



Minutes of the Combined Parish Council Meeting on Tuesday 30th June 2026 no earlier than 7.00pm.
This meeting was held at Rusper Village Hall.

Present: Cllrs M Cooke (Chair), F Maitland-Smith, G Fleming, M Fenton, S White, D Matthews. Cllr M Fillmore, R Beckmann.

There was 1 member of public for part of the meeting.

Apologies: Cllr George Sallows, Cllr Dan Halsey.

Clerk: L Wilcock

Meeting commenced 1900hrs

044-26/27 Apologies for Absence

Apologies for absence were accepted from Cllr George Sallows, Cllr Dan Halsey and Cllr Geoff Hussey.

045-26/27 Declarations of Interest

Members were invited to declare any Disclosable Pecuniary Interests or other interests in relation to items on the agenda. Councillor Fenella Maitland-Smith declared an interest in agenda items relating to West of Ifield in her capacity as Chair of the Save West of Ifield group. No other declarations of interest were made.

046-26/27 Climate Crisis

The Council considered the environmental implications of the agenda items. Members noted that environmental considerations continue to be incorporated into Council decision-making where appropriate, including matters relating to planning, highways, biodiversity and sustainable transport.

047-26/27 Minutes of the Previous Meeting

The minutes of the Parish Council meeting held on 27 May 2026 were considered.

Resolved: That the minutes of the meeting held on 27 May 2026 be approved as a true and correct record and signed by the Chairman.

048-26/27 Open Forum

No members of public were present.

049-26/27 Reports from Other Authorities

a) County Councillor's Report - no County Councillor was present.

b) District Councillor's Report – District Councillor Tony Hogben provided the following updates:

- The District Councillor advised that Horsham District Council's budget had increased by 3% due to current spending commitments which are now taking place.
- He updated Members on the Community Governance Review, which is considering parish boundaries. Colgate Parish Council has submitted an application for Kilnwood Vale to become a separate parish council, a proposal which Horsham District Council supports. With approximately 2,500 homes, Kilnwood Vale now represents more than 50% of the ward represented by the District Councillors. As part of the proposal, Colgate Parish Council has suggested transferring an area of Rusper Parish, where outline planning permission has been granted for development. The District Council supports this proposal should the creation of Kilnwood Vale Parish Council proceed. The Governance Review is due to be considered by

Horsham District Council in July. It was noted that this area is not connected to the proposed West of Ifield development.

- Members were advised that the proposal to outsource charity waste collection had been withdrawn. Although the scheme had been successful in Chichester, the costs associated with this scheme meant that the proposal would no longer proceed.
- Friday Lates at Horsham was reported to have been very well attended so far.
- Water quality at Horsham Park was currently being tested following reports of people becoming unwell after bathing.
- Concerns were raised regarding Thames Water charging wastewater services to properties in Rusper that are not connected to the public sewer network and instead use septic tanks. Residents have been challenged over charges they believe are incorrect and have reportedly been threatened with legal action. On occasion residents were advised that by Thames Water to commission and pay for their own survey to demonstrate that their properties are not connected to the sewer network. It was further reported that wastewater accounts had been opened in residents' names without their consent, with some residents claiming this had adversely affected their credit ratings when they refused to pay for a services they do not have access to.
- In relation to the proposed West of Ifield development, the District Councillor advised that a meeting with Homes England regarding Ifield Golf Club was scheduled for 6 July. Correspondence had also been sent to the Secretary of State regarding the proposal.
- Ghyll Manor had been contacted to seek clarification on future plans for the site.
- Concerns were also raised regarding excessive speeding and anti-social driving along the A264, particularly relating to late-night car meets, which were causing noise disturbance and presenting safety risks. Members asked what measures had been taken to mitigate this activity. One Councillor also reported witnessing a motorcycle travelling at approximately 60 mph along The Mount.

050-26/27 Financial Matters

a) Financial Reports – May 2026

Members considered the Bank Reconciliation, Budget Report and Unity Trust Bank Statements for May 2026.

Resolved: That the financial reports be approved.

b) Schedule of Payments The Schedule of Payments was considered.

Resolved: That the Schedule of Payments be approved for payment.

c) Budget Review Members reviewed the current budget position, including expenditure relating to unforeseen projects that had been carried forward since the previous meeting.

It was **proposed** that an informal Budget Working Group be established comprising Cllr Fenella Maitland-Smith, Cllr Malcolm Fillmore and Cllr M Cooke. All members of the working group will be granted read-only access to Scribe and offered training in its use.

Resolved: That the budget position be noted and expenditure continue to be monitored throughout the financial year.

d) Section 106 and Community Infrastructure Levy

Members received an update regarding Section 106 and Community Infrastructure Levy funding. The report was noted and is published on the website.

