

**WORTH PARISH COUNCIL**

Planning and Highway's  
Committee Meeting

3<sup>rd</sup> March 2025

To: Members of the Planning and Highways Committee.

### **Notice of Meeting**

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council, on **Monday, 3<sup>rd</sup> March 2025, after the Finance and GP Meeting.** In the Oak Room at the Haven Centre Crawley Down, where the following business will be considered and transacted.

**Mrs Leanne Bannister Chief Officer**

### **AGENDA**

- 1. Public Question Time** - To receive, and act upon if considered necessary, comments made by members of the public. This item will last for a maximum of 15 minutes with individual contribution up to a maximum of 3 minutes.

Members of the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement, and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

Members of the public will only be allowed to speak at any other time during the meeting at the discretion of the Chairman and will be governed by the rules set out in the Council's Standing Orders at all times.

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 3<sup>rd</sup> February 2025.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Land West of Turners Hill Road Planning applications DM/25/0014, 0015, 0016,0017-**  
To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications. Further details of the applications can be found under agenda item 18.
- 7. Correspondence** – To note correspondence received.
- 8. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
  - a) Planning Committee – next meeting: 13<sup>th</sup> March 2025 at 4.00pm.
  - b) District Planning Committee – next meeting: 20<sup>th</sup> March 2025 at 2.00pm.

**9. Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority

	<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	Permitted	Permitted
DM/24/2431	Land West of Copthorne Way Copthorne West Sussex	Defer	Permitted

**10. Updates on the Mid Sussex District Plan**- To receive and comment upon any updates in relation to the district plan.

**11. Applications in Neighbouring Parishes**- to receive and note a list of major applications in neighbouring parishes which may affect Worth Parish, and to consider submitting comments if appropriate

**12. Licencing**- To receive and note any new licencing applications.

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

**13. Appeals** – To receive and note the following appeal.

<b>Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>WPC Decision</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

**14. Planning Compliance action**- To receive a report on any actions currently being investigated by Mid Sussex Council, and to report any further breaches.

**15. Highway Issues**- To discuss and make comments upon any issues relating to Highways,

**16. Gatwick Airport**- to receive and comment upon any updates regarding Gatwick Airport.

**17. Ratification of Planning Recommendations**– To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority for planning applications where the deadline for consultee comments is before the next meeting date.

<b>Applications to be Ratified</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 Tree 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

**18. 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.

<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>	
<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><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><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>	

Type 2 Applications	
<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>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.</p>	
<p><b><u>DM/25/0291</u></b></p> <p><b><u>Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Proposed ground mount solar installation of ground mounted solar array, ASHP's and all associated works.</p>	
<p><b><u>DM/24/2927</u></b></p> <p><b><u>Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u></b></p> <p>Part single part two storey extension (amended plans received 17/02)</p>	
<p><b><u>DM/24/2772</u></b></p> <p><b><u>Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u></b></p> <p>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</p>	
<p><b><u>DM/25/0438</u></b></p>	

<p><b><u>Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10</u></b>  <b><u>4LE</u></b></p> <p>Proposed single storey rear extension, porch extension and first floor extension with a crown roof.</p>	
<p><b>Tree applications</b></p>	
<p>No Applications</p>	

- 19. Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group** - to note activities to date, and to receive any recommendations
- 20. Consideration of items for discussion by the Village Working Parties, or by the Co-Ordination Group** – to consider and agree items to pass to the two Working Parties, or the Co- for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.
- 21. Date of the next meeting – TBC** - after the Finance and GP Meeting.

**ALL MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND, AND ARE WELCOME AT MEETINGS**

## **Worth Parish Council**

### **Minutes of the Planning and Highways Committee Meeting held on 3<sup>rd</sup> February 2025, commencing at 7.45 pm**

**Present**

Cllr Williams (Chair)  
Cllr Bingle  
Cllr Coote

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

Miss H Smith (Assistant Clerk)  
Cllr Hodson and Cllr Phillips sat as members of the public.

**174 Public Question Time**

One member of the public wanted to speak regarding the Prince Albert Planning application DM/24/2957.

The member of public wanted to start by thanking the committee for informing him, that contrary to the MSDC planning website, comments could be sent straight to the planning officer. He confirmed that the comments he sent do appear on the planning portal.

The resident expressed concerns regarding the ADL delivery vehicle route. ADL acknowledged their drawings reflected delivery vehicles arriving and departing from Brookhill road only and they will not be providing a drawing for alternative routes.

