

Further to my earlier comments – all of which still stand – I have the following comments relating to the more recent submissions.

- It is a great pity Horsham District Council (unlike West Sussex County Council) take the view they do over the heritage impact on Oakendene Manor and seem to think this can be mitigated by planting.
- Neither Council seems to take seriously the impact on the Oakendene Industrial Estate and other local businesses.
- Rampion continue to avoid any sensible response when it come to traffic modelling and continue to ignore and/or underplay the impact the plan will have on traffic volumes, congestion, tailbacks, noise and air quality. WSCC data shows the already steep rise in vehicle numbers – which Rampion totally overlook. By selective inclusion of types of traffic they absolve themselves of there being any problem to which they need to provide a solution! Furthermore they offer no plan at all to manage Kent Street despite forecasting an HGV every 10-12 minutes on this essentially domestic road which normally sees only pedestrians, cars and horseboxes.
- Rampion offer no plan to manage the intersections between Kent Street and the Oakendene estate onto the most dangerous stretch of the A272 which is already frequently subject to major congestion.
- Rampion continue to play down the visual impact of their plan, the biodiversity and habitat loss. In their own words :
“The habitats to be lost at Oakendene includes native hedgerow of 622m which qualifies as a Habitat of Principal Importance under the UK Biodiversity Action Plan priority habitat descriptions published by the JNCC (Joint Nature Conservation Committee)”
They continue “In addition, there will be a loss of 19 category A oak trees. The Red list and UK BAP priority species identified on site include dormice found on the boundary of Oakendene Manor, reptiles (both grass snake and slowworm) and otters, with signs of otter activity being found on the fishpond at Oakendene Manor. “
In the words of the Cowfold v Rampion Chair “That’s nearly half of the total hedge loss across the whole project. There are far more than 19 highly ecologically valuable oak trees and groups of trees which will be lost. This is an enormous amount of significant habitat loss and the applicant has not justified its choice of site to account for why this is acceptable. This is before the Cowfold Stream area is even considered.”