051-26/27 Planning Applications

The following planning applications were considered:

a) DC/26/0937 – Venters, East Street, Rusper

Permission in Principle for the conversion of an existing building to form one dwelling.

Resolved: The Parish Council considered the application and raised **no objection** to the proposal in principle, subject to Horsham District Council being satisfied that the development complies with all relevant planning policies, highway safety requirements and residential amenity standards.

b) DC/26/0884 – 1 Garton Close, Ifield

Erection of a single-storey side extension.

Resolved: no objection.

c) DC/26/0963 – New Barn Farmhouse, Capel Road, Rusper

Replacement of caravan with new dwelling.

Resolved: It was **noted** that the application had been removed from the Planning Portal. Accordingly, the Council declined to consider the application.

d) DC/26/0731 – The Mowbray Development Site

Reserved Matters application relating to the primary road, drainage, SuDS, landscaping and associated infrastructure.

Resolved: That **no objection** be submitted to Horsham District Council but Council notes the comments made from the Flood Authority.

052-26/27 Planning Matters

a) West of Ifield Development

Members received an update on the proposed West of Ifield development.

The Council discussed the current position and agreed to continue monitoring progress and to submit representations where appropriate. Members noted that the application had been expected to be considered in July; however, several statutory consultees had requested additional information. It was also noted that National Highways had deferred its decision until 11 September, making it unlikely that the application would be determined for at least another month.

Members noted that a number of statutory consultees, including West Sussex County Council Highways, Gatwick Airport, Sport England and England Golf, had raised concerns which they considered had not been adequately addressed by Homes England.

The Council considered a potential error within the Highways May response, which stated that increased traffic on the rural lanes to the west of the site would not result in congestion. Members acknowledged that any increase in traffic flows should be fully assessed, including the potential impact on rural roads to the east of the site. It was noted that Save West of Ifield had queried whether this error would be corrected. The response received advised that, although the point was acknowledged as an error, no correction would be made as the matter was considered to be addressed elsewhere within the application documentation.

Following discussion, it was agreed that the Council should make it unequivocally clear in its response that a full traffic assessment of the rural roads to the east of the site should be undertaken.

Members were also encouraged to provide questions for District Councillor Tony Hogben to raise at his forthcoming meeting with Homes England and representatives of the Golf Club, including challenging why the golf course had been closed before planning permission had been granted, leaving the local area without a golf facility.

Resolved: That Councillor Fenella Maitland-Smith draft a response on behalf of the Council.

b) Horsham District Local Plan – Members received an update on the Horsham District Local Plan.

It was noted that the draft Local Plan and the proposed schedule of modifications were due to be considered by Cabinet on 6 July. Subject to Cabinet approval, the main modifications and supporting evidence base would be published for a six-week public consultation, expected to conclude in August.

Members noted that all references to water neutrality had been removed from the draft Local Plan. References to the Duty to Co-operate had also been removed and replaced with updated wording to reflect the current legislative requirements.

The Council was advised that all allocated sites had been assessed as capable of delivering 35% affordable housing, with the exception of the proposed West of Ifield development, where a 40% affordable housing requirement had been applied to address Crawley's identified unmet housing need.

The Planning Inspector had identified a housing requirement of 18,712 dwellings. However, additional headroom was required to ensure flexibility in delivery, increasing the target to approximately 20,100 dwellings. Horsham District Council had identified capacity for nearly 21,000 dwellings.

Members were advised that the strategic site of 3,200 houses at Adversane has been allocated into the draft Local Plan. In addition, provision had been identified for approximately 500 further dwellings north of Horsham and around 350 dwellings on land west of Kilnwood Vale. It was noted that traffic surveys were currently being undertaken in Faygate. Members further noted that the Rusper Glebe site had been removed as an allocated site within the draft Local Plan.

The planned delivery trajectory for the West of Ifield had also been revised, increasing from 1,600 dwellings over a ten-year period to 2,500 dwellings over the same period.

c) Enforcement Report - The enforcement report was received and noted.

053-26/27 Gatwick Matters

a) Gatwick Representative's Report - The representative provided an update on recent matters relating to Gatwick Airport.

Members were advised that the application for Judicial Review had been unsuccessful, with the judgment exceeding 100 pages. The challenge relating to the Secretary of State's application of the statutory policy statement, together with CAGNE's arguments concerning greenhouse gas emissions, had both been dismissed by the Court.

It was reported that two meetings had been held by GACC. Applications for permission to appeal the judgment had been submitted as a matter of course. It was noted that, if permission were granted, the appeals might not be heard together and could proceed separately.

