From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 October 2026 08:43:29 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0963
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 30/10/2026 8:43 AM.

Application Summary

Address:	New Barn Farmhouse Capel Road Rusper Horsham West Sussex RH12 4PZ
Proposal:	Replacement of caravan with new dwelling.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	Rusper Stores High Street Rusper Horsham West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	The Parish Council considers that the proposals represent a significant overdevelopment of the site, particularly given its isolated rural location, more than two miles from public transport, schools and other amenities. The proposed extension of the development southwards, beyond the existing building lines, would also have a detrimental impact on the rural landscape and surrounding views, particularly from public footpath RUS1492.

The elevated views from the edge of Horsegills Wood along this footpath would be significantly affected by the proposed line of three large five-bedroom dwellings on the southern boundary of the site. Although additional tree planting is proposed, this would take many years to mature and provide meaningful screening. In the interim, the scale and prominence of these dwellings would have a significant visual impact on the rural setting. The Parish Council considers that an acceptable compromise would be to remove the three large dwellings proposed along the southern edge of the site, thereby reducing the visual impact of the development and retaining more of the existing rural character.
The Parish Council also considers that the large replacement barn proposed to the east of the site, within the new equestrian area, should be relocated further north to align with the existing building lines and minimise its impact on open views from the south. The Council notes that this barn appears to be shown as an existing structure on drawing "EXISTING SITE PLAN: (01)-002, REV D". However, the Council has been unable to identify any record of the structure on the available mapping or within the planning application history. Clarification is therefore requested regarding the status of this building and the basis on which it is shown as existing.
In summary, the Parish Council considers that a coordinated approach to both applications is essential to ensure that the overall development is appropriately designed, respects the rural setting and minimises its impact on the surrounding landscape and public footpaths.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council