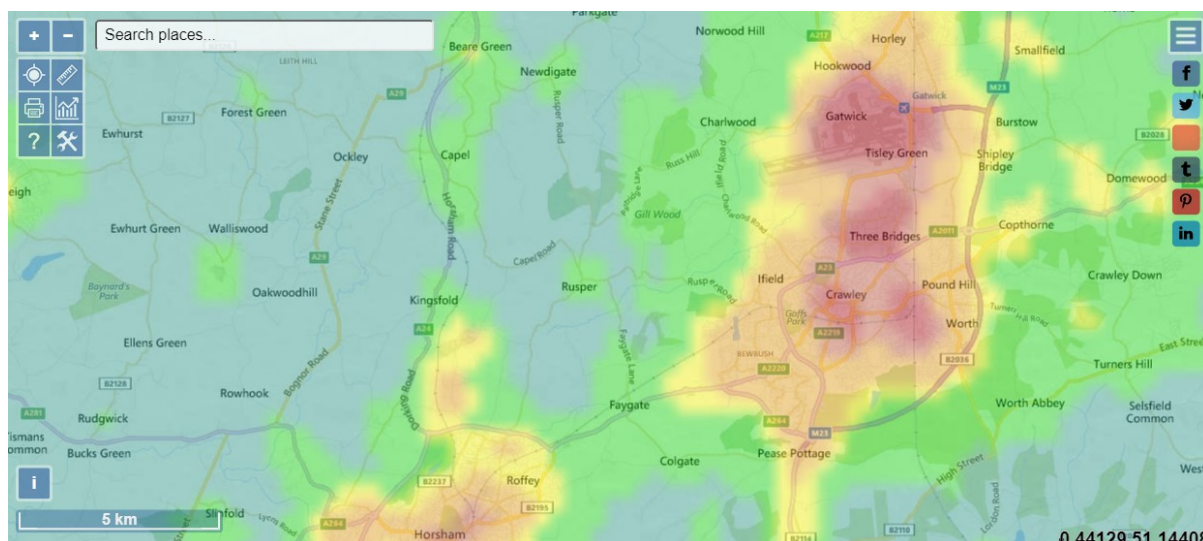
The requirement for any external lighting should be restricted to areas of specific concern and may include:

- i. Road safety in areas where there is a very specific risk to pedestrians and cyclists***
- ii. Deterring criminal activity***
- iii. Lighting entrances to buildings used after dark***
- iv. Lighting for evening sporting or recreational activities***
- v. Supporting the night-time economy, including lighting for farmers needing to work at night***

Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.

6.49. The policy aims to deliver the outcomes sought from paragraph 180 of the NPPF 2019 which encourages planning policies and decisions to ensure new development is appropriate to its location, particularly in terms of limiting the impact of light pollution. It also refines Policy 24 of the HPDF in terms of defining the extent to which development in the parish should have regard to light pollution.

6.50. Light pollution has become one of the most intrusive threats to our enjoyment of the countryside and its tranquillity at night. This was given prominence by a joint CPRE/British Astronomical Association campaign and report (2003) and subsequently by a 'star-count' survey conducted jointly by CPRE and the Campaign for Dark Skies (CfDS). The CPRE have undertaken research on 'Night Blight' in the South East of England caused by light beaming in an upward direction causing a pinky orange glow which lights up the night skies. In June 2016, the CPRE published new maps of England's light pollution and dark skies. These are far more detailed and are able to identify district, county, National Parks and AONBs. The extent of dark skies in Rusper can be seen on the light pollution map (Plan D below). The intrusion of the street lighting from North Horsham and Ifield is noticeable in an otherwise unlit area. Most of Rusper parish has relatively dark skies, with radiance in the measurement range below 1 NanoWatts / cm² * sr (a SI radiometry unit for radiance). Even the main settlement areas in Rusper Village and Lambs Green have radiance levels less than 2 NanoWatts / cm² * sr. Only the fringe areas, especially to the west towards Ifield and Gatwick, have higher levels but these are still below 4 NanoWatts / cm² * sr.



Plan D: Rusper Light Pollution Map (accessed 12 June 2019 from <https://www.lightpollutionmap.info/#zoom=11&lat=6642890&lon=-29912&layers=B0FFTF7FFFFF>)

6.51. This policy encourages proposals that conserve and enhance the distinctive rural character of the area. It seeks to prevent light pollution and protect the night-time views of the rural area, heritage assets, and intrinsically dark areas. It recognises that artificial light offers valuable benefits to residents: safety, finding one’s way around, preventing crime, facilitating sport and the night-time economy. However, inappropriate artificial lighting can contribute to a range of problems: it gives the village an urban feel, it detracts from the enjoyment of the night sky, it can cause health problems and can also impact the normal behaviour of wildlife.

6.52. Rusper area residents have been consulted on several occasions about the removal of street lighting, and the majority have been in support. One area along the Rusper Road was initially reluctant about the removal of street lighting, but since it has gone have become supporters of the scheme. There is limited lighting in Cooks Mead and Cooks Meadow, but otherwise roads in the area have no lighting. The general view is that street lighting is appropriate to more urban and suburban communities, whereas Rusper is a rural community where the rules appropriate to the countryside should take priority. General street lighting is therefore discouraged in all areas.

6.53. Particular locations to be protected from artificial lighting include Rusper Village, Ancient Woodland areas, ponds and lakes areas. Wildlife corridors and stepping stones, along with the majority of the rural area have dark skies that should be protected from harmful light spill. In all proposed developments, factors that will be taken into account when deciding the appropriateness of artificial lighting include: the location, the hours of operation, the quantity of lights proposed, brightness and control, and direction of the beam. Innovative green solutions for appropriate lighting will be encouraged and residential development should be designed to minimise light pollution, avoiding the use of unscreened roof lights or atria.

