

## **Worth Parish Council**

### **Minutes of the Planning and Highways Committee Meeting held on 3<sup>rd</sup> March 2025, commencing at 8 pm**

#### **Present**

Cllr Williams (Chair)  
Cllr Coote  
Cllr Bingle  
Cllr Dorey  
Cllr Gibson

Cllr Pointer (Vice Chair)  
Cllr Casella  
Cllr King  
Cllr Kipps  
Cllr Wilson

Miss H Smith (Assistant Clerk)  
Jordan Vanlaun (Wates)

37 Members of Public  
Cllr's Hitchcock, Hodson and Phillips sat  
as members of the public.

#### **195 Public Question Time**

The Chair welcomed all members of the public to the meeting and asked if everyone present was here to talk about planning applications DM/25/0014, 0015,0016 and 0017. The Chair explained that public participation would last 15 minutes, those wishing to speak would have 3 minutes each.

Cllr Gibson has been granted a dispensation by the Chief Officer to speak on business relating to planning applications DM/25/0014, DM/25/0015, DM/25/0016, and DM/25/0017. Cllr Gibson will be heard at the start of the Public Participation session and then will need to leave the room during debate and vote on the item in question.

Cllr Gibson raised several objections regarding the planning applications relating to the Land West of Turners Hill Road.

These applications are the culmination of 50 years of ambition for the development of Huntsland Farm as a housing estate.

There have been numerous previous applications, including one for 165 homes in 1976. They have all been refused by on the grounds that they were contrary to the Local Plan.

The good news is that the current applications are also contrary to the current District Plan. The bad news is that Mid Sussex cannot meet the new housing target set by the Labour Government; which means that the housing policies in the current plan are considered to be out of date.

This has resulted in a rush by developers to submit speculative applications before the new District Plan is approved later this year. However, applications can still be refused if they do not represent sustainable development and that is the key question for this committee tonight. A planning application is considered "sustainable development" when it balances economic, social, and environmental factors, to meet the needs of the present without compromising the ability of future generations to meet their own needs. The economic, social, and environmental benefits must outweigh the adverse impacts, and these applications clearly fail that test.

Clearly, there are no environmental benefits, trees have already been cut down, the increased area of hard surfaces will lead to flooding, and carbon emissions from construction are the biggest contributor to global warming in the district.

The development will provide 30% affordable housing, 105 homes, but these will be homes for social rent, not for our children to buy. There is no demand for this level of social housing in the village and we will be hit with an influx of people who don't want to live here and will be jumping into their cars to spend time with their friends and family in East Grinstead and elsewhere.

There is no commitment in the draft agreement offered by the developer to provide the new cricket pavilion, a 3G pitch or even the community building highlighted in the survey document. Splitting the site into two applications which must be independently assessed reduces the adverse impacts on roads, school places and healthcare.

It has also reduced the amount of S106 money that the developer must pay to mitigate the adverse impacts.

The development will provide construction jobs in the short term, but Huntsland is a still a working farm and those jobs will be lost and not replaced in the long term.

So, this application fails all three elements of the Planning Balance. The developer has not even taken up this Councils request that this site be linked with Hurst Farm to use that as the northern exit and avoid going through Wychwood.

They have even paid for duplicate applications, so that they can appeal to the Planning Inspectorate at the earliest opportunity.

The Council should object to these applications on the basis that they do not represent sustainable development for the local community.

Cllr Hitchcock spoke in his capacity as District Councillor-

**Access to and from the proposed sites and 20 mph limit with virtual carriageway narrowing.**

**Southern Access to B2028**

Having attended the pre-application discussion with Wates it was quite clear that the Wates Director asked her Travel consultants to take the southern access away and have a look at it again, particularly with pedestrians in mind.

Now that we have received the applications, a review has taken place but, the result does not allay any of my concerns. These are;

a) With the proposed traffic light crossing, pedestrian routes to the village via Grange Road and to the bus stops on the B2028 south of the bridge, still have to cross the narrow footpath to the east side of the bridge which is an intimidating environment, in my view , not suitable for a mum pushchair and toddler, someone pushing a bicycle or walking a dog.

