[redacted]
Sent: 18 November 2026 13:32
To: Planning
[redacted]
Subject: Comment on application DISC/26/0364: Application for Approval of Details Reserved by Conditions 12,13,14,15,and 16 to approved application DC/24/0699

Categories: Comments Received

Good afternoon,

We have recently purchased Millfields Farm Cottage in Rusper village, which adjoins an ongoing development of 43 houses at Millfields Farm (planning reference DC/24/0699). We are fully supportive of the development, and look forward to it being completed.

Our property boundary includes a private access road to Horsham Road, which is shared by two neighbouring properties (Millfields House and The Coach House), accommodates a public right of way (PROW 1502), and will also facilitate an emergency vehicle access route for the neighbouring Millfields Farm Development.

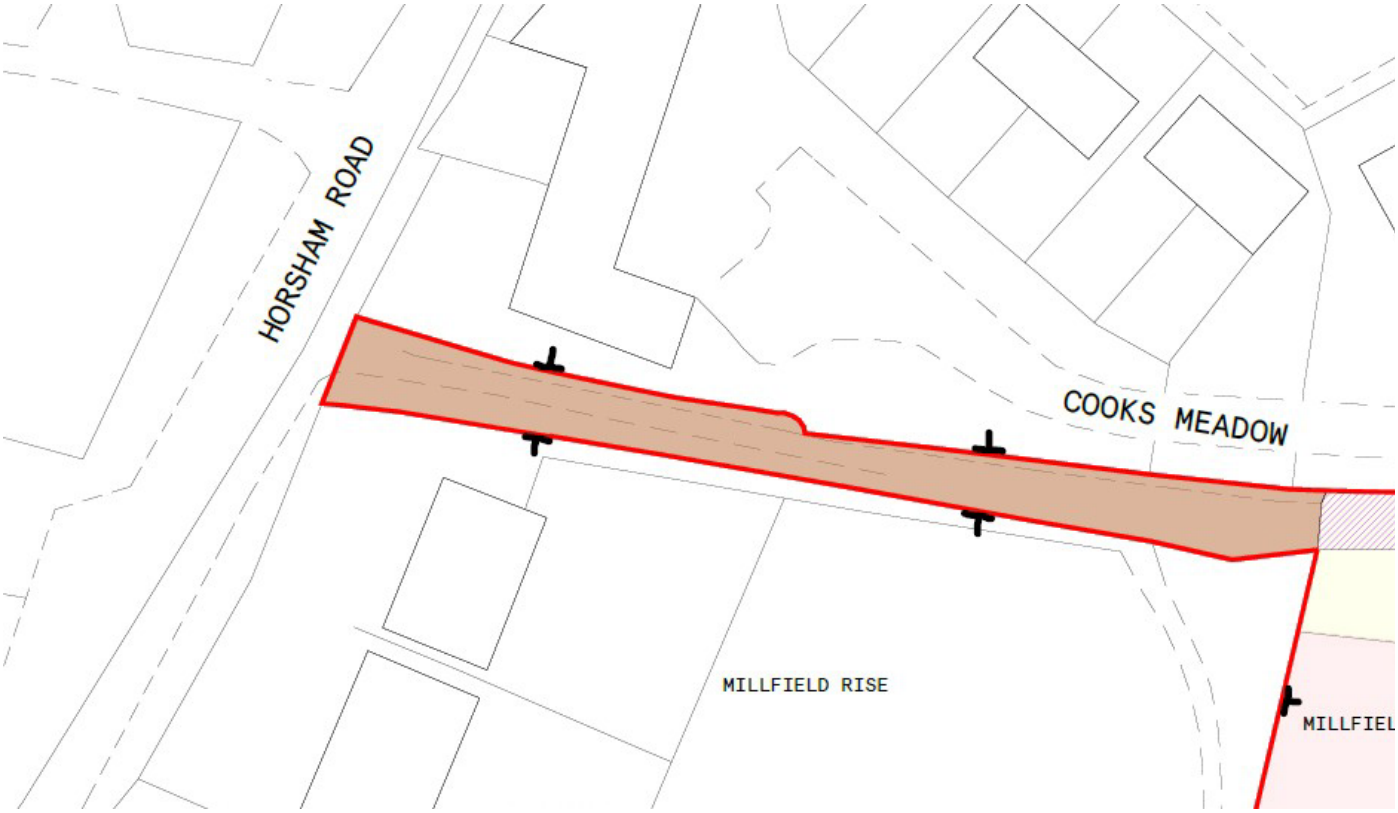

Fig 1: Property boundary of Millfields Farm Cottage

We are aware that an application to discharge conditions regarding pedestrian and emergency vehicle access via our private access road were recently submitted (ref: DISC/26/0364). We have viewed the associated documents online and would like to comment on the proposed emergency vehicle access gate, specifically it's positioning. The currently submitted plans indicate that the new gates will be in the position of an existing field gate and pedestrian gate, which falls within the boundary of our property.



