From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 November 2026 13:30:11 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1569
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 04/11/2026 1:30 PM.

Application Summary

Address:	Millfields Farm Horsham Road Rusper West Sussex
Proposal:	Variation of condition 9 and 21 of previously approved application reference DC/25/1852 (Removal of Condition 18 of previously approved application DC/24/0699 (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) relating to Water Neutrality) relating to off-Site highway works.
Case Officer:	Kate Turner

Click for further information

Customer Details

Address: 1 Rusper Court Cottages Faygate Lane Rusper Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other
Comments:	# Objection to planning application DC/26/1569 **Millfields Farm, Horsham Road, Rusper** I wish to object to the proposed variation of Conditions 9 and 21,

particularly the proposal to allow up to 50% of the dwellings to be occupied before the highway works are completed.

The original planning permission required the highway safety works, including the proposed raised table on Horsham Road, to be completed before any dwelling was occupied. This requirement was there for a reason: to address identified safety risks to pedestrians and vehicle users.

I am concerned that allowing up to 50% of the development to be occupied before these works are completed would introduce additional traffic into the village without the agreed safety measures being in place.

Even at half occupancy, this could mean around 21 additional households using the access and local roads. That is a substantial increase in traffic, with vehicles travelling in and out of the development and joining the existing traffic on Horsham Road. Rusper is a village with pedestrians, school children, walkers and families using its roads and footpaths. I do not believe this additional traffic should be introduced before the highway safety measures are completed.

I also object to the proposed replacement of the originally agreed raised table with an alternative road surface treatment. I understand that the developer has raised concerns about the street lighting associated with the raised table and the village's Dark Skies policy. However, this should not mean that the original safety provision is simply weakened or replaced without clear evidence that the alternative offers an equivalent level of protection.

I ask the Council to require clear confirmation from West Sussex County Council Highways that the revised design is appropriate and provides an equivalent level of pedestrian and highway safety. I would also like to know what independent road safety assessment has been carried out and how the proposed alternative will slow traffic and make it safer for pedestrians crossing Horsham Road.

My objection is therefore that:

- The original requirement for highway safety works before occupation should not be relaxed.
- No dwellings should be occupied until the agreed or an independently approved equivalent safety scheme has been completed.
- The proposed alternative to the raised table must be supported by clear evidence that it provides effective traffic calming and pedestrian safety.
- The Council should not allow the development to generate additional traffic before the necessary safety measures are in

place.

I ask the Council to refuse the proposed variation unless these safety concerns are properly addressed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council