6.54. Artificial lighting schemes that are likely to be approved will include good designs that:

- Seek innovative green solutions for low-level lighting
- Reflect the type of area where they will be in operation
- Minimise brightness and do not over illuminate an area
- Minimise hours of operation and have automatic PIR sensors and timed cut-off
- Use light fittings that control the direction of the beam, which should not emit light at angles greater than 70 degrees and avoid any upward light emission

Policy RUS11: Promoting Sustainable Transport

All new developments should ensure safe access to existing cycle and pedestrian routes that, in turn, directly serve the Movement Routes, as shown on the Policies Map. Where possible, schemes should take available opportunities to improve and extend the footpath and cycle network in order to provide better connectivity throughout the parish.

Where new developments may severely impact upon Movement Routes appropriate mitigation measures towards the mitigation of traffic volumes and speed through the Parish will be expected, providing they do not introduce urbanising highways infrastructure into the street-scene, and they accord with other policies of the development plan.

6.55. Policy 40 of the HDPF recognises that its dispersed rural settlements, which includes Rusper, combined with limited public transport, which is the case in Rusper, results in those living in Rusper being highly reliant on a car. This is likely to continue due to the dispersed nature of the district settlements making public transport economically difficult to sustain. HDPF's Policy 40 therefore seeks a sustainable transport system and this policy identifies how that might be achieved in the parish of Rusper.

6.56. Public transport is a significant limitation for the people who live here. Rusper Parish Council will work with bus companies and encourage the extension of bus routes into new developments around the parish to include some scheduled services that are further extended to run through Rusper Village and Faygate. Ideally, these could provide public transport during peak times for those going to and from work outside the parish.

6.57. The issue of roads is a primary concern for those living within the parish of Rusper. The village itself and the adjoining roads have become under increasing pressure from commuters using the parish as a 'rat run', particularly to reach Gatwick, Crawley and Manor Royal Industrial area. Commuters find it quicker cutting through Rusper than using the A264/Crawley bypass and the neighbouring A roads. Not only are levels of traffic unacceptable for such a small rural community, but the speed with which drivers use the narrow roads is also of grave concern. The policy is therefore aimed at preserving these rural lanes of the Parish as safe havens for walkers, cyclists and equestrians.

6.58. The housing developments just completed within and around the parish in Ifield, Kilnwood Vale and also the forthcoming development in North Horsham, are likely to add yet more pressure to the community and the issue of roads, especially since it is recognised that the higher dependence on cars is likely to continue in the district.

6.59. This means that Rusper must be a part of the solution to the traffic congestion which will result from this additional level of use, and the Neighbourhood Plan therefore seeks to encourage travel by means other than the car. To facilitate this, there needs to be suitable alternative routes for pedestrians and cyclists, especially children walking to school. It is recognised that some improvements will be made to the local highways network as a result of Policy SD9 of the HDPF. However, the traffic survey conducted in February 2017 (see attached as Appendix E), clearly indicates how the village is being used by commuters headed for Gatwick and Crawley.

6.60. Equally, Green Lane and Friday Street have become a preferred route for commuters headed north or for the A24. These roads lack passing points and there is a real need to reduce speed limits. Similar issues are also being experienced in Lambs Green and in the Ifield Wood area. As well as cutting through the village of Rusper for their daily journey, commuters also come off the A264 at Faygate, journey up Faygate Lane and through the sleepy hamlet of Lambs Green (29 houses) via Lambs Green Road, in order to join the Rusper road, which then either leads into Ifield or Ifield Wood and Gatwick. Although there isn't a traffic survey to support this, the residents of Lambs Green have expressed serious concern at both the volume and speed of traffic passing along the narrow road.

6.61. Equally, Ifield Wood has become known as a 'short cut' to Gatwick Airport, with commuters and airport users regularly journeying along the Rusper Road towards Ifield, but then cutting up through Ifield Wood, into Charlwood Road and then into Bonnetts Lane which directly leads into the airport itself. These lanes are not designed for the level of traffic they are currently witnessing, and again, any further substantial housing development would only exacerbate the problem.

6.62. From this evidence, the areas of main concern have therefore been identified and defined as Movement Routes in the policy and development that should have regard to these in their schemes. Any mitigation measures must be carefully designed and located to reflect the rural character of The Parish and not require highways infrastructure – signage, barriers, pavements – that is more appropriate to an urban location.

Policy RUS12: Developer Contributions

The enhancement of the identified Movement Routes will be required where such work is necessary to make development acceptable, where it is directly related to the development and it is reasonably related in scale to the development. Such enhancements are to be agreed with the Parish Council. These will be secured by way of planning conditions, Section 106 contributions or Community Infrastructure Levy contributions as appropriate.

