



Tim Slater
3D Planning Ltd.
Orton Wistow
Peterborough
PE2 6YZ

Application Number: DC/26/0207

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr J Crawford JJJV Ltd

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Outline Application for redevelopment of the site to provide up to 7 dwellings, infrastructure, ancillary parking and landscaping with all matters reserved except access

The Hyde Rusper Road Ifield West Sussex

as shown on Plan and Application Number DC/26/0207 submitted to the Council on 11/03/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed quantum of development could be appropriately accommodated without adverse harm to the landscape character and settlement characteristics of the rural locality, including potential future pressure to prune and/or remove the mature trees along the eastern boundary. The proposed development would be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policy RUS3 of the Rusper Neighbourhood Plan (2018-2031).
- 2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed quantum of development could be appropriate accommodated without adverse harm to the amenities of future occupiers through overshadowing and limited natural light. The proposed development would be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Preliminary Ecological Appraisal eDNA Survey by The Ecology Partnership dated July 2025	NONE	24.02.2026
Location & Site plan	Location and Block Plan	01 Revision P5	05.02.2026
Site plan	Existing Site Survey	03 Revision P5	05.02.2026

Site plan	Proposed Site Plan	04 Revision P5	05.02.2026
Site plan	Coloured Proposed Site Plan	15 Revision P5	05.02.2026
Plans	Drainage Strategy	251055-CON-XX-00-DR-C-1000 Revision P02	05.02.2026
Plans	Levels Strategy	251055-CON-XX-00-DR-C-2000 Revision P02	05.02.2026
Plans	Road Design Long Sections	251055-CON-XX-00-DR-C-3100 Revision P01	05.02.2026
Plans	Road Geometry	251055-CON-XX-00-DR-C-3000 Revision P02	05.02.2026
Plans	Site Constraints Plan	251055-CON-XX-00-DR-C-1100 Revision P02	05.02.2026
Plans	Vehicle Tracking Fire Tender	251055-CON-XX-00-DR-C-6000 Revision P02	05.02.2026
Plans	Vehicle Tracking Refuse Vehicle	251055-CON-XX-00-DR-C-6001 Revision P02	05.02.2026
Supporting Statement	Flood Risk Assessment and Surface Water Drainage Strategy by Consibee Consulting Structural and Civil Engineers dated 22 April 2026	251055-CON-XX-XX-RP-C-1000 REV 1.2	23.04.2026
Supporting Statement	Arboricultural Survey by PJC Consultancy Ltd dated 12 June 2025	PJC/6877/25-01	05.02.2026
Supporting Statement	Archaeological Desk-Based Assessment by Archaeology South-East dated September 2025	2025205	05.02.2026
Supporting Statement	Energy Statement by 3D Planning	NONE	05.02.2026

Note To Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Emma Parkes
Head of Development and Building Control

Date: 06/05/2026

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.