A further meeting between the Council and its solicitors was scheduled to take place within the coming weeks to consider whether to pursue an appeal. Members were advised that the estimated additional legal costs would be between £30,000 and £50,000.

b) Gatwick Area Conservation Campaign (GACC)

Members **considered** the Council's representation within GACC. This item is to be carried to the next meeting.

054-26/27 Section 278 Highways Agreement – Millfields Farm

Members considered the proposed Section 278 Agreement associated with the Millfields Farm development.

The Council discussed the proposed extension of the 30mph speed limit together with gateway features and associated highway works.

Resolved: That Rusper Parish Council raises no objection to the proposed Section 278 Agreement. However, the Council requests that West Sussex County Council gives further consideration to the cumulative impact of the proposed Devine Homes access point and the associated traffic pinch point. Members expressed concern that East Street is the principal route into the village and that the combination of these highway features could give rise to congestion and potential highway safety issues.

The Council further considered that the proposed pinch point at Devine Homes, which requires westbound traffic to give way, would be more appropriately to give way East bound, and expressed concern that the proposal could lead to increased on-street parking in the vicinity. The Council therefore recommends that these potential impacts are fully assessed and, where necessary, mitigated as part of the detailed highway design.

Resolved: That the Clerk prepare a response reflecting the Council's comments and circulate it to Members for approval prior to submission.

055-26/27 Community Speed Watch

Members discussed arrangements for Community Speed Watch training and volunteer recruitment. It was **agreed** that additional volunteers should be encouraged to participate in order to strengthen the scheme and improve future availability. **Resolved:** The Chair arrange a meeting and seek additional volunteers. The matter is to be carried forward to the next Roads, Footpaths and Open Spaces Committee meeting.

056-26/27 Rusper Sports Ground

Members received an update regarding ongoing repair works.

a) HSE Testing – the Council **accepted** the report as issued.

b) Future Water Testing - Members considered future arrangements and agreed that Cllr Richard Beckmann would undertake the initial water safety test to enable the Pavilion to reopen.

Resolved: That designated testers be appointed to carry out routine water safety testing and that appropriate records be maintained. A water testing log will be kept in a dedicated folder at the Pavilion, with completed records reported to the Clerk, who will scan and securely retain copies as part of the Council's records.

The Clerk advised that a new page had been created on the Council's website providing information on the water testing programme and the Council's approach to maintaining water safety.

c) Pavilion - Members considered reopening the Pavilion following completion of safety works.

Resolved: That the Pavilion be reopened subject to satisfactory completion of the required safety measures being in place prior to Saturday.

d) Waste Area Barriers - Members considered relocating the waste area barriers. **Resolved:** That the barriers be resited adjacent to the Pavilion.

e) Pavilion Testing – Councillors discussed the ongoing maintenance and future investment required to ensure the Pavilion remains safe, functional, and fit for purpose. It was recognised that a balance must be struck between essential expenditure required to maintain health and safety standards and desirable improvements to the building.

The following matters were identified for further consideration:

- The continued need for the shower facilities should be reviewed to determine whether they remain in regular use.
- Several extraction fans are not operating effectively, and it was noted that some roof-space ducting does not vent externally. This is allowing warm, moist air to enter the roof space, contributing to deterioration of the roof structure.
- The condition of the flooring requires attention, as areas present a potential trip hazard. The entrance mat also requires repair or replacement.
- The interior would benefit from general redecoration, including a full coat of paint.
- Existing benches have been removed. David Stephenson has offered to construct replacement benches.
- Councillors noted that the kitchen area would benefit from refurbishment, although there was uncertainty regarding the level of support for undertaking these improvements at the present time.
- Consideration should be given to the financial contributions made by user groups. As the Pavilion is a Parish Council asset and generates income through its use, Councillors felt that an appropriate proportion of this income should be reinvested to help maintain the facility to a suitable standard.
- The Pavilion requires a thorough clean as part of its ongoing maintenance programme, a group will be formed to undertake this task.
- Additional safety concerns were raised regarding the condition of the external steps and the need for protective padding around the tennis court lighting columns where appropriate.
- Members also discussed relocating the existing barriers at the top of the car park for use as bollards. These would be repositioned between the storage shed and the Pavilion, and on

the opposite side of the tennis court, to help prevent unauthorised vehicles from accessing the playing field, particularly during the evening and overnight. Cllr Richard Beckmann to liaise with the Club and Grasstex to ensure everyone is happy with the position of the barrier to prevent vehicles accessing the grounds at night.

f) The Council also considered that expenditure during the month exceeded £14,000. Whilst recognising that this expenditure had been necessary to address essential works and health and safety matters, Councillors acknowledged the impact this would have on the remaining budget for the financial year and the need to carefully prioritise future expenditure. Members also considered the two planters located at the entrance to the Sports Ground. It was noted that these are situated on Highway Authority land and, as items of street furniture, require the appropriate licence.