6.63. For each of these Movement Routes, specific opportunities for improvements to the existing infrastructure have been identified, with a view to encouraging more people to walk or cycle more often for their daily journeys to school, to work and for trips to local services, by encouraging drivers to respect the environment that they are driving through by making it perfectly obvious that the settlements are inhabited and that the lanes are used by residents for walking, cycling and horse riding through the Parish. These have been identified as:

- Rusper Village Home Zone Scheme (see Appendix F)
- Signage to indicate 'You are now entering the rural parish of Rusper please drive accordingly' at all 13 parish entry points, as indicated in Appendix G – NP Roads & Transport Focus Group Report
- Entry 'gates' at all 13 entry points to further reinforce that this is a rural community with narrow and often hazardous unclassified roads
- Pinch points with priority given to traffic leaving the parish. Exact location of the pinch points to be discussed, but these are recommended at roads entering and leaving the parish from Horsham, Crawley, Capel and Faygate
- Speed 'cushions' which could be located at key points entering and leaving the village of Rusper itself on Newdigate Road, Capel Road, East Street and Horsham Road
- Community Speed watch scheme as part of Operation Crack Down

6.64. Where improvements are needed, contributions will be sought and will be used to part-fund these and lever in match funding from other sources where possible. Planning Practice Guidance Paragraph: 003 Reference ID: 41-003-20190509 states:

"...To help deliver their vision communities that take a proactive approach by drawing up a neighbourhood plan or Order and secure the consent of local people in a referendum, will benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area, where their authority collects contributions using this method...". In this context 'in their area' means the designated neighbourhood area.

6.65. Note that as part of the on-going concerns as to the volume and speed of traffic, the

parish is introducing a single mobile monitoring device, which will have six mount points around the parish. This will monitor the number of vehicles and their speed. The results of these findings will be shared with HDC and West Sussex Highways as part of the continuing dialogue as to the greatly needed traffic calming measures.

7. Implementation

7.1. The Neighbourhood Plan will be implemented through Horsham District Council consideration and determination of planning applications for development in the parish.

Development Management

7.2. Horsham District Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

7.3. Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Improvements

7.4. Where opportunities arise through S106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the neighbourhood plan to inform its view in liaising with Horsham District Council. To date the following has been identified:

- General improvements to the Village Hall, including repairs to roof and upgraded kitchen facilities
- Sports Field enhancements
- Traffic calming measures, including Rusper Village Home Zone Scheme
- Toilet facilities

Other Non-Planning Matters

7.5. During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The parish council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- Retaining and improving the bus shelter and bus service
- Retaining the community book swaps in the 2 x converted telephone boxes
- Paint for phone boxes
- Village skip/recycling point
- Electric car charging points

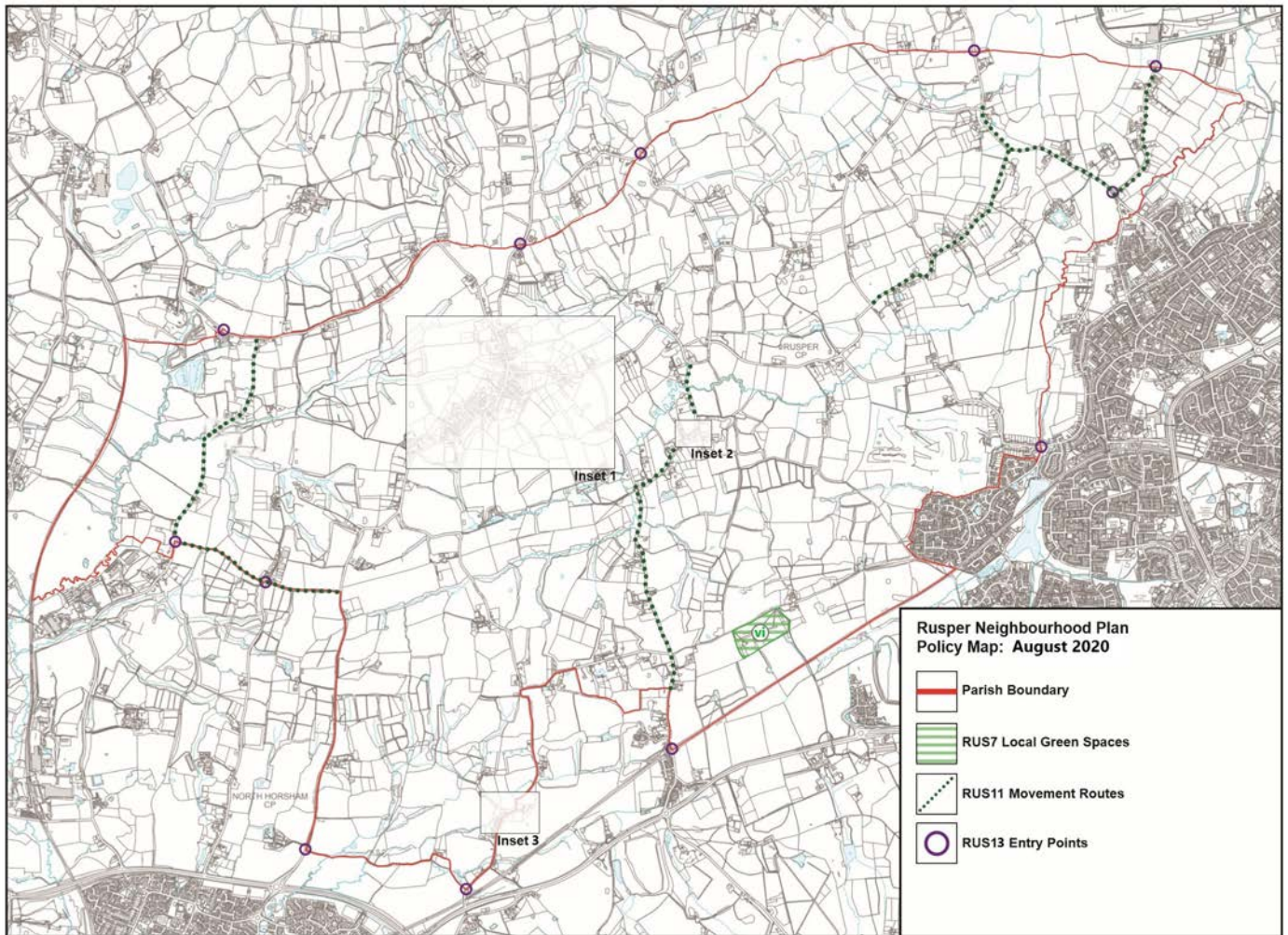
Monitoring

7.6. Rusper Parish Council will monitor the effectiveness of the policies against planning decisions regularly through its monthly planning meetings and will frequently review the content of the Rusper Neighbourhood Plan at those meetings. This approach will assist the

