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**From:** Planning@horsham.gov.uk  
**Sent:** 29 April 2025 21:36  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/0523

**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 29/04/2025 9:35 PM.

### Application Summary

Address:	Land North of East Street Ruper West Sussex
Proposal:	Erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.
Case Officer:	Giles Holbrook

[Click for further information](#)

### Customer Details

Address:	2 Normans Cottages High Street Ruper
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### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	Dear Sir/ Madam, I strongly object to planning application DC/25/0523 (erection of 18 dwellings in East Street, Ruper)  The proposed site has for many, many years been well used and well maintained for the grazing and production of sheep.  For the planning officers, who will doubtless have no idea about this location and be minded to make a desk top decision using developer supplied maps, drawings, plans and information, may I suggest that they visit the proposed site to take in and get a feel for themselves of this beautiful rural setting.

This pasture is an important entry point to the village and the setting is quintessentially rural Sussex. Any development here would change the historic entrance to the village.

It abuts the Conservation Area so is outside the built up area of the village.

Sadly for villagers, East Street has become plagued by rat running traffic during weekday rush hours and by streams of traffic queueing for the Rusper Boot Sale on Sundays. Residents of this area and the High Street have limited parking spaces so cars are forced to park on the roadside. This narrows East Street as it enters the village, regularly causing many near misses (and hits) from impatient, speeding drivers intent on getting quickly through the chicane of parked cars - building 18 more houses will only exacerbate this situation, especially as only 4 visitor parking spaces have been allocated.

During evening rush hours, especially during the spring and autumn, drivers are completely blinded by the setting sun as they drive up from Ifield.

It is proposed that new residents will cross East Street in order to walk on a non-existent path to a narrow existing path leading into the village, raising further health and safety concerns especially for children walking to the village school. Painting white lines on the road will not alleviate this.

The provision of cycle racks and affordable housing is to be applauded, but maybe the planning officers would like to try cycling to school or work, with or without children, during rush hours and school finishing time. With only a twice weekly bus service into Horsham, the use of bikes as alternative transport is extremely dangerous on the surrounding, twisting, narrow lanes.

Planning permission has this year been granted for 43 houses and 1 access road at Millfields, directly opposite the proposed site. Therefore, with developments at Millfields, Longfield House and possibly on this site, 5 new roads will be created from East Street into these new developments: Millfields x1, Longfield House x 2, development next to Longfield x1 and Devine Homes x 1, all within a 150 metre stretch on a narrow country lane with fast traffic.

The applicants have prematurely cut down oak and ash trees and a long section of ancient hedgerow, even before applying for planning permission, showing no consideration for the Conservation area nor to the local environment nor to residents. The field behind the proposed site connects to more fields and woodland and is a quiet, well loved and much used open space, vital for everyone's mental health and well being. Roe deer, foxes, [REDACTED] bats, shrews, mice, many bird and insect species, tawny owls and a barn owl frequent the immediately adjacent fields, woodland and pond area to the north of the site. Bats in the trees either side of this site will be detrimentally affected by the disturbance and bright lights and the wildlife corridor will be damaged.

This site would be in a water neutrality zone and I am concerned by the suggestion that water used here will be offset against Slade Farm, Rogate, some 34 miles away, who installed a bore hole in January 2025 and apparently have excess water. The tables in the Water Neutrality Report can only have been made since January this year, when there was an unprecedented amount of rainfall. It cannot yet be known if this excess water will be produced in the summer, especially with the increase in global warming. How do we know that other developers aren't offsetting against the same farm and how do we know that the excess water will make it into the Southern Water supply system.

During the last few years Rusper has taken far more than its fair share of houses with still yet more to be built. We are a village, not a town. The people who live here enjoy the surrounding countryside, do not want street lights and house lights invading the dark skies, enjoy the sound of farm animals and owls and accept the inconvenience of power cuts and low water pressure (and that's before any more houses are built). Please respect our village and refuse this development.

Yours faithfully,

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton