

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 2nd March 2026, commencing at 7.30pm

Present

Cllr Casella (Chair)
Cllr Bingle
Cllr Kipps
Cllr Pointer

Cllr King (Vice Chair)
Cllr Wilson

H Smith (Ast Clerk)
8 members of the public
Cllr Phillips and the Chief
Officer were sitting in the
public gallery.

179 Elect a Chair – Cllr Casella was nominated as Chair by Cllr King and second by Cllr Wilson

180 Public Question Time

Cllr Casella welcomed everyone to the committee and explained question time.

Mark Kosky Chairman of the CVA had submitted an objection response to Worth Parish Council to circulate to Cllrs prior to the committee meeting.

Main areas of concern

Borers arms access

Ecological

Meadow status degraded over the years

Access north Narrow pavement

Concerns over infrastructure, S106 TO Tandridge

Up to 260 homes balance of whether its beneficial.

The CVA will submit their response to Tandridge and Mid Sussex

Cllr Pointer arrived Late at 19.34

Cllr Phillips noted that an officer has indicated the development should be categorised at the highest level of red. Concerns were raised regarding the right-turn issue on the A264, with the risk that traffic may instead be diverted through the village to access the roundabout at the Brookhill Road entrance. A report on this matter is being submitted to WSCC Highways.

As part of Worth Parish Council's submission to Tandridge District Council, the Committee is asked to include the Copthorne Sports and Community Association's "wish list" and to actively seek to secure the associated S106 contributions to support local community facilities.

3rd Member of the public- The site has previously been given the the status of unimproved meadows as sites of nature conservation interest (SNCIs), There are only 10% of these left within the United Kingdom, we should be doing all we can to protect them.

4th Member of public to speak was concerned about road safety, too frightened to dog walk in places after being victim to a road traffic incident last year, is currently using Clay Hall Lane if this is developed dog walks will be taken away.

5th Member of public- Lashmere backs onto the bridal way, last week footage was caught of Badgers, bats, owls and dormouse.

Field is subject to flooding; surface water is evident.

Paul Budgen highlighted concerns regarding the proposed use of statutory Biodiversity Net Gain (BNG) credits, noting that a 10% uplift cannot compensate for the loss of irreplaceable habitats.

He emphasised that this is a challenging and long-compromised site. The proposed live access through Borers Arms Road is unsuitable for pedestrians due to the high volume of heavy vehicle traffic.

The site also sits against a hard Green Belt boundary, further limiting opportunities for meaningful ecological mitigation.

It is understood that attenuation tanks are proposed to mitigate surface water issues; however, these measures only seek to offset existing drainage problems rather than address the underlying constraints of the site.

3rd Member of public wanted to also highlight that at Clay Hall Lane at the end are live badger sets right on the boarder, right next to where they are planning to build.

181 Apologies

Apologies were received from Cllr Williams, Coote and Dorey

181 Declarations of Disclosable Pecuniary and Other Interests

None

182 Minutes

It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 2nd February 2026 were a true and correct record.

183 Chairman's Announcements

There will be essential drainage works on the A23 between Pease Pottage and Handcross

To undertake these works safely, we'll need to close the A23 between Pease Pottage and Handcross, overnight from 9pm to 6am.

Closure Information:

A23 southbound carriageway Pease Pottage to Handcross

- Saturday 28 February for two nights

A23 northbound carriageway Handcross to Pease Pottage

- Saturday 7 March for two nights

184 Correspondence

No correspondence to note

185 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 12th of March at 4pm.

No agenda issued at the time of writing this report

Planning Committee – 19th March at 2pm.

No agenda issued at the time of writing this report.

186 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/25/2675	2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF	Defer	Permitted
DM/26/0031	2 Greenside Crawley Down Crawley West Sussex RH10 4AG	Defer	Withdrawn
DM/25/3251	38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ	Defer	Permitted
DM/25/2078	1 Bracken Close Copthorne Crawley West Sussex RH10 3QE	Defer	Permitted
DM/26/0050	8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF	Defer	Permitted
DM/26/0033	86 Lashmere Copthorne RH10 3RT	Defer	Permitted
DM/25/3026	2 Mulberry Cottage Sandy Lane Crawley Down RH10 4HS	Defer	Permitted

