

RUSPER PARISH COUNCIL PLANNING COMMITTEE
Report on active Enforcement Application/Enquiry Notices
Planning/Council Meeting 18 November 2025

This is a review of the Horsham District Council Planning Portal since my last Report for the October meeting. There do not appear to be any new notices issued since the last meeting.

HDC no longer state a planned target date for their resolution – no doubt because hitherto almost all of them failed to be resolved within the time allotted. Many of the enquiries identified would appear to be open-ended with some showing 'pending consideration' for a considerable period.

A copy of HDC's Local Enforcement Plan can be found at
<https://www.horsham.gov.uk/planning/planning-enforcement/local-enforcement-plan>

Relevant postcodes: RH11 0; RH12 4P/Q/R/S

Enforcement Enquiry Notices not previously reported:

No new Notices identified

Current Enforcement Enquiries (incl now closed since last Report):

EN/25/0370 Millfields Farm, Horsham Road
9.10.25 Breach of condition 6 of DC/24/0699 – protective tree fencing
Case officer Madeleine Hartley
Breach ceased – Closed 27.10.25

EN/25/0337 Woodreeves, Lambs Green RH12 4RG
15.9.25 Side porch with glass walkway not built in accordance with approved DC/19/2590 & DC/19/2591 & breach of pre-commencement conditions
Case officer Jo Hopkins-Brown

Case Closed – Reported as DC Application Submitted. Nothing yet on Planning file

EN/25/0323 The Cabin, The Vineries Nurseries, Lambs Green RH12 4RG
5.9.25 Intensification of the use of the land & access track due to additional residential units; potential commencement of building works in advance of planning permission DC/25/1219 & unauthorised change of use of land relating to the storage of building materials & waste without planning permission.
Pending consideration: Case officer Jo Hopkins-Brown

No change in month

EN/25/0320 Prestwood Paddock, Prestwood Lane RH11 0LA
3.9.25 Parking of trucks, siting of static caravan, out-buildings erected & commercial stables on land without planning permission. This site is on the right hand side of Prestwood Lane (towards Ifield) behind high solid gate and was subject to previous issues (EN/16/0054; DC/16/2966; DC/19/2247).
Pending consideration: Case officer Jennifer Baxter

No change in month

EN/25/0245 Land in Bonnetts Lane (at 525554 139028)
Unauthorised use of land for off-airport car parking without planning permission. This is the large block of land to the east of Bonnetts lane and behind Hyders Far. & Swaminarayan Manor, probably reached via access road at Outaway
Pending consideration: Case officer Helen Sissons

No change in month

EN/25/0194 Ashfolds, Horsham Road, RH12 4QX
10.6.25 Use of land for outdoor events in connection with Outdoor Ceremonies & Frankland Events without planning permission. The reference to Frankland Events is the name of the operator – see website at www.franklandevents.co.uk
Case officer Jo Hopkins-Brown

Case closed 10.11.25 – 'No breach'

EN/25/0108 Hawkesbourne Wood, Rusper Road RH12 4QS
31.3.25 Unauthorised creation of a pond outside of red boundary, layout of site not in accordance with approved plans & commencement of works on site prior to discharge of pre-commencement conditions of DC/23/1806 (this relates to 6 Eco lodges for short-term tourist accommodation)
Case officer Jo Hopkins-Brown

Case closed 21.10.25 – Planning application DC/25/1635

EN/25/0105 Hawkesbourne Wood, Rusper Road RH12 4QS
31.3.25 Protective tree fencing not erected and a large pond created within the root protection area
Case officer Jo Hopkins-Brown

Case closed 21.10.25 – Planning application DC/25/1635

EN/25/0063 Land West of Lower Prestwood Farm, Prestwood Lane RH11 0LA
25/2/25 [This is on the LHS of the first sharp right hand bend as heading towards Charlwood]
Change of use of land to mixed use including stationing of caravans for purposes of human habitation. This is the reinstatement of EN/22/0509 and relates to the refusal of planning permission & appeal on the site under DC/24/0164 and is related to Application DC/23/0361 for conversion of barns into 2 dwelling

houses. This was 'semi-granted' 15 January 2024 on the basis that HDC had simply exceeded the time for consideration even though HDC said that it would have refused the application! HDC have stated further planning permission is required. This planning application (DC/24/0164) validated on 29 January 2024, was stated as an Application to confirm the stationing of a minimum of 1 caravan to provide ancillary and mess room facilities for a period in excess of ten years (Lawful Development Certificate - Existing). Following a detailed examination of aerial photos, the application was refused on 25.3.24 although an Appeal was lodged and accepted on 4.6.24.