Fig 2: Extract of submitted landscape plan

Having an emergency vehicle access gate located in this position will cause several issues for us. Firstly, there are two large oil tanks in this location that serve our house and the Coach House. We often have to open the field gate to allow oil delivery vehicles access to these for refilling. Replacing the field gate with a locked gate will impede future access. Secondly, positioning the emergency access and pedestrian gate within our property boundary will presumably result in us having ongoing maintenance responsibility of the gates, which isn't fair as it is required for the benefit of the development, not for our benefit.

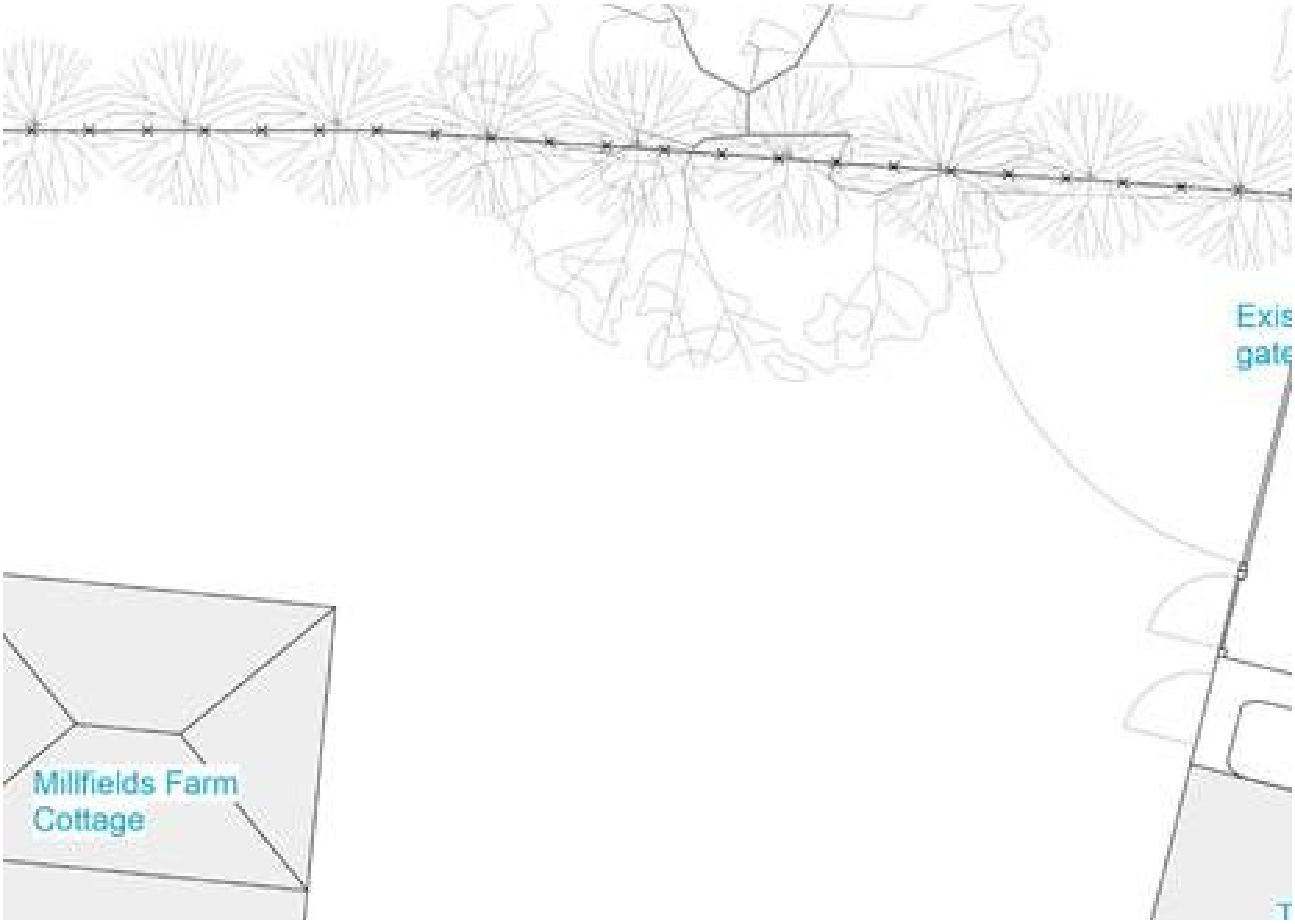

Fig 3: Plan showing position of existing field gate and oil tanks



Fig 4: Photo showing position of existing field gate and oil tanks

We hope that this clarifies our concerns. We politely request that the new gates be positioned where the current contractor access gates are, on the boundary between our two properties. I have also discussed this

request with the development site manager directly so I hope that a revised solution can be agreed without causing any delay to the developer.

Kind Regards,

[redacted]
Millfields Farm Cottage,
Horsham Road,
Rusper,
RH12 4PR