Following the rebuilding of the eastern footpath over the bridge, the carriageway width was reduced to the point where HGV's can no longer pass on the bridge unless wing mirrors overhang the footpath and wheel motion is virtually touching the kerb. When long HGV's, especially large articulated vehicles, approach the bridge from the south, they need to swing over the centreline to ensure clearance to the bridge buttress, this causes a problem for all vehicles traveling southwards.

b) Residents from the new estate wishing to catch the bus north, will need to use the signalled pedestrian crossing at the bridge, pass over the bridge on the intimidating footpath, then cross the exit of Grange Road, travel south on a footpath to the south travelling bus stop, then recross the B2028 to the north bound bus stop via a drop kerb crossing.

c) The proposed signalised pedestrian traffic lights at the bridge crossing will, in my view, at busy times (am and pm commute and schools) severely curtail the traffic flow on all 5 elements of the junction, namely; B2028 North and South, Wates's new access, Vicarage Road and Grange Road. I do not think that the Traffic Report has at any time considered how this junction will operate under varying conditions.

d) The existing street lighting at this junction is poor. I assume that this will be considered when an initial Road Safety Audit (RSA) takes place.

e) Wates's sight lines are calculated on a monitored highway speed of 33.3 mph. Speed watch figures indicate an average speed of 36 mph, which would extend the sightlines proposed by Wates.

	<p>f) The sight line south from the southern entrance to the sites shows the sight line passing down the outside of the existing of the western bridge parapet. You cannot see down this line without removing vegetation outside the boundary of ownership and any vehicle parked in the small roadside area to the south of the bridge, will obscure the sight line.</p> <p><b>20 MPH speed limit and virtual carriageway narrowing.</b></p> <p>Whilst many might welcome a 20-mph limit along the B2028 within the village limits, few will welcome virtual narrowing of the road. The existing road can and does queue during busy times. Three sets of pedestrian traffic light crossings, 12 virtual narrowing elements and 9 other roads and significant accesses entering the B2028 over the length of the 20-mph zone, is not a recipe for good traffic flow. Add in the virtual narrowing and the narrow bridge, then in my view it becomes worse.</p> <p>Remove the virtual narrowing to prevent buffering and applying NPR average speed control cameras will in my view reduce buffering and introduce a better level of road discipline.</p> <p>Has any modelling been carried out for flow through the entire system under varying conditions?</p> <p><b>The First Member of the public objected</b> to the applications on the following grounds</p> <ul style="list-style-type: none"> <li>- Preserve the designated 'Strategic Gap' between Crawley and East Grinstead to preserve the natural environment and farming from urban sprawl.</li> <li>- Concerns regarding flooding, damage to trees and the flooding to the fishing ponds land west and to the lake at Rowfant House.</li> <li>- Requests the Council warn developers of an a priori Condition to build and run a pumping station to pump water and sewage back up to the main drain and sewer on Turners Hill Road at cost to developers in perpetuity. There being no main drains down Wallage Lane.</li> <li>- Overload of existing services.</li> <li>- Local roads unsuitable</li> <li>- Brick Boxes out of keeping with Local area.</li> </ul> <p><b>A second member of the public requested a question was raised with Wates</b></p> <ul style="list-style-type: none"> <li>- My house backs onto the field adjacent to huntsland path/track. Will the trees be left alone there or torn down? This question has been forwarded to Wates to answer. An officer will forward on Wates response.</li> </ul> <p><b>A third resident objected to the development on the following grounds</b></p> <ul style="list-style-type: none"> <li>- 1000 extra residents, this puts pressure on already stretched services</li> <li>- pressure on current infrastructure, Turners hill road and car parks.</li> <li>- Lack of sustainability</li> <li>- It is not possible to walk from the proposed development into the centre of Crawley Down within 20 minutes.</li> <li>- Bridge over Worth Way is dangerous</li> <li>- Wates proposing Zip Cars, concedes that Wates does not think it's possible to walk into the village in 20 minutes.</li> <li>- 20mph speed limit will not work and is not something Wates can introduce this is down to the County Council and the police.</li> <li>- Low level lighting should be used to protect the woodlands and wildlife.</li> </ul> <p><b>A fourth member of the public spoke in favour of the Development</b></p> <ul style="list-style-type: none"> <li>- Positives to development</li> <li>- increase of trade</li> <li>- increase of work opportunities</li> <li>- Infrastructure improvements</li> </ul>
196	<p><b>Apologies</b></p> <p>No apologies to note.</p>
197	<p><b>Declarations of Disclosable Pecuniary and Other Interests</b></p>

	Cllr Gibson declared an interest in agenda Item 6 Land west of Turners Hill Road and Planning application_DM/25/0233 Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE, under agenda item 18 New Planning applications.
<b>198</b>	<b>Minutes</b>  It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 3 <sup>rd</sup> February were a true and correct record.
<b>199</b>	<b>Chairman's Announcements</b> No announcements to note.

**200 Land West of Turners Hill Road- Planning applications DM/25/0014, 0015, 0016, 0017.**

Cllr Gibson left the room.

Wates representative Jordan Vanlaun was given 3 minutes to give an updated applications overview.

- Recognised the concerns that had been raised.
- Recognised the need for affordable housing
- Green space 60%- network of cycling routes, potential for the Parish council to take control of space to prevent future development.
- Recognised the need to deliver biodiversity net gain.
- Updated S106 allocations.
- Maintaining working relationships with key stakeholders.
- Council to finalise a list of S106 requirements.
- Wates to draft the S106 agreement based on the final request from Worth Parish.

