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Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 15th September 2026 at 7.00 pm.

Present: Cllrs G. Sallows (Chairman), M Cooke, M Fenton, F Maitland-Smith, S White, D Matthews, G Fleming.

Apologies: Cllrs M Fillmore, G Hussey, D Halsey, R Beckmann.

Clerk: Lisa Wilcock.

There was 2 members of the public present for the meeting.

Meeting commenced 1900hrs

PL32-26/27 – Apologies for Absence

Apologies for absence were received from

PL33-26/27 – Approval of Minutes

The minutes of the Planning Committee meeting held on **21st July 2026** were considered.

It was **RESOLVED** that the minutes be approved as a correct record of the meeting and signed by the Chairman.

PL34-26/27 – Declarations of Interest

Members were invited to declare any interests in respect of the items on the agenda. Cllr Fenella Maitland-Smith declared an interest in any items relating to the West of Ifield development, in her capacity as Chair of the Save West of Ifield group.

PL35-26/27 – Open Forum

The Chairman opened the meeting to members of the public. MOP raised the issue of increased flytipping within the parish. Noted that there is a reporting facility on the parish council website.

PL36-26/27 – Climate Crisis

Members acknowledged the ongoing climate crisis and agreed that environmental considerations should continue to be taken into account when considering planning matters and making decisions.

PL37-26/27 – DC/25/0523 – Devine Homes: Road Naming

The Committee considered the proposed street names **Broadwood Place** and **Manor Close** for the new development relating to planning application DC/25/0523.

Members considered the proposed names and their appropriateness in relation to the development and local area.

RESOLVED: Council to agree Broadwood Place and Manor Close if not Manor View.

PL38-26/27 – Public Footpath No. 1501 and Buildings at Millfields Farm, Horsham Road, Rusper, RH12 4PR – Public Path Diversion Order 2026 DC/24/0699

The Committee considered the Public Path Diversion Order 2026 relating to Public Footpath No. 1501 at Millfields Farm.

RESOLVED: No objection.

PL39-26/27 – Planning Applications – Planning Tracker

The Committee considered the following planning matters:

a) S106/26/0040 – Land North of East Street, Rusper, West Sussex

Discharge of planning obligations pursuant to planning permission DC/25/0523 relating to the Affordable Housing Scheme and Biodiversity Net Gain Plan.

RESOLVED: The Parish Council raised no objection to the discharge of the Affordable Housing Scheme and Biodiversity Net Gain Plan, subject to the details being implemented in accordance with the approved planning permission. The Council stressed the importance of ensuring that the affordable housing provision is delivered as agreed and that the proposed biodiversity measures are properly implemented and maintained in the long term.

b) DC/26/1402 – Woodreeves, Lambs Green, Rusper, Horsham, West Sussex, RH12 4RG

Listed Building Consent for the erection of a single-storey rear and side extension and alterations to fenestration.

RESOLVED: The Parish Council raised no objection to the Listed Building Consent application and defers to the listed building officer.

c) DC/26/1401 – Woodreeves, Lambs Green, Rusper, Horsham, West Sussex, RH12 4RG

Householder application for the erection of a single-storey rear and side extension and alterations to fenestration.

RESOLVED: The Parish Council raised no objection to the Listed Building Consent application and defers to the listed building officer.

d) DC/26/1322 – Land Parcel at 519465 134242, Rusper Road, Horsham, West Sussex

Reserved Matters pursuant to Condition 5 of Outline Planning Permission DC/16/1677 for the creation of the Sub-Phase 2A Strategic Landscape Buffer.

RESOLVED: The Parish Council raised no objection to the proposed Strategic Landscape Buffer in principle. The Council emphasised the importance of the landscape buffer being properly established and maintained to provide effective screening and to protect the rural character and visual amenity of the surrounding area. The Council also requested that appropriate native planting is used wherever possible.

e) DISC/26/0262 – Land North of East Street, Rusper, West Sussex

Approval of details reserved by Conditions 6 (Noise Impact Assessment) and 13 (Biodiversity Enhancement Strategy) pursuant to approved application DC/25/0523.