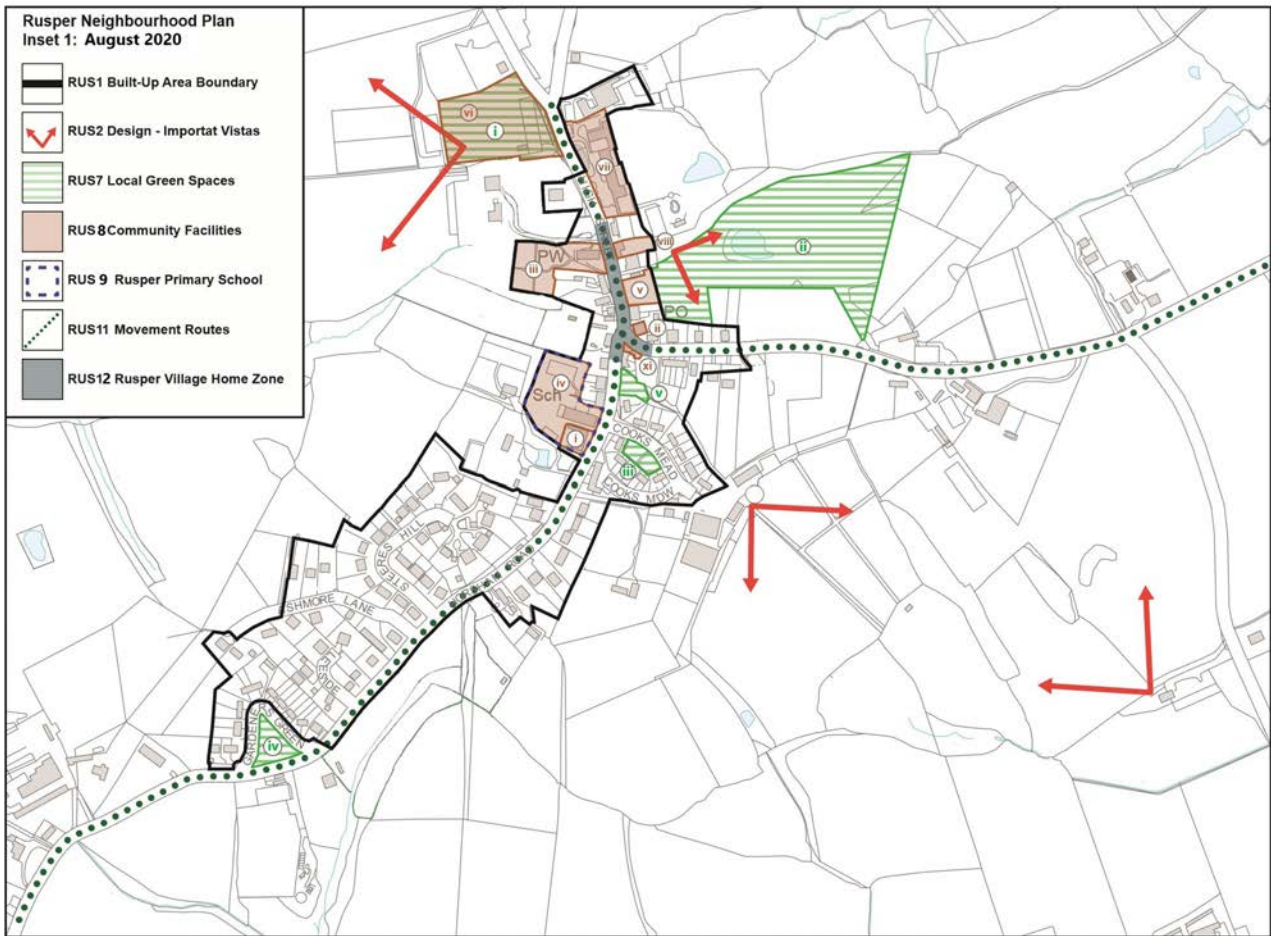
Parish Council in its formal review of the Ruser Neighbourhood Plan (working in partnership with Horsham District Council) which is currently programmed to commence in 2021.

