



Minutes of the Planning Committee Meeting held at Rusper Village Hall on Tuesday 17th March 2026 at 7.00 pm.

Present: Cllrs G. Sallows (Chairman), Cllrs M. Cooke, G. Hussey, M. Fenton, F. Maitland-Smith, Cllr M Fillmore, Cllr D Matthews.

Apologies: Cllr G Fleming, Cllr S White and Cllr D Halsey.

Clerk: Lisa Wilcock.

There were 2 members of the public present for part of the meeting.

Meeting commenced 1901hrs

It was noted that Cllr M. Cooke was elected to chair the meeting in the absence of Cllr George Sallows, who arrived later.

PC096/25/26 – Apologies for Absence

Apologies for absence were received from Cllr G Fleming, Cllr S White and Cllr D Halsey.

Resolved: That the apologies be accepted.

PC097/25/26 – Minutes of the Previous Meeting

The minutes of the Planning Committee meeting held on 17th February 2026 were considered.

Resolved: That the minutes be approved as a true and accurate record and signed by the Chair.

PC098/25/26 – Declarations of Interest

No declarations of interest were made.

PC099/25/26 – Open Forum

Members of the public were invited to speak at the discretion of the Chair. No questions were raised.

PC100/25/26 – Climate Crisis

The Committee acknowledged the ongoing climate crisis and confirmed that environmental impacts would be considered in all planning decisions.

PC101/25/26 – Planning Applications

a) S106/26/0009 Millfields Farm, Horsham Road, Rusper, West Sussex

The Committee **noted** the application to discharge Schedules 5 and 8 of the S106 Agreement relating to application DC/24/0699.

Members discussed the proposal, including:

- The intention for the open space to transfer to the Parish Council rather than a management company.
- The use of Flexipave surface for Footpath 1502 as part of the highway works requirement.

Resolved: That the application be noted.

PC102/25/26 – Planning Applications Received Since Publication of the Agenda

a) DC/26/0207 The Hyde, Rusper Road, Ifield, West Sussex RH11 0LN

Outline application for redevelopment of the site to provide up to 7 dwellings, infrastructure, ancillary parking and landscaping (all matters reserved except access).

Rusper Parish Council has considered the above outline application and wishes to OBJECT to the proposal for the reasons set out below:

Countryside Location: Outside the built-up boundary; unjustified encroachment with no exceptional need demonstrated. **Scale and Density:** Up to 7 dwellings is excessive and out of keeping with the low-density rural character. **Access and Highway Safety:** Poor access onto a narrow lane with limited visibility and no pedestrian provision; increased traffic would worsen safety risks. **Sustainability:** Unsustainable location with reliance on private vehicles due to limited services and transport. **Landscape Impact:** Development would urbanise and harm the rural character of the site and the impact to tree removal. **Ecology:** Requires surveys, mitigation, and biodiversity net gain if approved. **Drainage and Infrastructure:** Concerns over surface water, flood risk, and capacity of local infrastructure.

Resolved. The Parish Council considers this proposal to be inappropriate development and objects in the countryside, causing demonstrable harm to the area's character and raising serious concerns regarding highway safety and sustainability. Critical information on surface water management is lacking: it is unclear how runoff will be controlled, where water will discharge, and whether existing drainage systems can safely accommodate additional flows without increasing flood risk. The development also poses a threat to established trees on and around the site, which are integral to the rural character and play a key role in natural drainage. Should the Local Planning Authority be minded to approve this application, the Parish Council urges that exceptionally stringent conditions be imposed, including a robust and clearly defined drainage strategy with specified discharge points and long-term management, protection and retention of all existing trees, and strict requirements for access design, landscaping, and ecological safeguards. Without these measures, the proposal would significantly undermine the environmental and visual integrity of the locality.

b) DC/26/0302 Wood End, Ifield Wood, Ifield, West Sussex

Proposal: Demolition of existing front porch, rear extension, conservatory, and side greenhouse. Raising of the roof to create a two-storey dwelling, including the erection of a two-storey side extension. Addition of two dormer windows to the front elevation with two Velux rooflights, and three dormers to the rear elevation. Construction of a new front porch.

Decision: No objection.

DC/26/0301 – 4 Steeres Hill, Rusper, West Sussex, RH12 4PT

Proposal: Erection of a single-storey front infill extension under the existing roof canopy.

Decision: No objection.

PC103/25/26 – Appeals and Amendments

Appeal Reference: APP/Z3825/W/25/3375662 Ashfolds, Horsham Road, Rusper, West Sussex, RH12 4QX. Members noted that the appeal relating to the above planning application has been **dismissed** by the Planning Inspectorate. **Noted:** The decision supports the original determination, and no further action is required by the Parish Council at this time.

PC104/25/26 – Enforcement Report

The Committee received an update on enforcement matters within the Parish.

Resolved: That the report be noted.

PC105/25/26 – DC/25/1312 – West of Ifield, Charlwood Road, Ifield, West Sussex

The Committee noted the response submitted in relation to the planning application, in connection with the re-opening of the Local Plan inspection. **Resolved:** That the update be noted and that the item remain on future agendas until determination by the Horsham District Council Planning Committee. It was **agreed** to send a further response to HDC regarding a delay to the planning consideration.

Dear Planning,

Rusper Parish Council is deeply concerned that Horsham District Council appears to be disregarding the National Planning Policy Framework (NPPF) in relation to the West of Ifield planning application.

Should this application continue to be processed at this time, RPC will actively consider seeking legal advice regarding this apparent disregard for both existing and proposed NPPF policy.

Furthermore, based on your response—and despite our request—it does not appear that you have consulted the Planning Inspector in relation to our concerns. If this is not the case, please could you confirm whether such consultation has taken place and, if so, provide details of the advice received.

PC105/25/26 – Planning Inspector and Local Plan

The Committee **noted** the key dates in relation to the Examination of the Horsham District Local Plan 2023–2040:

- 16 March 2026: Agenda, draft hearing programme, and Inspector’s guidance note published.
- 17:00, 26 March 2026: Deadline to confirm with the Programme Officer whether the Parish Council wishes to exercise its right to appear at an examination hearing session.
- 17:00, 10 April 2026: Deadline for submission of Statements of Common Ground and hearing statements.
- 10:00, 21 April 2026: Start of hearing sessions.

Examination Hearings – Week 1:

- Tuesday 21 April, 10:00: Inspector’s opening and introductions; Matter 1 – Housing requirement (Cllr Fenella Maitland-Smith).
- Wednesday 22 April, 10:00: Matter 2 – Housing supply and headroom (Cllr George Sallows).
- Thursday 23 April, 10:00: Matters 3 and 4 (Cllr George Sallows).
- Friday 27 April: Reserve day / Inspector observations if necessary (Kerry Trueman).

The Committee noted that written statements are due by 10 April 2026. It was **agreed** that item would be added to the Council agenda on 31 March 2026, and that the Clerk should contact Horsham District Council regarding any necessary arrangements.

Next Meeting: Tuesday, 21st April 2026

Meeting closed 2056hrs

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