RESOLVED: The Parish Council considered the proposed discharge of Conditions 6 and 13. The Council raised no objection in principle but stressed the importance of ensuring that the Noise Impact Assessment adequately addresses the potential impact on neighbouring residents and that any necessary mitigation measures are implemented. The Council also emphasised that the Biodiversity Enhancement Strategy should deliver meaningful and measurable biodiversity improvements and that these measures should be maintained for the lifetime of the development. The Council noted that the existing trees along the northern boundary of the site were planted as part of the Millennium planting project and requested that these trees be retained and adequately protected. The trees along the southern boundary are now subject to a Tree Preservation Order. The Council requested that adequate root protection measures be put in place to ensure the continued health and condition of the remaining trees.

f) DC/26/1242 – Land Parcel at 519465 134242, Rusper Road, Horsham, West Sussex

Reserved Matters application for RM Area 13 comprising 156 residential units, together with associated parking, drainage, internal roads and infrastructure.

RESOLVED: Councillors emphasised the need for the development to provide appropriate infrastructure, highway safety measures, drainage, landscaping, biodiversity enhancements and good pedestrian connectivity. The Council also requested that the design and layout be sympathetic to the rural setting and that adequate measures be taken to mitigate the impact of additional traffic on Rusper Village and the surrounding road network.

It was noted that there are currently no clear footpath or cycleway connections to Faygate or Littlehaven Railway Station, and the Council requested that opportunities to provide safe and convenient pedestrian and cycling links be considered as part of the development.

g) DC/26/1159 – The Hyde, Rusper Road, Ifield, West Sussex

The Council reiterated the concerns raised in relation to the previous application (DC/26/0207), particularly regarding water and flood risks, the potential impact of further development on the rural character of the area, highway safety, and the capacity of local infrastructure. Should the application progress, the Council requested that particular consideration be given to drainage and flood risk, access arrangements, landscaping, biodiversity, and the potential impact on neighbouring properties and the wider countryside. **For these reasons, the Parish Council objects to the application.** Should officers be minded to approve the application, the Council requests that it be referred to Planning Committee and that the Parish Council be given the opportunity to address the Committee.

h) DC/26/1049 – Bonwycks Place, Ifield Wood, Ifield, West Sussex, RH11 0LE

Installation of two air conditioning condenser units to the roof (Listed Building Consent).

Resolved: No objection.

i) DC/26/1009 – New Barn Farmhouse, Capel Road, Rusper, Horsham, West Sussex, RH12 4PZ

Removal of the existing container office building and erection of a replacement office building.

Resolved: The Parish Council considered the application and raised no objection in principle to the replacement office building. However, the Council requested that the building be restricted to office use only and not be used for residential occupation, holiday accommodation or short-term lets. The Council also requested that appropriate conditions be imposed to prevent any unauthorised change of use.

j) DC/26/0337 – Land at Hillybarn Farm, The Mount, Ifield, West Sussex

Demolition of the existing barn and erection of four new dwellinghouses.

Resolved: The Parish Council objects to the proposed demolition of the existing barn and erection of four dwellinghouses. The Council is concerned that the development would represent inappropriate intensification in this rural location and is in close proximity to the Gatwick flight path. As the site falls within the 54 dB contour associated with Gatwick Airport's runway project and insulation scheme, the Council considers that a full noise assessment should be undertaken to ensure that future residents would not be adversely affected by aircraft noise. The development would also have an adverse impact on the character and appearance of the surrounding countryside. Concerns were also raised regarding highway safety and access, drainage capacity and flood risk, and potential impact on neighbouring properties. The Council considers that the proposal is contrary to the objectives of the Rusper Neighbourhood Plan, particularly in relation to protecting the rural character and landscape of the parish, and therefore requests that the application be refused.