Case Officer Reg Hawks

Enforcement Notice Issued 9 July 2025; Appeal by Mrs Sandra Stockbridge issued 8 August 2025; Inspector has convened Inquiry (Public) on 16 December 2025 at Room 9 Council Offices, Albery House, Springfield Road, Horsham RH12 2GB at 10.00. Decision on or before 10 February 2026

EN/25/0062 Outaway, Bonnetts Lane RH11 0NY
25.2.25 Demolition of buildings, laying of hardstanding & extension of use of site for airport car parking
Case Officer Jo Hopkins-Brown

Case closed 26 August 2025

Retrospective Application DC/25/1207 validated 19 August 2025 & Permission Granted 17.11.25

EN/25/0049 Westons House, Wimland Road RH12 4QU
14.2.25 Change of use to a residential dwelling without planning permission following refusal of DC/24/1818
Pending consideration: Case officer Jo Hopkins-Brown

Case closed 26 August 2025 – Retrospective Application received DC/25/0968

EN/25/0010 Swaminarayan Manor, Bonnetts Lane RH11 0NY
15.1.25 Unauthorised works to car park/front boundary following withdrawal of Application DC/24/1437 (14.1.25)
Pending consideration: Case Officer Jo Hopkins-Brown

No change in month.

EN/24/0428 Beaumont Lodge North, Ifield Wood RH11 0LE
4.11.24 Use of porta-cabins for human habitation
Pending consideration; Case Officer Jennifer Baxter

No change in month.

EN/24/0378 Midwinter Farm, “Orltons Lane” [actually The Mount] RH12 4RN
20.9.24 Unauthorised detached building following refusal of Lawful Development Certificate on DC/23/2047 (a retrospective application by Phil Rowe on basis of existing more than 4 years; refused 18.9.24)
Pending consideration; Case Officer Helen Sissons

No change in month.

EN/24/0334 Land at Prestwood Lane at 522873 139169/ now Scrag Copse Farm RH11 0LA
14.8.24 Change of use of land from agricultural to mixed use of agricultural and equestrian
The location per the map on the portal shows this to be the land on the left hand side of Prestwood Lane immediately on the first sharp left bend (heading east). Immediately adjacent to the property at EN/22/0509
Case Officer: Jennifer Baxter

Status noted as ‘Investigation Complete’ – see DC/24/1338 validated 17.11.25

EN/24/0333 1 Hilltop Cottages, The Mount RH11 0LF
12.8.24 Re the retrospective application and refusal (DC/22/0347) of change of use of barn to commercial storage (B8). Presumed that the owners have not abided by the refusal of permission and have not reinstated.
Pending consideration: Case Officer: Helen Sissons

No change in month.

EN/24/0272 Bonwycks Lodge Farm, Ifield Wood RH11 0LE
2.7.24 Stationing of containers & Erection of various structures for use as vehicle garage business; this relates to DC/21/2072 where planning permission had been refused for the erection of commercial units
Pending consideration; Case Officer Helen Sissons

No change in month.

EN/23/0224 Brook Yard, Charlwood Road RH11 0JZ
9.5.23 Unauthorised stationing of mobile homes for residential use, laying of hard-standing and change of use of the land (site is opposite junction of Prestwood Lane/Charlwood Road)
Pending consideration; Case Officer Helen Sissons

No change in month

EN/22/0241 Land South of Hillybarn Farmhouse, Hilly Barn Road RH11 0LF
6.6.22 Continued occupation as caravan site contrary to dismissed appeal of DC/20/1993 – default now nearing second anniversary.
The original retrospective planning application was refused 11 December 2020; the Appeal was dismissed 30 May 2022.
Pending consideration; Case Officer Reg Hawks

Per email dated 31 January 2023, Reg Hawks stated the s78 appeal was dismissed on the issue of water neutrality only [The appeal report suggested that this was an easy override reason for dismissal by the Inspector - MF]. Thus, if this matter were to be resolved, it is likely that planning permission would have been granted by the Inspectorate for... use of the land as a two pitch settled Gypsy accommodation site [This is open to challenge and contrary to the Neighbourhood Plan]. In this regard, the Council issued a Planning Contravention Notice as a questionnaire to establish the personal circumstances of the occupiers. There is a family living on the site and it has been resolved that at this stage it would not be expedient to take any formal enforcement action until the issue of water neutrality has been resolved and the appellant allowed to re-apply for planning permission. In reaching this decision, it is important to understand that Local Planning Authorities have discretion to take enforcement action, when they regard it as expedient to do so having regard to the development plan and any other material considerations. The guidance states that enforcement action should, however, be proportionate to the breach of planning control to which it relates and taken when it is expedient to do so. Where the balance of public interest lies will vary from case to case.

No change in month - Nothing further known – presumed in ‘too difficult’ file.

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