Resolved: That the planters be removed.

g) The Council **noted** that the new defibrillator had been installed at the Pavilion and successfully registered on *The Circuit*, ensuring that it is available to the emergency services should it be required.

057-26/27 Playground

a) Maintenance – The Council received a report on the current maintenance works being undertaken. The report was noted. Members were advised that the May Day Committee had indicated that it may be willing to donate two picnic tables for use within the Parish, subject to the Committee's formal agreement. The Council also noted that the cherry tree had been successfully preserved, while the holly tree had been removed as part of the ongoing maintenance programme.

b) Tree Works and Improvements - Members received an update on tree works together with possible future improvements. The report was noted. All tree felling/surgery was completed.

c) Playground Safety Inspection - The latest playground safety inspection report was received and noted and is available on the Council's website.

058-26/27 Reports from Representatives

Representatives provided updates from external organisations, committees and working groups. The reports were received and noted.

Cllr Geoff Hussey (read out in his absence)

- Reported that the new defibrillator had been installed.
- Playground are in need of picnic benches.
- Advised that funding may be available from the May Day Committee.

Cllr Daniel Matthews

- Reported that the village shop is nearly finished.
- Exploring the possibility of introducing a community bus service.
- The AiRS position was advertised, but no applications were received.

Cllr Marion Fenton

- Inspected the streetlights at Cooks Meadow.
- Reported a pothole at the entrance to Cooks Meadow.
- Advised that the May Day Committee has offered to provide a cup/trophy for a person who has made an outstanding contribution to the village. An email has been circulated with further details.
- Promoted the idea of a First Aid course taking place in Rusper and to encourage residents to attend. Noted that this will be put into Open Spaces Committee as a community engagement day at the new Village Hall hub is planned that can incorporate this.
- Highlighted the National Emergency on Climate Change initiative and its impact on communities, including a 35-minute film on the subject. Reported that John Milne MP has joined the initiative, along with a further 100 MPs. To be raised at Open Spaces as the Clerk has access to the film.

Cllr Fenella Maitland-Smith

- Reported that SWOI met with Peter Lamb MP and intends to write to Horsham District Council regarding concerns over the development, requesting correspondence with Thames Water and West Sussex County Council Highways.

- Wrote to councillors expressing concerns about delaying the closure of Ifield Golf Club.
 - Advised that SWOI held discussions with two legal teams, free of charge, to explore potential legal challenges.
- Explained that an estimated budget of £40,000 would be required to pursue a Judicial Review, with additional liability for the other side's legal costs should the challenge be unsuccessful.
- Reported that a resident from Gardeners Green had commented positively on the speed camera installed outside their property. The Clerk advised that the camera is required to be rotated between approved locations and cannot remain permanently in one place. However, it could be relocated to Gardeners Green as part of the rotation programme, or the Council could consider purchasing an additional camera for future deployment.

Cllr Malcolm Fillmore

- Reported that the WhatsApp group remains active and continues to be well used.

059-26/27 Matters Arising

Members reviewed outstanding actions from previous meetings.

Items identified for future agendas included:

- Budget monitoring.
- West of Ifield development.
- Sports Ground.
- Community Speed Watch.
- Local Plan updates.
- Playground improvements.

060-26/27 Date of Next Meeting

The next meetings were confirmed as the Planning Committee followed by the Roads, Footpaths and Open Spaces Committee on 21 July 2026. The next Ordinary Meeting of the Parish Council will be held on 28 July 2026. The Council do not meet in August.

Exclusion of Press and Public

Resolved: That, in accordance with the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting for the following confidential item on the grounds that publicity would be prejudicial to the public interest.

Confidential Session

061-26/27 Land Acquisition

Members received a confidential update regarding a potential land acquisition.

The Council considered the financial implications, potential funding opportunities, and the need for stakeholder engagement. It was agreed that Bray Estates be appointed to undertake the valuation. The findings will be considered by the Committee prior to the Ordinary Meeting of the Parish Council on 28 July, where a formal recommendation will be presented for resolution. The Clerk was instructed to notify the landowners accordingly.

Resolved: That Bray Estates be appointed to undertake the valuation; that the valuation report be considered by the Committee prior to the Ordinary Meeting of the Parish Council on 28 July 2026; and that the Clerk contact the landowners to advise them of the Council's current position.

Meeting closed: 2051 hrs

Signed Dated