PL40-26/27 – Planning Applications Received Since Publication of the Agenda

The Committee considered planning applications received since the publication of the agenda.

DC/26/1348 - Winterfold Farm Wimland Road Rusper West Sussex RH12 4QU

Variation of condition 1 of previously approved application reference DC/24/1787 (Erection of 1 No. self-build dwelling house for equestrian workers (to replace an existing mobile home granted planning permission under ref: DC/20/0937)) amendment to position of dwelling to enhance landscape setting and minor architectural refinements.

RESOLVED: No objection.

DC/26/0963 - New Barn Farmhouse Capel Road Rusper Horsham West Sussex RH12 4PZ

Replacement of caravan with new dwelling.

The Parish Council considered the application for the replacement of the existing caravan with a new dwelling. The Council **objects to the proposal**, raising concerns regarding the creation of a new

dwelling in this rural location and the potential impact on the character and appearance of the surrounding countryside. The Council also considers the site, which is surrounded by a working farm, to be inappropriate for general residential occupation. Further concerns were raised regarding highway access, drainage and flood risk, as well as the lack of public transport. The site is approximately two miles from the nearest bus stop and local schools, resulting in a reliance on private car use. The proposal should be carefully assessed against the relevant policies of the Rusper Neighbourhood Plan, particularly those seeking to protect the rural character and landscape of the parish and promote sustainable development. The Council therefore requests that the application be refused.

PL41-26/27 – Horsham Local Plan 2023–2040 – Examination

The Committee noted correspondence dated 1st September 2026 from the Horsham Local Plan Examination regarding the forthcoming Examination Hearing Sessions.

Members noted that the Hearing Sessions are scheduled to commence at 10:00am on Tuesday 13th October 2026 and continue until Thursday 22nd October 2026, with Friday 23rd October 2026 held as a reserve day. The Committee noted that the Examination Guidance Notes and Detailed Hearing Programme would be issued separately and would provide further information regarding participation in the hearings, submission of hearing statements and arrangements for observing the sessions. Members discussed whether the Parish Council should make any further representations or seek to participate in the forthcoming Hearing Sessions.

RESOLVED: It was **agreed** to delegate attendance at the hearings to Cllr George Sallows, with Cllr Fenella Maitland-Smith acting as substitute. The Parish Council confirmed that the only hearing session it specifically wished to attend was Session 5B – Spatial Strategy and Site Selection, scheduled for 22 October 2026. However, Cllr Sallows confirmed that he was prepared to attend all relevant hearing sessions on behalf of the Parish Council. It was noted that the representations previously submitted by the Parish Council adequately covered the matters it wished to raise, and therefore no further submissions were considered necessary at this stage. Confirmation would be provided to the Council via email. Clerk to respond to HDC.

PL42-26/27 – Land West of Ifield – DC/25/1312

The Committee received and noted an update regarding planning application DC/25/1312 – Land West of Ifield. Committee considered the latest correspondence and information available in relation to the proposed development, including any forthcoming Planning Committee arrangements. It was noted that a further consultation response had been received from National Highways, advising that they were not yet satisfied that the additional information requested had been provided. As a result, 11 December is now considered the more likely date for the matter to progress. It was also noted that the Golf Club is still expected to close and that Homes England requires vacant possession of the site by April next year.

PL43-26/27 – Appeals and Amendments

The Committee noted the appeal decision relating to planning application DC/25/1120 – Appeal Reference 6006131 – Land Adjacent Pucks Croft Cottage, Horsham Road, Rusper, RH12 4PR. The Committee noted that the appeal had been allowed.

PL44-26/27 – Enforcement Report

The Committee received an update on planning enforcement matters within the Parish. The Enforcement Report was noted.

It was noted that the next meeting 20th October 2026.

Meeting closed 2042hrs

Signed.....Dated.....