

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 1st September 2025, commencing at 7.30pm

Present

Cllr Williams (Chair)
Cllr Bingle
Cllr Coote
Cllr Pointer

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

Miss H Smith (Assistant Clerk)
18 members of public
Cllr Phillips, Lord and Gibson sat
as members of the public.

049 Public Question Time

Cllr Williams welcomed the public to the meeting; the residents were all there to discuss agenda item No 23 Planning Application DM/25/1593 Land North of Burleigh Lane, Crawley Down" and is allocated for 48 dwellings. Public participation rules were explained and Cllr Williams asked if any members of the public wished to speak.

The First member of Public objected to the application with the following concerns- Their property borders the northern boundary, the proposed dwellings at the bottom of the boundary would be level with their bathroom and bedroom window. They felt there was no public consultation from the developer. There were 150 objections on the MSDC portal against the application. Concerns were also raised about noise and pollution, from the construction traffic. The resident felt a misguided faith in the district plan. The village school is already at capacity, families moving to the village will find they will be placed in neighbouring towns, doctors' appointments are also being given in Burgess Hill due to the already high demand.

Second member of public objected to the application and wished to know what the committee's view was on the application, and whether Worth Parish Councils response would be available to view on the MSDC portal. They hoped the committee listened very carefully to the concerns of the residents and that the response reflected these.

Third Member of public objected to the application- they felt that Crawley Down was no longer a village and asked whether the name would change from village to town. Crawley Down has seen a lot of development over the years, with a further 350 homes permitted for Huntlands. Each household on average has two cars, excessive traffic movements and was concerned that most of Crawley Down sewers are black fibre and cannot cope with further development. Concerns that children will have to attend schools in neighbouring towns and getting doctors' appointments is already impossible the infrastructure cannot cope. Crawley Down does not need any more people.

Fourth member of public objected on the grounds the village cannot cope with the influx and the infrastructure was not there to support further developments.

Fifth member of public objected on the grounds that Great Crested Newts (a European Protected Species) are known to be present within 250m for the proposed development site (also a Red Zone), based on Merrow Woods' own Protected Species Report. In addition, the Nature Space report for this site backs this claim up after finding DNA. Concerns were raised though that the report that was commissioned at the end of June when it is known that the newts migrate at that time of year.

	<p>Sixth member of public objected agreeing with all the previous comments</p> <p>Cllr Gibson objected to the development, stating that access to the site required demolition of houses and was detrimental to the community. Cllr Gibson referred to the Inspectors report during the MM21 requiring greater clarity and certainty about access—specifically, making Sycamore Lane a firm requirement for delivery.</p> <p>Woodlands Close remained only as a secondary or fallback option.</p> <p>If neither access could be secured legally, the policy indicated that the allocation should be deleted.</p> <p>Cllr Gibson requested that the committee recognise the proposed development as a windfall site.</p> <p>Cllr Gibson noted that delivering 48 houses with 30% affordable housing is likely to add £50,000 or more to the cost of each unit as a result of inflation.</p>
050	<p>Apologies</p> <p>Apologies were received from Cllr Dorey</p>
051	<p>Declarations of Disclosable Pecuniary and Other Interests</p> <p>None</p>
052	<p>Minutes</p> <p>It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 7th July were a true and correct record.</p>
053	<p>Chairman's Announcements</p> <p>Cllr Williams expressed frustration with the notice for the forthcoming bike ride, they are imposed rather than consulted, Cllr Coote expressed concern for the residents of Crawley Down as they become cut off for a substantial period. The committee have asked the office to communicate with organisers for future races.</p>

054 Correspondence

The Golf Club Management Board have been in discussion with Nightingale Land, the owners of the farmland that borders the 6th and 14th holes to the south of the course with a view to a possible land exchange and new club house and facilities being constructed south of the A264 resulting in the club being located entirely south of the A264.

The agreement that is being proposed is that Copthorne Golf Club would exchange the land containing the current clubhouse, car park and 1st and 18th holes for land south of the current 14th hole which would have two new holes constructed to replace the 1st and 18th holes. In addition to this Nightingale Land would fully fund the construction of a new state of the art club house, car park, practice facilities and maintenance buildings at no cost whatsoever to the club. The location of the club house and car park would potentially be next to the A264 near the current 2nd tee and practice chipping green.