The Assistant clerk gave an overview of the new NPPF and Mid Sussex housing targets.

Each Councillor was given the opportunity to give their response to the application.

Cllrs all AGREED that the development was going to go ahead, and Mid Sussex would likely approve the application. Residents were made aware that if Mid Sussex was to refuse the applications and it went to appeal and was approved the application would go ahead with no allocation of S106 money.

Cllrs felt their hands were tied and therefore we should be working with Wates to get the best deal we can.

A question was raised to Jordan as to why the applications were split. Jordan explained that as the North and South of Huntsland each had their own access point, it made sense, and Wates see them as two separate sites.

All Cllrs AGREED to Defer to Officer with the exception of Cllr Bingle who is in support of the development.

Cllr Williams suggested a community liaison group should be set up.

Response to Mid Sussex-

**Defer to office**, noting the following concerns.

The community of Crawley Down is concerned by the number of units and scale of the development and its distance for someone walking from the village centre. However, WPC recognises that the development is in the proposed district plan, would be difficult to oppose under the NPPF and the current situation regarding the five-year housing supply in MSDC would make it unlikely to withstand an appeal if MSDC objected to it.

**Infrastructure Concerns**

The proposed development will place significant pressure on the already overstretched infrastructure within Crawley Down. Local services such as schools and healthcare facilities, are currently operating at or near full capacity. Without substantial improvements and investment, the additional demand generated by 300 new homes will exacerbate existing challenges, negatively impacting both existing and future residents. Crawley Down suffered a water supply crisis not long ago and electricity power cuts are frequent.

**Road Safety and Traffic Impact**

The road network around Crawley Down is already under considerable strain, with congestion and safety issues a regular occurrence. The increased traffic from the development will likely worsen these problems, particularly along key routes such as Turners Hill Road and Station Road. Of particular concern is the old railway bridge over the Worth Way, which presents a

longstanding safety risk due to its narrow structure and limited visibility. We also question how the structure would cope with the additional weight of potential queuing traffic given that it is already supported by metal rods. Wallage Lane has considerable traffic flow for its size and scale and there are concerns with the drainage along the road, its width and the bend under the Worth Way Bridge will not cope. The exits from the site are another source of worry. We urge MSDC/WSCC to study carefully the plans for the junction with Turners Hill Road/Vicarage Road and the exit proposal through Wychwood Place where there is widespread concern that the road is not wide enough.

### **S106 Contributions**

List of S106 contributions need to be guaranteed to be delivered. WPC would hope that the requirement to deliver the S106 requirements will be made at the beginning and near the start of the project so that residents can see the benefits as the works progress and the extra facilities are ready by the time new residents move in. WPC would also welcome negotiations regarding the S106 to be carried out concurrently with the application process so that it can be completed as soon as possible once a decision on the application has been reached

### **201 Correspondence**

No Correspondence to note

### **202 Update on Mid Sussex District Council Planning Committee Meetings**

Planning Committee – 13<sup>th</sup> March at 4pm.

Nothing pertaining to Worth

District Planning Committee – 20<sup>th</sup> March at 2pm.

Agenda not yet published at the time of drafting the report.

### **203 Planning Decisions from Mid Sussex District Council**

	<b>Address</b>	<b>WPC</b>	<b>MSDC</b>
DM/24/3042	Annexe Mill House Old Hollow Copthorne West Sussex RH10 4TB	Defer	Permitted
DM/25/0278	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ		Permitted
DM/24/2981	Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ		Permitted
DM/25/0004	5 Border Chase Copthorne Crawley West Sussex RH10 3QH	Defer	Permitted
DM/24/2431	Land West of Copthorne Way Copthorne West Sussex	Defer	Permitted

Cllrs NOTED this information.

### **204 Updates on the Mid Sussex District Plan-**

There is no further update to report.

### **205 Applications in Neighbouring Parishes**

Cllrs NOTED this report

### **206 Licencing**

<b>Reference</b>	<b>Application Type</b>	<b>Address</b>	<b>Nature of Variation</b>
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LI/25/0247	Premises	The Rowfant Vineyard Birch Grove Wallage Lane Rowfant West Sussex RH10 4NJ	New Licence
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Cllrs NOTED this new application.