The resident was concerned that whichever route was taken, an 18-tonne lorry turning radius, the vehicles will be required to be driven on Cophorne Bank towards oncoming traffic.

The resident was also concerned that the deadline date for the application is the 4th of February, however the next MSDC meeting is not till the 20th of February. They asked the planning committee can the application still be determined after its deadline date. The committee confirmed it could.

Cllr Phillips advised the application may not even get into the agenda for the committee meeting on the 20<sup>th</sup> of February, it might not be till March.

WPC asset of community value- the resident was advised that due to a clerical error, Worth Parish council would not be able to contest MSDC decision to not renew the ACV. This can only be requested by the landowner.

The resident also questioned that the registered proprietor is not a UK company and is registered at 'companies house' as an overseas entity, they questioned whether they had a legal right to object to the WPC application for the Prince Albert to be re-registered as an asset of community value.

It was noted by the resident that the flat above the Prince Albert has been recorded as not occupied, this contradicts the decision notice which states the flat is occupied. It has been confirmed by the lessee on the 8th of January that the flat is not occupied.

The resident concluded with that it is of no surprise that since the pre application, which was submitted in December 2023, the carpark, garden, and children's play equipment not being maintained to a respectable level, is all due to the potential redevelopment costs not being returned and in their mind this is an asset stripping exercise.

The resident thanked the committee for their time.

Cllr Hodson advised that we should be concentrating on the potential loss of two community services, the pub and the post office. The post office will not be viable without the shop. Tesco have no plans to install post offices into their local stores. If the village were to lose the post office, it will lose the only banking facility to residents.



	Cllr Bingle entered the meeting at 19.57pm
<b>175</b>	<b>Apologies</b> Apologies were received and noted for Cllr Pointer. Cllr Gibson and Cllr Dorey were absent. Cllr Casella was voted in as Vice chair in the absence Cllr Pointer.
<b>176</b>	<b>Declarations of Disclosable Pecuniary and Other Interests</b> No declarations to note.
<b>177</b>	<b>Minutes</b> It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 13 <sup>th</sup> January were a true and correct record.
<b>178</b>	<b>Chairman's Announcements</b> Cllr Williams advised that the foliage to the entrance to Heathywood was still looking in a sorry state. The Ast Clerk has advised St Modwens are aware.

**179 Correspondence**

No Correspondence to note

**180 Update on Mid Sussex District Council Planning Committee Meetings**

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

Nothing pertaining to Worth

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

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

**181 Planning Decisions from Mid Sussex District Council**

	<b>Address</b>	<b>WPC</b>	<b>MSDC</b>
DM/24/2824	1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT	Defer	Permitted
DM/24/2777	61 Newtown Copthorne Crawley West Sussex RH10 3LX	Defer	Permitted
DM/24/2837	4 Elger Way Copthorne Crawley West Sussex RH10 3JJ	Defer	Permitted
DM/24/1482	40 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH	Defer	Permitted
DM/24/2818	16 Kitsmead Copthorne Crawley West Sussex RH10 3PW	Defer	Permitted
DM/24/3086	Corners Church Road Copthorne Crawley West Sussex RH10 3RD	Support	Permitted
DM/24/3083	Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE		Refused
DM/24/1255	10 Maynard Street Copthorne Crawley West Sussex RH10 3US	Defer	Dispose
DM/24/2053	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Refused

Cllrs NOTED this information.

**182 Updates on the Mid Sussex District Plan-**

There is no further update to report.

**183 Applications in Neighbouring Parishes**

The report was NOTED. Cllr Williams asked if there was a further update to Walnut Marches application as this sits within WPC boundary. The Ast Clerk will follow up.

**184 Licencing**

Reference	Application Type	Address	Nature of Variation
LI/25/0065	Premises	Co Op 1 Station Road, Crawley Down West Sussex RH10 4HZ	Removal Of Conditions
LI/25/0102	Premises	Duman Turkish Restaurant & Meze Bar 12 Old Station Close Crawley Down West Sussex RH10 4TX	Update plan and amend conditions

**185 Appeals**

Reference	Address	Proposal	WPC Response
AP/25/0001	38 Payne Way Copthorne Crawley West Sussex RH10 3YQ	Proposed single storey side/rear extension.	Defer to Officer – new build on Heathy Wood. In relation to application DM/24/1936.