Members had received communication from them that there will be no cost at all to the club. All the construction costs and all fees associated with the exchange and development of the new course and facilities, should it be approved, will be met by Nightingale Land. The club would not relocate to the new facility until it was finished, and the new holes were ready for play. If the agreement proceeds the move to the new clubhouse and course would take place within the next 5 years.

The Management Board have voted to take the process to the next stage. This will involve members being invited to a Special General Meeting to be held in October. The date of the meeting will be advised soon. At this meeting Nightingale Land and the Management Board will give a detailed presentation of the potential land exchange and course and clubhouse redevelopment.

The developers will be invited to a future Copthorne Working Party Meeting.

055 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 11th of July at 4pm.

Agenda not yet published at the time of writing this report.
District Planning Committee – 18th of July at 2pm.
 Agenda not yet published at the time of drafting the report.

056 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/25/0533	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0534	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	permitted
DM/25/1234	21 Kitsmead Copthorne Crawley West Sussex RH10 3PN	Defer	Permitted
DM/25/109	33 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA	Defer	Permitted
DM/25/1371	Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB	Defer	Permitted
DM/25/1404	46 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN	Defer	Permitted
DM/25/1456	7 Erica Way Copthorne Crawley West Sussex RH10 3XG	Defer	Permitted
DM/25/1603	Lampson Court Copthorne Common Road Copthorne Crawley West Sussex RH10 3SL	Defer	Permitted
DM/25/1304	1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT	Defer	Permitted
DM/25/1102	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ	Defer	Permitted
DM/25/0657	Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF	Defer	Permitted
DM/25/1620	63 Westway Copthorne Crawley West Sussex RH10 3QS	Defer	Permitted
DM/25/1036	Olivers Wine Agency Units 17 And 18 Borers Yard Borers Arms Road Copthorne Crawley West Sussex RH10 3LH	Support	Permitted
DM/24/2862	79 Church Lane Copthorne Crawley West Sussex RH10 3QG	Defer	Permitted

Cllrs NOTED this information.

057 Updates on the Mid Sussex District Plan-

The district plan is moving forward 2nd inspection expected date October 2025.

058 Applications in Neighbouring Parishes

Cllrs NOTED the report.

059 Licencing

No new Licencing applications to note.

060 Appeals

Cllrs NOTED the following appeal.

Reference	Address	Proposal	Mid Sussex Response
AP/25/0010	Firs Farm, Copthorne Common	The development proposed is conversion of two buildings to 1	Approved

			x single family dwellinghouse (Use Class C3) with associated amenity space and parking provision.	
	AP/25/0018	St John The Evangelist Church, Church Road	Proposed installation of a 56 panel solar photovoltaic array on the South facing roof.	Approved

061 Planning Compliance Action

Cllrs NOTED reports to planning investigations.

Further evidence regarding plot 715 Turners Hill Road is to be submitted to planning compliance.

It was NOTED Tandridge have placed an injunction on the Shipley Bridge Lane site.

062 Highways Issues

Cllrs NOTED the officers report

063 Consultation - Gambling Act 2005 Policy (Statement of Licensing Principles - Gambling Act 2005)

Cllrs AGREED against commenting and to defer to the relevant officer.

Consultation - New Street Trading Policy

064

Cllrs AGREED against commenting and to defer to the relevant officer.

065 MSDC Street Naming & Numbering Policy consultation

Cllrs AGREED against commenting and to defer to the relevant officer.

066 Gatwick Airport

Cllrs NOTED the email updates.

067 Update the Royal Oak Site-

Cllrs NOTED the report in the meeting pack.

068 Updates to the Land West of Turners Hill Road Development

Cllrs NOTED the officer report.

069 Neighbourhood Plan

Cllrs NOTED the officer report.

070 Land North of Burleigh Lane, Crawley Down" and is allocated for 48 dwellings (Site SA22)

All Cllrs OBJECTED to the application. Planning consultants have been acquired to produce an objection response. This will be sent to the planning officer and will be available to view on the MSDC portal.