<b>207</b>	<b>Appeals</b>			
	<b>Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>WPC Response</b>
	AP/25/0003	Floran Farm Hophurst Hill Crawley Down Crawley	Change of use of land to camping site comprising the siting of 4no. proposed yurts, 1 no. shepherds hut, and the retention of mobile home for holiday accommodation, part retrospective. Updated description, amended plans and further clarification received 6th September 2024.	Application in neighbouring parish.
	AP/25/0004	Floran Farm Hophurst Hill Crawley Down Crawley	Retrospective change of use of land to storage allowing the siting of boats and caravans.	Application in neighbouring parish
	AP/25/0006	The Cannons Furnace Farm Road Furnace Wood East Grinstead	Change of use for dog day care and associated buildings. Additional documentation and revised siting of buildings received 29/02/2024	Defer to Officer as insufficient information for recommendation
Cllrs NOTED the Planning appeals.				

## **208 Planning Compliance Action**

Cllrs Noted a report has been made to planning compliance regarding the flooding/drainage and the lie of the land on the southern field of the Wychwood development, in-between Kiln Woods and the field to the west marked for the Wates development.

## **209 Highways Issues**

Nothing to Note

## **210 Gatwick Airport**

Cllrs NOTED that the Secretary of State was minded to approve the application.  
Cllrs NOTED the email updates.

## **211 Ratification of Planning Recommendations**

Cllrs NOTED this.

<b>Applications to be Ratified</b>	<b>Submissions</b>
<p><b><u>DM/25/0249</u></b></p> <p><b><u>Cabin At Grid Reference 531955 137109 Horsepasture Wood Wallage Lane Rowfant West Sussex</u></b></p> <p>Application for a Certificate of lawful existing use or development for the construction of a residential cabin. Revised application following the refusal of DM/24/1956 This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be considered.</p>	Defer to Officer
<p><b><u>DM/25/0220</u></b></p> <p><b><u>Sunnymead Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE</u></b></p> <p>1st floor side/rear extension, changes to rear fenestration at ground floor level including insertion of roof lights and an additional roof light in the main roof</p>	Defer to Officer
<p><b><u>DM/25/0279</u></b></p> <p><b><u>Copthorne Cottage Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u></b></p> <p>T1 Oak - crown reduce by 2m and lift lower epicormic branches below crown break back to previous cut points. Thin by 30 percent.</p>	Defer to Officer
<p><b><u>DM/25/0297</u></b></p> <p><b><u>13 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></b></p> <p>Single story rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions.</p>	Defer to Officer

## 212 New Planning Applications

<b>Type 1 Applications</b>	
<p><b><u>DM/25/0014</u></b></p> <p><b><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex</p>	Worth Parish Councils consultee response is listed under agenda item no. 6.

<p><b><u>DM/25/0015</u></b></p> <p><b><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex</p>	<p>Worth Parish Councils consultee response is listed under agenda item no. 6.</p>
<p><b><u>DM/25/0016</u></b></p> <p><b><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.</p>	<p>Worth Parish Councils consultee response is listed under agenda item no. 6.</p>
<p><b><u>DM/25/0017</u></b></p> <p><b><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></b></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.</p>	<p>Worth Parish Councils consultee response is listed under agenda item no. 6.</p>
<p><b>Type 2 Applications</b></p>	
<p><b><u>DM/24/2646</u></b></p> <p><b><u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></b></p> <p>Erection of replacement ancillary domestic building comprising garage, garden store and gym. (amended tree protection plan 12/12 BNG info received 07/02).</p> <p><b><u>DM/25/0233</u></b></p> <p><b><u>Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE</u></b></p>	<p>Defer to Officer</p>



Variation of condition No: 2 of planning permission DM/23/2544 to enable the substitution of plans to allow for design changes that bring about improvements to the living accommodation.	
<b><u>DM/25/0291</u></b>  <b><u>Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b>  Proposed ground mount solar installation of ground mounted solar array, ASHP's and all associated works.	Defer to Officer
<b><u>DM/24/2927</u></b>  <b><u>Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u></b>  Part single part two storey extension (amended plans received 17/02)	Defer to officer – noting Neighbours objection.
<b><u>DM/24/2772</u></b>  <b><u>Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u></b>  Demolition of rear garden shed. Ground Floor front extension to side. First floor bedroom extension and front gable extension. Alteration of front entrance new glazed gable and new flush roof lights. Ground floor rear infill extension. New dormer to bedroom. Garage conversion and rear extension. New driveway and gates and new raised decking to South. Amended Plans received 14.02.2025 showing new vehicular access gates, revised Site Layout Plan, accompanied by a Tree Protection Plan, Arboricultural Implications Assessment, and an Arboricultural Method Statement	Defer to Officer
<b><u>DM/25/0438</u></b>  <b><u>Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b>  Proposed single storey rear extension, porch extension and first floor extension with a crown roof.	Defer to Officer
<b>Tree Applications</b>	
No Applications	

**213 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**  
No Matters for consideration

**214 Consideration of items for discussion by the Village Working Parties**  
No Matters for consideration.

**215 Date of the next meeting – TBC** - after the Finance and GP Meeting.

*Meeting closed at pm*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_