**186 Planning Compliance Action**

Nothing to note.

**187 Highways Issues**

Cllrs noted the continued road works at the Dukes head roundabout and noted that West Park Road is now also closed with a diversion in place.

**188 Gatwick Airport**

Cllrs NOTED the email updates.

**189 Support for a TRO- Double Yellow lines to Woodland Drive Crawley Down**

Cllrs all agreed to support the resident's application for a TRO for double yellow lines to Woodland Drive Crawley down, noting yellow lines should also be placed on the opposite side of the road including around the corners at the end of Hazel Way at the same time.

**190 Ratification of Planning Recommendations**

Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><b><u>DM/24/2862</u></b></p> <p><b><u>79 Church Lane Copthorne Crawley West Sussex RH10 3QG</u></b></p> <p>Two Storey side extension and single Storey rear extension</p>	Defer to Officer
<p><b><u>DM/25/0004</u></b></p> <p><b><u>5 Border Chase Copthorne Crawley West Sussex RH10 3QH</u></b></p>	Defer to Officer

Proposed porch and tiled roof to existing bay windows	
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**191 New Planning Applications**

<b>Type 1 Applications</b>	
<p><b><u>DM/24/3104</u></b></p> <p><b><u>Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Temporary agriculturally tied caravan accommodation</p>	Against.
<p><b><u>DM/25/0053</u></b></p> <p><b><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></b></p> <p>Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses).</p>	Defer to Officer noting previous refused applications.
<p><b><u>DM/25/0047</u></b></p> <p><b><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></b></p> <p>Conversion of two buildings (Use Class E) to form a three-bedroom family dwellinghouse (Use Class C3), associated outbuilding, amenity space and parking provision</p>	Defer to Officer noting previous refused applications.
<b>Type 2 Applications</b>	
<p><b><u>DM/24/2927</u></b></p> <p><b><u>Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u></b></p> <p>Part single part two storey extension</p>	Defer to Officer
<p><b><u>DM/24/3085</u></b></p> <p><b><u>40 Westway Copthorne Crawley West Sussex RH10 3QR</u></b></p> <p>Ground floor rear extension.</p>	Defer to Officer

<p><b><u>DM/25/0140</u></b></p> <p><b><u>Cabin At Horsepasture Wood Wallage Lane Rowfant West Sussex</u></b></p> <p>Application for an Existing Certificate of Lawful Use or Development for the construction of a residential cabin. 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 taken into account.</p>	Defer to Officer
<b>Tree Applications</b>	
No Applications	

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

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

**194 Date of the next meeting**

Monday 3<sup>rd</sup> March 2025 after the Finance and General Purposes Meeting.

*Meeting closed at 8.27 pm*

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

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

## **Officer Report**

To be considered in conjunction with the agenda for this meeting.

**Meeting of the Planning and Highways Committee to be held on Monday 3<sup>rd</sup> March 2025, after the Finance and GP Meeting. In the Oak Room, Haven Centre Crawley Down, where the following business will be considered and transacted.**

### **1 Public Question Time-**

The Public Forum will last for a period of up to fifteen minutes during which the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement, and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

### **2 Apologies**

At the time of writing this report, no apologies have been received.

### **3 Declarations of Interest**

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest is apparent to them. Details of interest will be Minuted.

Where there is a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber unless they have received a dispensation.

### **4 Minutes**

To approve the Minutes of 3<sup>rd</sup> February 2025.

### **5 Chairmans Announcements**

There were no planned announcements at the time of writing this report.

### **6**

**Land West of Turners Hill Road Planning applications DM/25/0014, 0015, 0016,0017-** To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications. Further details of the applications can be found under item 18 on the Clerks Report.

## 7 Correspondence

To note the correspondence sent in the meeting pack by Mims Davies MP and residents' concerns regarding the Land West of Turners Hill, Wates's development.

## 8 Update on Mid Sussex District Council Planning Committee meetings.

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

No agenda issued at the time of writing this report.

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

No agenda issued at the time of writing this report.

## 9 Planning Decisions from Mid Sussex District Council

To note the planning decisions as listed on the agenda.

	Address	WPC	MSDC
DM/24/304	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/25/000	5 Border Chase Copthorne Crawley West Sussex RH10 3QH	Permitted	Defer
DM/24/2431	Land West of Copthorne Way Copthorne West Sussex	Defer	Permitted

## 10 Updates on the Mid Sussex District Plan

No updates to note at the time of writing this report.

