From: Madeleine.Hartley
Sent: 09 October 2025 12:42:22 UTC+01:00
To: "johnrichardson3@btinternet.com" <johnrichardson3@btinternet.com>
Subject: Planning application reference DC/24/0699- Millfields Farm, Horsham Road, Rusper

Good afternoon

Further to your letter addressed to Sussex Building Control dated 8th October 2025, I can advise that this has been passed to the Planning Compliance Team for investigation.

I can advise that planning permission was granted for the demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works on the site in May 2025. I note that a number of pre-commencement conditions were applied to this planning permission, one of which required the submission of a Construction Environmental Management Plan (CEMP), which amongst other things requested details of site access points. Details were submitted in July 2025 to discharge this condition, which included:

'**The traffic route to and from the site utilises Horsham Road initially during demolition and enabling works and then East Street after the demolition period'**. West Sussex Council Highways were consulted on this proposal, and they raised no objection. On that basis the CEMP was agreed in August 2025.

In light of this, the route into the site from Horsham Road has been approved during the demolition phase, and as such there is no breach of planning control identified, and the Council cannot stop it from being used for this purpose. I understand from the case officer for the planning application that we are aware that the developer wishes to commence works on the East Street access as soon as possible.

I hope that this clarifies the situation, and I apologise that I cannot assist further.

Kind regards

Madeleine

Madeleine Hartley

Planning Compliance Team Leader

Telephone: 01403 215168
Email: Madeleine.Hartley@horsham.gov.uk

Horsham District Council

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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.