8. Policies Map & Insets

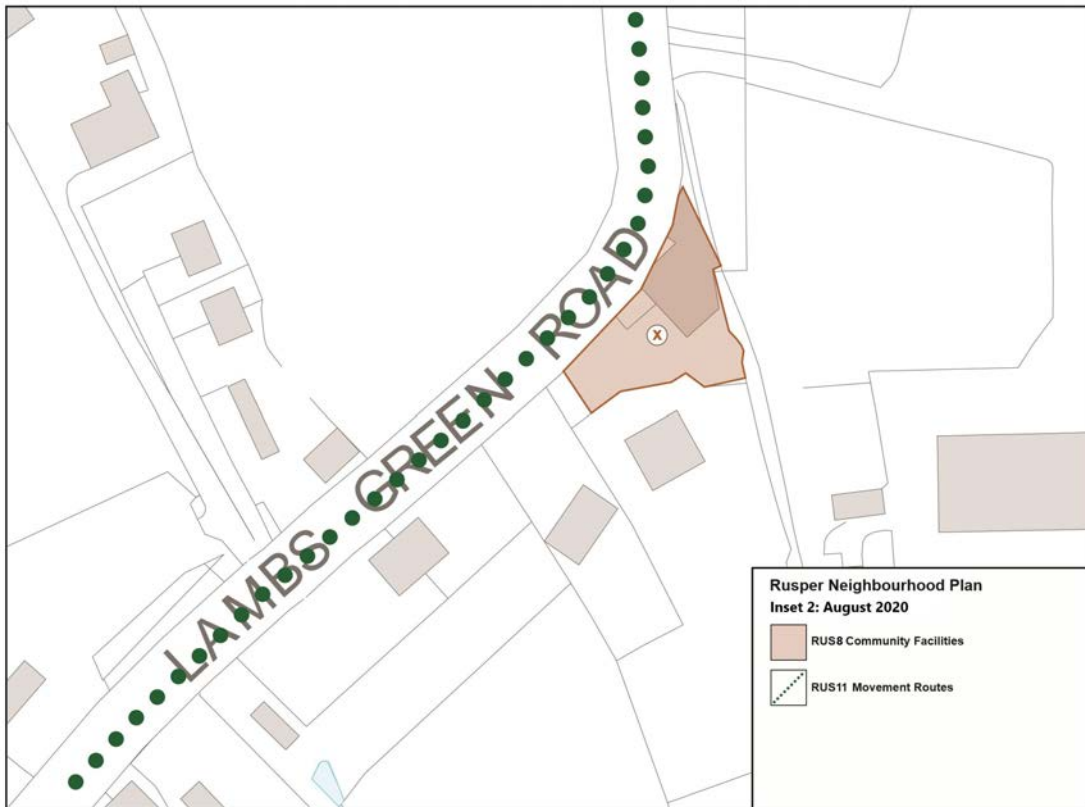
Main Policy Map



Policy Map Inset 1



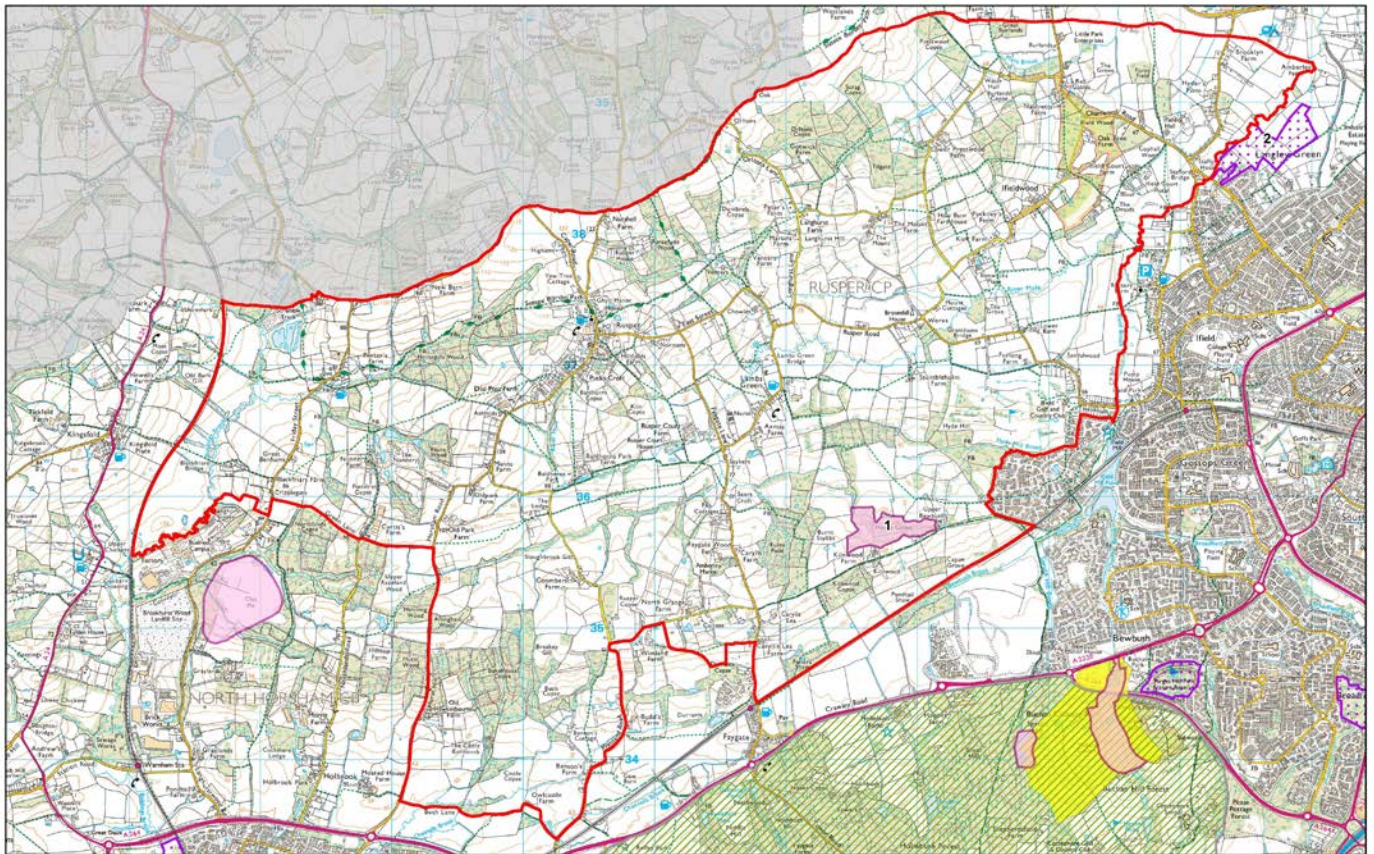
Policy Map Inset 2



Policy Map Inset 3



Policy Map RUS5 A -Statutory site designations



Horsham District Council
 Parkside, Chart Way, Horsham
 West Sussex RH12 1RL