## 11 Applications in Neighbouring Parishes

Councillors are asked to note the report attached.

Suggested actions to consider are **in red**.

## 12 Licencing

Reference	Application Type	Premises Address	Nature of Variation
LI/25/0247	Premises	The Rowfant Vineyard Birch Grove Wallage Lane Rowfant West Sussex RH10 4NJ	New Licence

## 13 Appeals

Planning and Highways Committee Clerk's Report – 3<sup>rd</sup> March 2025

Reference	Address	Proposal	WPC Decision
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 neighboring 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

#### 14 Planning Compliance

**Flooding Wychwood Crawley Down-** After a site visit with residents and Wates on Monday the 17<sup>th</sup> of February, 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. Concerns have been raised that soils were compacted on top of each other in this area during the development of the site hence the resultant falling lie of the land towards Wychwood and not disposed of correctly in accordance with their planning permission. Mid Sussex will visit the site and contact the original developers to understand and obtain a survey of the land before assessing whether any breach of planning control has taken place.

#### 15 Highways Issues

Nothing to report.

#### 16 Gatwick Airport

**Gatwick Airport Northern Runway – Project Update-** The Secretary of State is minded to approve this application, subject to further information from the Applicant on a number of specific issues. Cllrs to note the email correspondence.

## 17 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

<b>Applications to be Ratified</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
<b>18</b>	<p><b>New Planning Applications-</b> To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.</p>



<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</u></b> <b><u>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><b>DM/24/2650</b> - EIA Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400 houses with associated car parking, landscaping &amp; community facilities including play areas and outdoor sports facilities; together with a community building, 50 bed (C2) care home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). <b>EIA Not Required</b></p>
<p><b><u>DM/25/0015</u></b></p> <p><b><u>Land West of Turners Hill Road and South of Huntsland</u></b> <b><u>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><b>DM/24/2650</b> - EIA Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400 houses with associated car parking, landscaping &amp; community facilities including play areas and outdoor sports facilities; together with a community building, 50 bed (C2) care home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). <b>EIA Not Required</b></p>
<p><b><u>DM/25/0016</u></b></p> <p><b><u>Land West of Turners Hill Road and North of Huntsland</u></b> <b><u>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</p>	<p><b>DM/24/2650</b> - EIA Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400 houses with associated car parking, landscaping &amp; community facilities including play areas and outdoor sports facilities;</p>

<p>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>together with a community building, 50 bed (C2) care home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). <b>EIA Not Required</b></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><b>DM/24/2650</b> - EIA Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400 houses with associated car parking, landscaping &amp; community facilities including play areas and outdoor sports facilities; together with a community building, 50 bed (C2) care home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). <b>EIA Not Required</b></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>DM/23/0855</b>- Demolition of existing bungalow and double garage and erection of two Storey replacement dwelling with attached double carport. <b>Permitted</b></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>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.</p>	<p><b>DM/23/2544</b>- Conversion and extension of the existing village hall into 6 no. new residential dwellings with associated landscaping and bin and bike stores. <b>Permitted.</b> <b>DM/24/1237</b>- Discharge of planning condition numbers 4, 7, 10 and 11 relating to planning application DM/23/2544. <b>Refused</b></p>

	<p><b>DM/24/2807</b>- Discharge of Condition 10 relating to Planning reference DM/23/2544. <b>Pending Consideration</b></p> <p><b>DM/24/2968</b>- Discharge of planning condition no.s 11 and 12 in relation to DM/23/2544. <b>Permitted</b></p>
<p><b><u>DM/25/0291</u></b></p> <p><b><u>Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></b></p> <p>Proposed ground mount solar installation of ground mounted solar array, ASHP's and all associated works.</p>	<p><b>DM/24/1734</b> -Proposed Ground mount solar Installation of ground-mounted solar array (104 panels) in top field. Array to be more than 3 metres from any boundary and visible only from Sandhill farm. Install three Air Source Heat Pumps to replace oil-fired boiler for the main house. ASHPs to be installed immediately external to the existing plant room to the South of the building. Install one Air Source Heat Pump to replace the gas-fired boiler for the Cottage-annex. ASHP to be installed approximately one metre from the cottage wall on the east elevation. <b>Decision unknown.</b></p>
<p><b><u>DM/24/2927</u></b></p> <p><b><u>Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u></b></p> <p>Part single part two storey extension (amended plans received 17/02)</p>	<p><b>No Recent planning History.</b></p>
<p><b><u>DM/24/2772</u></b></p> <p><b><u>Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u></b></p> <p>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</p>	<p><b>No Recent Planning History.</b></p>

