

MEMBERS OF RUSPER PARISH COUNCIL ARE SUMMONED TO THE **PLANNING COMMITTEE** MEETING TO BE HELD ON TUESDAY 16th September 2025 AT 7pm. This meeting will be held at Rusper Village Hall.
Lisa Wilcock Clerk and RFO, 10th September 2025

AGENDA

1. Apologies for Absence

To receive and approve any apologies for absence.

2. Minutes of the Previous Meeting ([Document 1](#))

Approval of the minutes of the previous Planning Committee meeting held on 5th August 2025.

3. Declarations of Interest

To receive any declarations of interest from Members in respect of items on the agenda.

4. Open Forum

At the Chairman's discretion, members of the public may ask questions or make statements to the Council for a period not exceeding 15 minutes in total. Individual comments/questions should be limited to three minutes. Questions not answered during the meeting will be responded to in writing or may be added to the agenda of a future Parish Council or Committee meeting.

5. Climate Crisis

To acknowledge the ongoing climate crisis and ensure that all decisions made during the meeting take into account their environmental impact.

6. Planning Applications

To agree responses to the following planning applications, as listed on the website Planning Tracker:

a) DC/25/1346 - Hawksbourne Wood Rusper Road Rusper West Sussex RH12 4QS

Creation of a wildlife pond (Retrospective).

b) DC/25/1383 - Nelson's Farm Horsham Road Rusper Horsham RH12 4QT

DC/25/1384 - Nelson's Farm Horsham Road Rusper Horsham RH12 4QT

Prior notification for the erection of an agricultural storage building.

c) DC/25/1256 Ashfolds Horsham Road Rusper West Sussex RH12 4QX

Erection of a single storey rear extension and alterations to existing garage/outbuilding to convert to a single dwellinghouse.

d) DC/25/1197 Caryl's Faygate Lane Faygate

Increasing total units from 19 to 22. Alterations to internal layout of existing property to form new self contained C3 units. Two new units proposed through internal alterations using unused areas and storage rooms. One existing unit modified to create two separate units.

e) DC/25/1207 Outaway Bonnetts Lane Ifield

Retention of hardstanding ancillary to airport car parking use.

f) DC/25/1121 Wood End Farm Ifield Wood

Construction of an agricultural cattle housing shed.

g) CA/25/0098 Averys Horsham Road Rusper Horsham West Sussex RH12 4PR

Surgery to 1x Ash and 1x Sycamore (Works to Trees in a Conservation Area)

Circulation: All Parish Councillors Members of the public should be aware that being present at a meeting of the Council or one of its Committees or sub-Committees will be deemed as a person having given consent to being recorded (photographed, film or audio recording) at the meeting by any person present. www.rusper-pc.gov.uk

7. Planning Applications received since publication of the agenda.

8. Appeals and Amendments

To note: None received.

9. Planning Notifications to be considered at full Council meeting

DC/25/1312 – West of Ifield Charlwood Road Ifield West Sussex

Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.

Council to report their responses on their sections of the application.

Deadline for comment on this application is 12th October 2025.

- a) **Transport** – Assessment of site access, traffic flow, public transport connections, and parking provision. Cllr Simon White and a member of the public (MOP).
- b) **Landscape** – Review of visual impact, green space integration, and preservation of local character. Chair, Cllr Michelle Cooke.
- c) **Biodiversity** – Evaluation of ecological impact, existing habitats, and opportunities for biodiversity enhancement. Cllr Fenella Maitland-Smith and Cllr George Sallows.
- d) **Water Supply and Flood Risk** – Consideration of infrastructure capacity, surface water drainage, and flood risk management. Cllr Fenella Maitland-Smith and Cllr George Sallows.
- e) **Section 106 Contributions** – Identification of potential planning obligations under Section 106, including funding for community facilities or local infrastructure improvements. Cllr Malcolm Fillmore.

Next Planning Committee Meeting: *Tuesday, 21st October 2025*