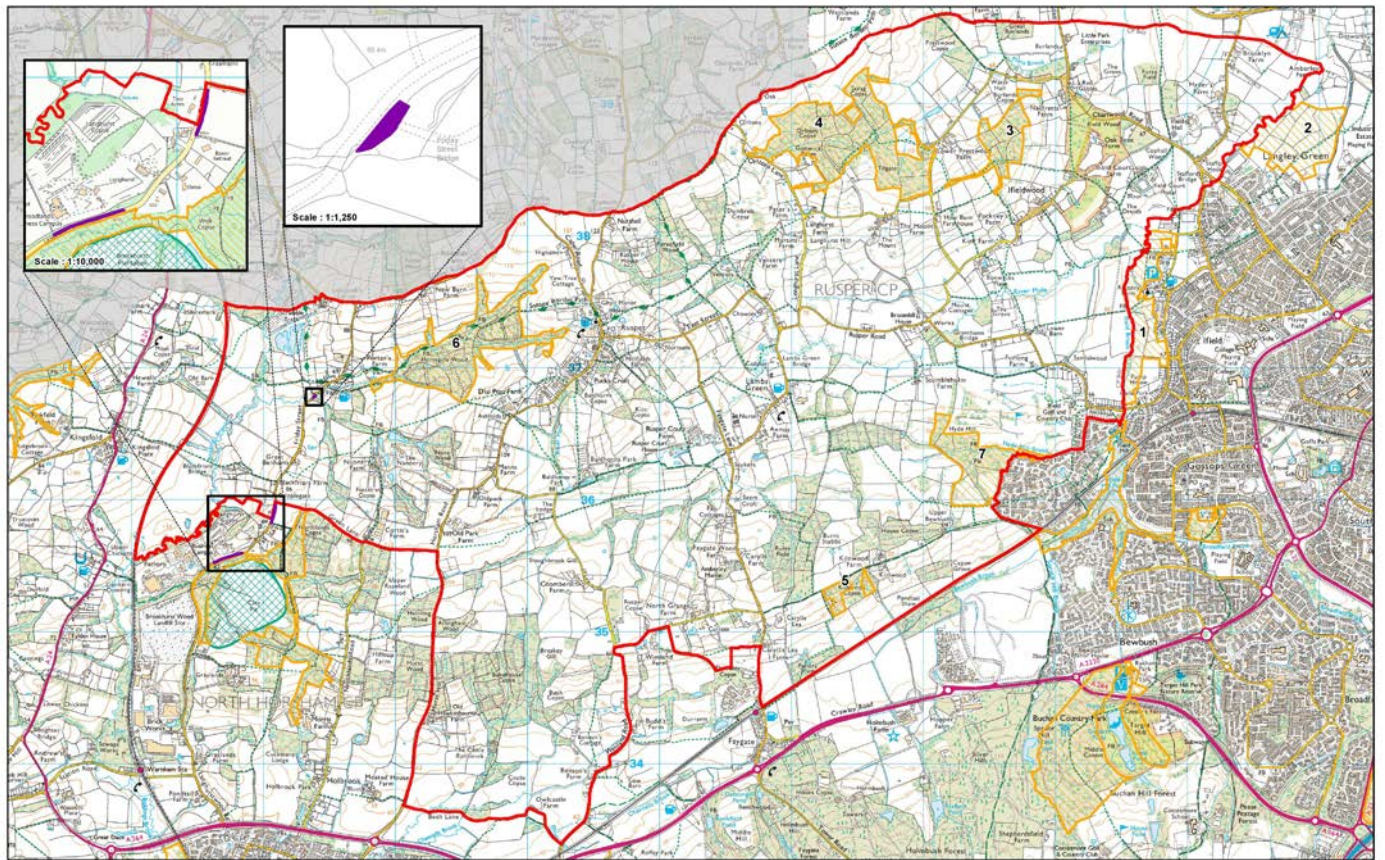
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- | | |
|--|---|
|  Rusper Parish |  Local Nature Reserves |
|  Surrey |  Country Parks |
|  Sites of Special Scientific Interest | 1. House Copse (SSSI) |
|  Area of Outstanding Natural Beauty | 2. Willoughby Fields (Local Nature Reserve) |