<p>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</p>		
<p><b><u>DM/25/0438</u></b></p> <p><b><u>Ember Rise Sandhill Lane Crawley Down Crawley West Sussex</u></b> <b><u>RH10 4LE</u></b></p> <p>Proposed single storey rear extension, porch extension and first floor extension with a crown roof.</p>		<p><b>DM/21/2189-</b> Replacement of conservatory with rear extension. Conversion of existing integrated car port to habitable space. Replacement of aviary and greenhouse with timber carport and garden store. Refurbishment of existing outbuilding. <b>Permitted.</b></p>
<p><b>Tree applications</b></p>		
<p>No Applications</p>		
<p><b>19</b></p>	<p><b>Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group</b> - to note activities to date, and to receive any recommendations</p>	
<p><b>20</b></p>	<p><b>Consideration of items for discussion by the Village Working Parties</b> – to consider and agree items to pass to the two Working Parties for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.</p>	
<p><b>21</b></p>	<p><b>Date of the next meeting TBC</b> - after the Finance and GP Meeting.</p>	

## Applications in Neighbouring Parishes

3rd March 2025

Parish	Planning Ref	Address	Action
Burstow	2019/548/EIA	Roundabouts Farm, Clay Hall Lane, Copthorne RH10 3JE Request for screening opinion for the Proposed Development of circa 360 residential units made up of 2, 3 and 4-bedroom detached, semi-detached and terraced houses, and potentially some 1-bedroom flats and a small amount of commercial development of circa 7,000 sqft. The properties will not exceed 3-storeys.	<p>WPC has commented on the proposals and asked to be kept updated.</p> <p>Confirmed EIA required.</p> <p><b>No change 27.02.2025</b></p>
East Grinstead	DM/23/0810	<p>Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Demolition of existing structures and erection of 200no. 1-, 2-, 3- and 4-bedroom homes (30% affordable) with new vehicular accesses via Crawley Down Road together with associated car parking, open space, and landscaping.</p>	<p>Amendments received, to be considered at meeting.</p> <p>Supporting Transport Statement (Internal Layout Matters) 24.11.2023</p> <p>Consultation response from SCC on the 18.12.2023. The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who recommends an appropriate agreement should be secured before the grant of permission.</p> <p>Supporting Motion statement response 02.01.2024.</p> <p>FPC have issued comments 08.01.24 containing evidence of works on the Morning of the 16<sup>th</sup> of May.</p> <p>Updated Transport Assessment Report and Travel Plan received 19th January 2024).</p> <p>Highways Authority have issued a no objection response on the 15.02.24 subject to S106 and condition response.</p>

