

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 August 2025 13:12:23 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1120
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/08/2025 1:12 PM.

Application Summary

Address: Land Adjacent To Pucks Croft Cottage Horsham Road Rusper West Sussex

Proposal: Outline application for the erection of 4no. dwellings, extension to existing cottage, alterations to access and provision of landscaping.

Case Officer: Tamara Dale

[Click for further information](#)

Customer Details

Address: Hazel Cottage Horsham Road Rusper Horsham West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I strongly object to the proposal. This has already been rejected twice by the Council, as well as the subsequent appeals - with no change to the site since the last applications - only a reduction in

the number of houses requested. My objections are as follows:

My main concerns are the road safety and traffic issues of a building site on that part of the road. The visibility is extremely poor on that bend, with traffic hurtling through the middle of the narrow road at all times of the day. I live directly opposite, and constantly hear tooting, and on a daily basis pick up car parts from my front garden and the path - including wing mirrors and wheel caps. The idea of plant machinery adding to that traffic is unthinkable. Also, where will all the site vehicles park during the process? There is only a very narrow pathway on my side of the road, and my grass verge - parking there will block the pathway for pedestrians and children walking to/from the village school.

The traffic volume through the village is already ridiculously high - especially during the morning and afternoon rush hours - and I suggest that more site traffic can only pose more of a danger to pedestrians who use the public footpath adjacent to the land, as well as the school pedestrians and the existing road traffic.

I am seriously concerned about the effect on existing wildlife and nature on the site, as with all the other building work going on in Rusper - namely the Millfield site - the wildlife, including herds of deer, are being driven out of their habitat, and down in this direction. With another building site, they will be forced out onto the road with the worst consequences!

I understand that this site is currently outside of the build-up area boundary for Rusper and outside the Neighbourhood Plan - although that doesn't seem to be a concern anymore of the Council!

On the sustainability aspect of the objection, it is recognised on Site Assessment Report HDC 2020 that the village has limited services, including bus services, doctors, dentists, so on top of the Millfield development of 43 dwellings, this site is not compatible with the National Planning Policy Framework that seeks sustainable forms of development.

I do understand that the current Government is striving to provide more housing in the South East, however, with the development of Mowbray at the Horsham end of the village, and Kilnwood Vale to the other end - not to ignore the proposals for the Glebe site and also land West of Ifield, surely Rusper is providing more than enough new housing!

We also have severely low supplies of water and low water pressure in this area, which has previously been documented by the Water companies, and I believe that more houses will only exacerbate this problem. Southern Water did detect a flooding problem on that land, which again would not be helped by building there and extra housing.

On a personal note, living directly opposite the proposed site, I believe that this development will impinge on my privacy and right to light, as well as cause severe noise disturbance and pollution which will undoubtedly occur during any potential building works.

I can only implore the Council to YET AGAIN take all the considerable issues of this potential site into consideration for the sake of 4 houses, and make the correct decision to REJECT IT ONCE AGAIN!

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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