Policy Map RUS5 A -Statutory Site Designations

Scale : 1:25,000 (at A3)
 Date : 23/09/2020

Policy Map RUS5 B - Non-statutory site designations



Horsham District Council
 Parkside, Chart Way, Horsham
 West Sussex RH12 1RL

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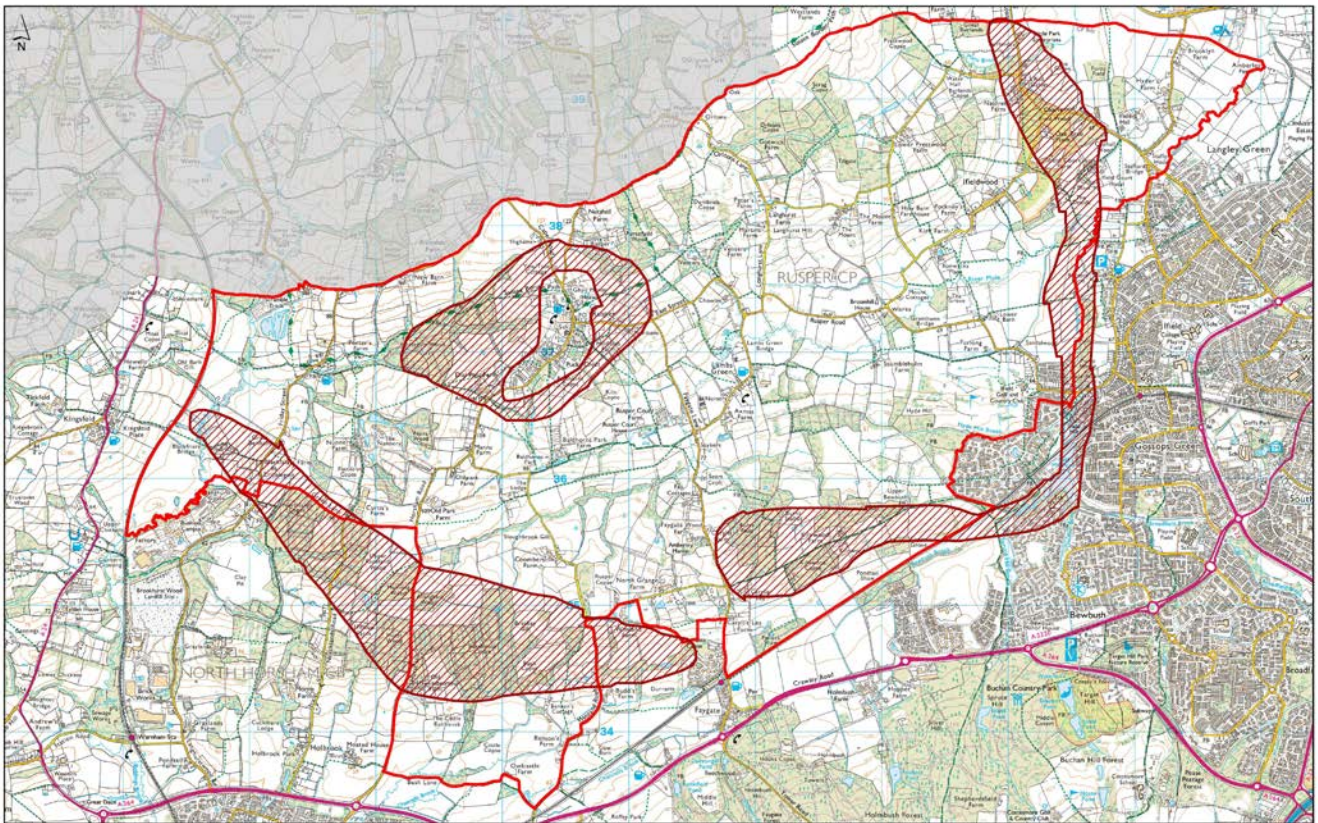
- | | |
|-----------------------|--|
| Rusper Parish | Local Wildlife Site |
| Surrey | 1, Cr62: Field Brook Wood and Meadows |
| Notable Road Verge | 2, Cr12: Willoughby Fields |
| Local Geological Site | 3, H04: Wood near Lower Prestwood Farm |

- | |
|-------------------------|
| 4, H05: Ortons Copse |
| 5, H06: Kilmwood Copse |
| 6, H32: Horsegills Wood |
| 7, H52: Hyde Hill |

Policy Map RUS5 B - Non-Statutory Site Designations

Scale: 1:25,000 (at A3)
 Date: 30/09/2020

Policy Map RUS5 C - Wildlife corridors



Horsham District Council
Parkade, Chart Way, Horsham
West Sussex RH12 1RL

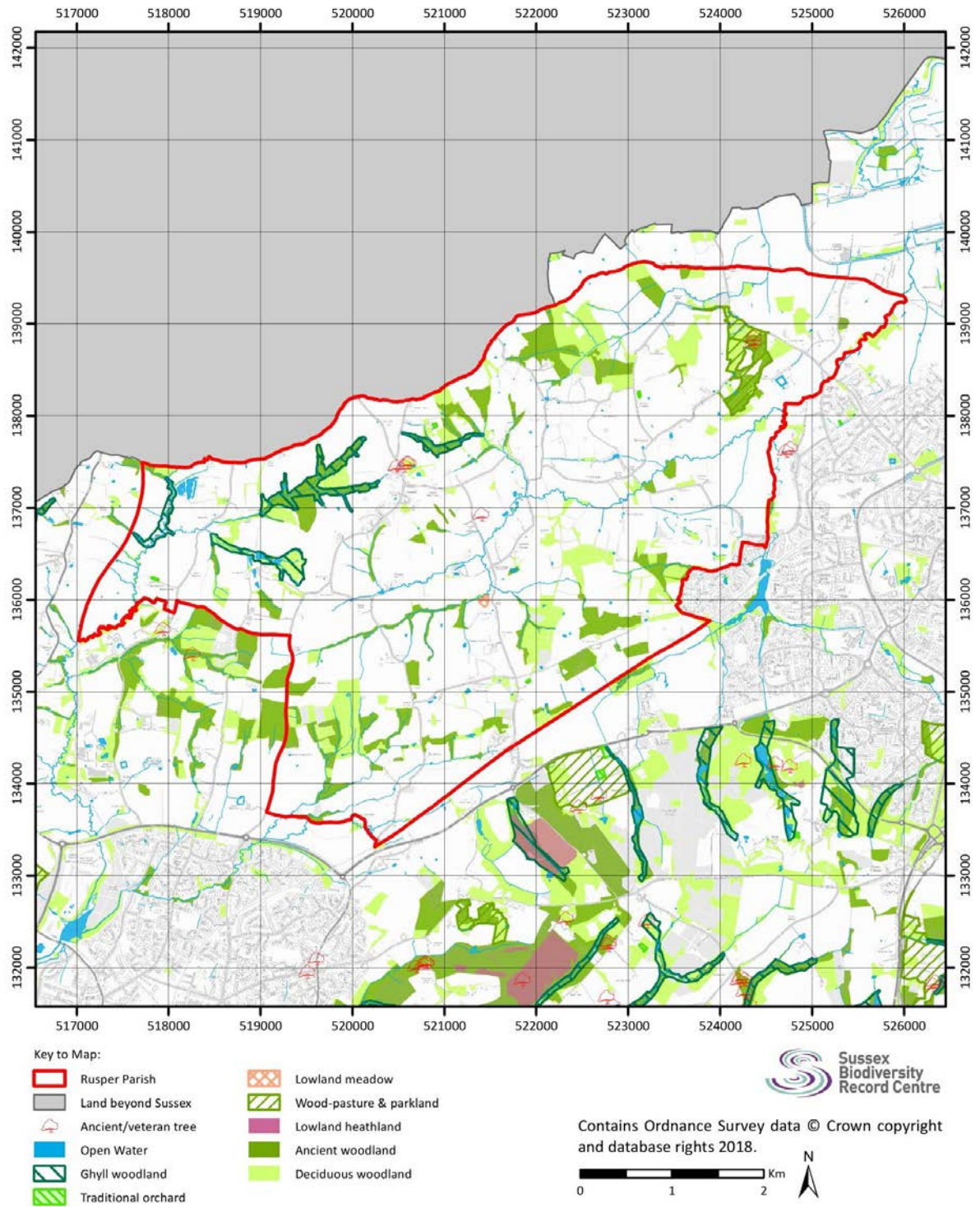
-  Rusper Parish
-  Surrey
-  Wildlife_Corridor