			<p>Southern Water updated response 19.02.24. The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.</p> <p>East Grinstead Town council updated consultee response, 21.02.24. The committee do not accept the latest transport assessment. There are numerous discrepancies in the data, and it does not make sense, the dates used to collate the data (15-16 May there were road closures on the A264. For example, the developer is stating that the junction capacity of the A22/A264 will decrease when SA20 is built? The road safety audit is also out of date.</p> <p>23.03.24 Tandridge District Council has comments to raise with regards to the planning application, Subject to the requests within report, particularly with regards to the highways impact being adequately addressed in accordance with Surrey County Councils and Felbridge Parish Councils concerns are recommended, this Council raises NO OBJECTION to this proposal.</p> <p>Parking and cycle storage plan 26.03.24- see attached sheet.</p> <p>26.03.24 LAND SOUTH OF CRAWLEY DOWN ROAD, FELBRIDGE (SA19) Transport Statement (Internal Layout Matters)</p> <p>National Highways supporting statement- <b>12.07.24</b>  Recommends that conditions should be attached to any planning permission that may be granted. (see annex A – National Highways recommended planning conditions &amp; reasons)</p> <p><b>New site and tenure plans submitted 13/08/2024</b>  <b>06.09.2024</b> Committe Report available to review.  <b>10.09.2024-</b> Response from West Sussex Fire and Rescue service recommendation that the hydrant condition is implemented.</p>
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			<p><b>04.10.2024 Sussex Police and Crime Commissioner-</b> Police Funding and Development Growth- A primary issue for Sussex Police is to ensure that new development, like that proposed by application DM/23/0810, makes adequate provision for the future policing needs that it will generate. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests.</p> <p><b>18.11.2024</b> Updated location and open space plans Updated affordable Housing Plan</p> <p><b>No Further Change 27/02/2025</b> <b>Suggest noting.</b></p>
East Grinstead	DM/22/0718	<p>Land Rear Of 61 Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Development to provide a mix of 20-, two-, three- and four-bedroom dwellings with access obtained through adjoining site (as approved under DM/20/1078) with associated landscaping and infrastructure.</p>	<p>Pending consideration</p> <p>Still live 27/02/2025.</p> <p>To be superseded by DM/23/0810?</p> <p><b>No change 27.02.2025</b></p> <p><b>Suggest Noting.</b></p>
East Grinstead  (Part of site and access is in Worth Parish)	DM/23/0990	<p>Walnut Marches, Crawley Down Road, Felbridge, East Grinstead, RH19 2PS</p> <p>Demolition of the existing dwelling and erection of 6 dwellings with associated access, landscaping, garaging, and parking.</p>	<p>Pending consideration</p> <p>Tandridge consultee comment of No Objection 21.03.24</p> <p>18.03.24 Mid Sussex Tree Officer Objects to application.</p> <p><b>New Site Plan submitted 17.07.2024</b></p> <p><b>Suggest reiterating objections of</b> Overdevelopment of site Access is not suitable as is a footpath not highway</p> <ul style="list-style-type: none"> <li>• Contrary to DP12 in terms of density and size of houses</li> </ul>