- 187 Updates on the Mid Sussex District Plan-**
Cllr Casella reported that the Planning Inspector has been holding consultations over three days this week. Early indications suggest that housing numbers are likely to increase, with a projected requirement of approximately 1,400 homes per year. This reflects the Inspector’s current direction of travel and emerging steer.
- 188 Applications in Neighbouring Parishes**
Cllrs NOTED the report
- 189 Licencing**
No new Licencing applications to NOTE.
- 190 Appeals**
Cllrs NOTED that a response had been submitted to the inspector for appeal AP/26/0006.
- 191 Planning Compliance Action**
Cllrs were shown a photograph of land where ongoing tree maintenance work is continuing. This has been previously reported to planning investigations at MSDC. None of the trees are subject to a TPO. The photo will be sent to the team to investigate further.
- Highways**
- 192**
Cllrs NOTED the Officers Report.
- 193 Update the Royal Oak Site**
The Cllrs have asked the ast clerk to invite the owner to a future planning and highways committee meeting.
- 194 Bowers Place**
Cllrs NOTED the officers report.
- 195 Ratification of Planning Recommendations**
Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><u>DM/26/0154</u></p> <p><u>Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF</u></p> <p>Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)</p>	<p>Agenda item</p>

<p><u>DM/26/0270</u></p> <p><u>3 Greenside Crawley Down Crawley West Sussex RH10 4AG</u></p> <p>Oak Tree in rear garden - Reduce crown overhanging the boundary by approx 2m</p>	<p>Defer to tree Officer</p>
<p><u>DM/26/0276</u></p> <p><u>77 Church Lane Copthorne Crawley West Sussex RH10 3QG</u></p> <p>Single Storey Rear Extension</p>	<p>Defer to Officer</p>

196 New Planning Applications- To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.

<p>Type 1 Applications</p>	
<p><u>DM/26/0303</u></p> <p><u>Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH</u></p> <p>Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works,</p> <p>with access from Copthorne Bank and Borers Arms Road</p>	<p>Object, please see the MSDC portal for full response</p>
<p><u>DM/26/0154</u></p> <p><u>Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF</u></p> <p>Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)</p>	<p>Worth Parish Council objects to this application on the grounds that the proposed B8 use class could enable future changes of use through permitted development rights, without the need for a full planning application. This raises concerns regarding the long-term control and oversight of activities on the site.</p> <p>The application also refers to both vehicular and pedestrian access from Crawley Down. However, the Parish Council notes that there is no continuous pavement along this route, and therefore questions the suitability and safety of the</p>

	<p>road for frequent vehicular movements or pedestrian access.</p> <p>Should the Planning Officer be minded to approve the application, Worth Parish Council requests that the conditions imposed on the previous permissions (1997 and 2007) are reinstated to ensure appropriate control over the use and impact of the site.</p>
<p><u>DM/26/0207</u></p> <p><u>Woodmans Copthorne Common Copthorne Crawley West Sussex RH10 3JU</u></p> <p>Change of Use from C1 (holiday use) to C3 (residential) Consolidation of two cabins into single storey 3-bedroom energy efficient, self-build dwelling and retention of third cabin as ancillary home gym.</p>	Defer to Officer – Change of use we predicted might happen.
Type 2 Applications	
<p><u>DM/26/0306</u></p> <p><u>Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY</u></p> <p>Proposed loft conversion with rear dormer and front roof widows. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.</p>	Defer to Officer
<p><u>DM/26/0307</u></p> <p><u>Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY</u></p> <p>Proposed single storey rear extension</p>	Defer to Officer
<p><u>DM/26/0378</u></p> <p><u>Ramblers 2 Chesterfield Close Furnace Wood East Grinstead West Sussex RH19 2PY</u></p> <p>Front elevation infill extension to bungalow to create entrance lobby and additional bedroom.</p>	Defer to officer
<p><u>DM/26/0005</u></p> <p><u>Stables Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u></p> <p>Proposed conversion of garden room with additional floor space</p>	Defer to Officer

created between the garage and the existing garden room, also extending the rear of the existing garden room to create space for the bathroom. Garden room to be ancillary to main dwelling.	
<u>DM/26/0202</u> <u>25 The Leas Crawley Down Crawley West Sussex RH10 4EP</u> Loft conversion with part hip to gable conversion, rear dormer and velux windows to the front. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account	Defer to Officer
<u>DM/26/0413</u> <u>Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Proposed garage roof extension and conversion to annexe and proposed outbuilding.	Defer to Officer nonseverance clause
Tree Applications	
<u>DM/26/0339</u> <u>46 Lashmere Copthorne Crawley West Sussex RH10 3RT</u> T1 Oak) - reduce the crown by 2.5 metres but no cuts to be made beyond historical pruning points.	Defer to Tree Officer
<u>DM/26/0340</u> <u>Jensen Cottage 1A Sunnyhill Close Crawley Down Crawley West Sussex RH10 4GY</u> Oak - Crown reduction of 2.5m - not beyond historic pruning points	Defer to Tree Officer

197 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group

198 Consideration of items for discussion by the Village Working Parties-
S106 considerations for Land North of Borers Arms Application.

199 Date of the next meeting – Monday 13th April 2026 at 7.30pm at the Haven Centre Crawley Down.

Meeting closed at 20.06 pm

Chairman: _____

Date: _____