Policy Map RUS5 C - Wildlife Corridors

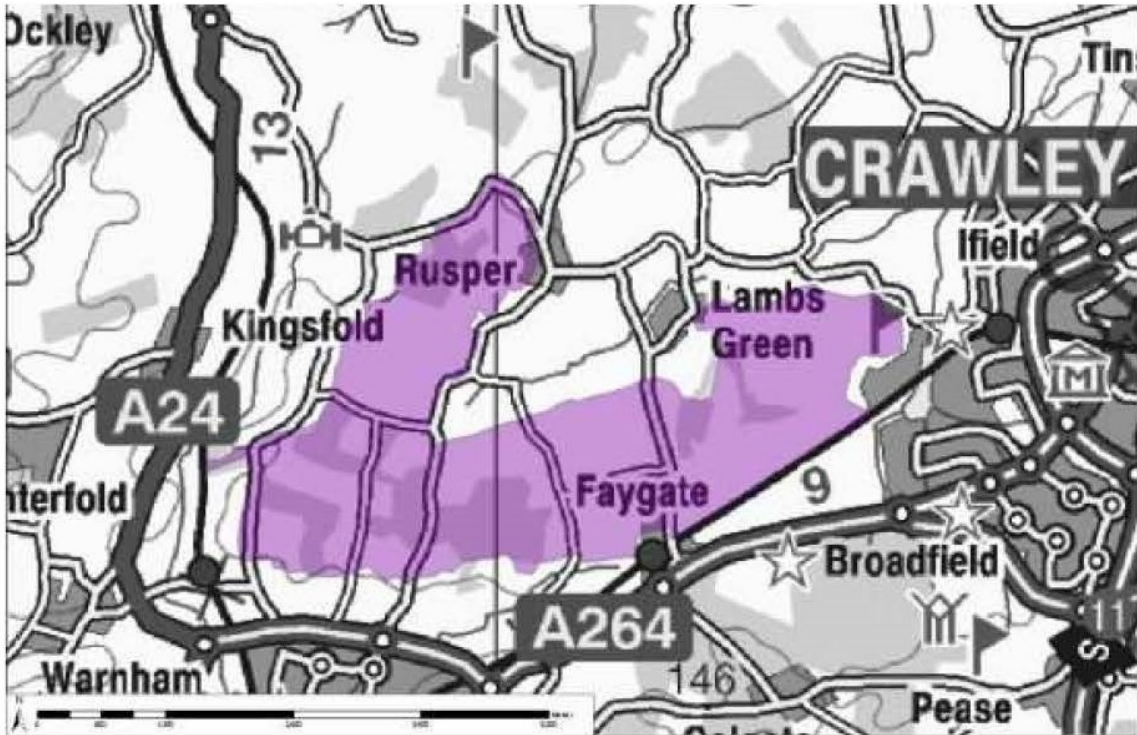
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Scale : 1:25,000 (at A3)
Date : 14/10/2020

Policy Map RUS5 D - Section 41 habitats and other



Policy Map RUS5 E - Biodiversity Opportunity Areas



 Rusper Ridge Biodiversity Opportunity Area

Appendices

[Appendix A - Heritage Report](#)

[Appendix B – Sussex Biodiversity Record Centre Ecological data search for Rusper Parish](#)

[Appendix C – Sussex Biodiversity Partnership Rusper Ridge and Ifield Brook Biodiversity Opportunity Areas](#)

[Appendix D – Local Green Spaces Report](#)

[Appendix E – Rusper Traffic Survey February 2017](#)

[Appendix F – Rusper Village Home Zone Scheme](#)

[Appendix G – NP Roads & Transport Focus Group Report](#)

[Appendix H – Landscape Character Assessment and Assessment Of Local Gaps In Plan Area](#)

[Appendix I - HDC Draft Screening Opinion](#)

[Appendix J – Rusper Neighbourhood Plan Survey Summary Information](#)