071 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><u>DM/25/1023</u></p> <p><u>Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST</u></p> <p>The demolition of the existing site office and construction of a single dwelling and associated works.</p>	Defer to Officer
<p><u>DM/25/1620</u></p> <p><u>Westway Copthorne Crawley West Sussex RH10 3QS</u></p> <p>Oak (T1) - Reduce crown by 2m.</p>	Defer to Tree Officer
<p><u>DM/24/2957</u></p> <p><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></p> <p>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025) (Updated drainage, ecology and landscaping information received 26 June 2025)</p>	Object noting previous comments submitted.
<p><u>DM/25/1810</u></p> <p><u>Trees At Marstal, Copthorne Bank And 2 The Glebe Copthorne Crawley West Sussex RH10 3RP</u></p> <p>T1 Red Oak (at Marstal Copthorne Bank) - remove all overhanging branches and stem back to boundary. T2 English Oak (at 2 The Glebe) - reduce in height to approximately 8 metres</p>	Defer to Tree Officer
<p><u>DM/25/1593</u></p> <p><u>Woodlands Close and Land to The North of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ</u></p> <p>The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close</p>	Extension granted till after the next Committee meeting on the 1 st September
<p><u>DM/24/2401</u></p> <p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Erection of pre-school and associated works (Amended Travel Plan received 14.07.2025)</p>	Support, previous comments apply
<p><u>DM/25/0708</u></p> <p><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></p> <p>Redevelopment of the site to provide 5 dwellinghouses with associated amenity space and parking; hard and soft landscaping; cycle and refuse storage; change of use of land to residential garden for existing</p>	Defer to Officer noting over development of site

dwellinghouse and associated access works. (Flood Risk Assessment and Drainage Report received 18.07.2025)	
<u>DM/24/2862</u> <u>79 Church Lane Copthorne Crawley West Sussex RH10 3QG</u> Two storey side extension and single storey rear extension (revised plans received 24.07.2025)	Defer to Officer
<u>DM/25/1864</u> <u>Hurst House Copthorne Common Copthorne Crawley West Sussex RH10 3LG</u> Permission in Principle for the development of 3 to 4 residential dwellings (including the existing dwelling)	Defer to Officer noting over development of site. Unsuitable access for vehicles from 4 houses especially given its proximity to the filling station on the other side of the road and the dukes head roundabout.
<u>DM/25/1313</u> <u>Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u> Side ground floor extension. Replacement roof to existing conservatory. Glazed flat roof extensions either side of the existing conservatory (Amended Plans 31.07.2025)	Defer to Officer
<u>DM/25/1974</u> <u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u> Quercus Robur English Oak - Request to reduce to previous points specifically lifting all aspects 5m. Crown reduction 2-3m (Previous Cut Points and no further). Removal of all major deadwoods	Defer to Tree Officer

072 New Planning Applications

Type 1 Applications	
<u>DM/25/1240</u> <u>Parkfields Farm Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN</u> Erection of commercial building, reconfiguration of yard and associated works.	Defer to Officer
<u>DM/25/1593</u>	Object Response by planning consultants will be

<p><u>Woodlands Close and Land to The North of Burleigh Lane</u> <u>Crawley Down Crawley West Sussex RH10 4JZ</u></p> <p>The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close</p>		available to view on the MSDC portal.
<p><u>DM/25/1967</u></p> <p><u>Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Demolition of an existing dwelling. Erection of a new extension to the retained dwelling comprising single story living and bedroom accommodation. Extension to existing rear deck area.</p>		Defer to Officer
Type 2 Applications		
<p><u>DM/25/2013</u></p> <p><u>14 Bramble Close Copthorne Crawley West Sussex RH10 3QB</u></p> <p>Proposed single storey rear/side extension. First floor rear and front extension. New pitched roof to front and rear structure. External and internal alterations.</p>		Defer to Officer
Tree Applications		
<p><u>DM/25/2051</u></p> <p><u>Copthorne Golf Club Bowers Arms Road Copthorne Crawley West Sussex RH10 3LL</u></p> <p>T1 Oak tree - Re-pollard back to previous pruning points removing approximately 1m all round in re-growth and remove all epicormic growths for general maintenance, G1 Birch x 3 - Remove Dead/dying tree within the group of 3 trees for health and safety reasons.</p>		Defer to Tree officer
073	Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group	
074	<p>No considerations</p> <p>Consideration of items for discussion by the Village Working Parties-</p> <p>No considerations</p>	
075	Date of the next meeting – Monday 2nd October 2025 at 7.30pm.	

Meeting closed at 8.26pm

Chairman: _____

Date: _____