			<ul style="list-style-type: none"> <li>• In an unsustainable location</li> <li>• Detrimental to local amenity</li> <li>• Unneighbourly</li> </ul> <p><b>And to ask again that as one third of the site is in Worth Parish, that one third of suggested s106 contributions should be allocated to WPC</b></p> <p><b>20.08.2024-</b> Natural England -No Objection Subject to Securing Appropriate Mitigation.</p> <p><b>15.10.2024</b> MSDC The Committee had no objection to the application but commented that the application should be subject to Highways approval noting the challenging junction onto Crawley Down Road.</p> <p><b>16.10.2024 Consultee response MSDC Tree Office – No Objection</b></p> <p><b>27.11.2024 MSDC committee report –Application recommended for approval</b></p> <p><b>No Change 27/02/2025</b></p>
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<p>East Grinstead</p>	<p>DM/23/2699</p>	<p>Land South and West of Imperhorne Upper School, Imberhorne Lane, East Grinstead</p> <p>Mixed use development for up to 550 dwellings (use C3), up to 150 dwellings (use class 2), land for primary school, neighbourhood centre, allotments etc. Playing fields, sports pavilion, SANG etc.</p> <p><b>Land South and West of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex</b></p> <p><b>Desc: Hybrid planning application seeking 1) outline planning permission for a mixed-use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG and associated landscaping and infrastructure. (Additional/amended information and plans received 22nd May 2024)</b></p>	<p>Pending Consideration</p> <p>Nature Space partnership Response: Holding objection: further information required 01.12.23.</p> <p>Consultation response from southern water 05.12.23 indicates that this initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer. Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored.</p> <p>Consultation Response Historic England 15.12.23 Historic England considers that the proposals would cause harm to the significance of Imberhorne Farmhouse, Imberhorne Farm Cottages, and Gullege Farm (grade II*listed) through development within their rural setting.</p> <p>WSCC Fire &amp; Rescue response 18.12.2023 It is therefore recommended that the hydrant condition is implemented.</p> <p>NHS Sussex Consultee response submitted 25.01.24, Without associated infrastructure, NHS Sussex would be unable to sustain sufficient and safe services provided in the area and would therefore have to OBJECT to the development proposal.</p> <p>SCC consultee response submitted 20.02.24. No objection as highway authority, although recommends improvements to Imberhorne Lane /Heathcote Drive Junction.</p> <p>Comments from the Gypsy and Traveller community. SA20, states that the draft district plan requires on-site provision on the three Significant Site Allocations (DPSC1- DPSC 3) to contribute to the overall need. We support the on-site provision of pitches on these three draft allocations, to meet the residual need within the district. An off-site financial contribution to G&amp;T will be made."</p>
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			<p>05.04.24 Surrey County Council consultee response. Surrey County Council Highway Authority request that the junction improvements at Imberhorne Lane/Heathcote Drive , A22/Imberhorne Lane and those immediately south of the A22/A264 junction proposed by the Developer within the traffic mitigation in the Transport Assessment and which is considered would have a positive impact on the capacity issues experienced at the A22/A264 junction should be secured as part of any planning permission granted.</p> <ul style="list-style-type: none"> <li>• It is noted that as part of the Transport Assessment that the Developer has included a Sustainable Transport Strategy and SCC would request that this is secured as part of any planning permission granted.</li> </ul> <p>04.07.24 MSDC Enviromental Protection have no objection in principle. A list of conditions has been provided.</p> <p>12.07.2024 Proposed Indicative Shared Footpath &amp; Cycle Route Connection.</p> <p>12.07.2024 Proposed Route to SANG Carriageway Widths Plan.</p> <p>15.07.2024 Ecology Walkover Technical Note- temporary holding objection as ecology report is out of date and needs updating.</p> <p>17.07.2024 MSDC Full Element The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall</p>
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			<p>include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.</p> <p>22.0702024 Sports England have withdrawn their objection to the proposal.</p> <p>29.07.2024 SCC It is acknowledged that the network is constrained, and the proposals are not able to fully meet the Allocation Policy. However, it is recognised that this is an allocated site and impacts on how we approach the application and therefore SCC Highway Authority are not raising an objection to the proposals. However, we need the above requirements for junction improvements and the implementation of a Sustainable Transport Strategy as requested above to make it acceptable in highway terms</p> <p>30.07.2024 -Active travel England Conditional approval</p> <p><b>07.08.2024- Ecology Report. Holding Objection pending further information on European Protected Species (Hazel Dormouse)</b></p> <p><b>15.10.2024- Sussex Police and Crime Commissioner-</b> Police Funding and Development Growth- A primary issue for Sussex Police is to ensure that new development, like that proposed by application DM/23/0810, makes adequate provision for the future policing needs that it will generate. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests.</p> <p><b>16.10.2024 Consultee response WSCC Highways- No Objection</b></p>
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			<p><b>06.11.2024</b> Summary Of Natural England’s Advice – No Objection Subject to Appropriate Mitigation Being Secured</p> <p><b>11.11.2024</b> Following a detailed ground-based assessment of each tree, TG73 (three oaks), T45, T66, T04, T94, TG1, TL27 were classified as supporting PRF-Is. Whilst no further surveys are required, sensitive removal and compensation is required to ensure no impacts on bats are predicted.</p> <p>18/11/2024 WSCC Highways - Public Rights of Way Further to the previous response dated 19th June 2024 it has become apparent that the existing arrangement where Bridleway 40aEG crosses Felbridge water via a culvert will not be able to cope with the development planned for this area. We have investigated options to mitigate and remediate this and looked at the infrastructure that will be required to carry bridleway traffic and the existing private vehicular rights safely given the planned development. We have been advised to seek an additional £50,000 S106 contribution and would be grateful if Mid Sussex District Council would consider this.</p> <p>12.12.2024 WSCC Education’s formal recommendation is as follows: Conditional Approval.</p> <p>20.12.2024- Place Services’ ecological advice service Recommended Approval subject to attached conditions.</p> <p><b>30.01.2025- Committee Report – Recommended for Approval.</b></p> <p><b>10.02.2025- East Grinstead Town Council- Committee resolved to recommendation this application for refusal.</b> Whilst WSCC Highways view of this development was positive, the Committee was disappointed to note there had still been no conclusive update or commitment to the star junction upgrade</p>
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			<p>recommended by Surrey Country Council. There was still scope for this to be addressed within the legal documentation for this application, the 4 local authorities needed to work together to identify a solution to the road issues. There was also no update regarding the requested improvements to Imberhorne Lane bridge. The pedestrian access point onto the Worth Way should be for cycle access also. EGTC would like a commitment from MSDC that S106 funding would not be removed/deemed expired after a set period of time if the funding had not been used, and would also like reassurance that the primary and early years education and the care home offerings within the site would be delivered within the timeframe specified. If not, we would like reassurance that these sites would be used for alternative community benefit e.g. community hall, play area etc. There had been other instances within MSDC where S106 funding had been lost and community offerings not delivered, it was hoped that lessons had been learned not as not to be repeated.</p> <p><b>Suggest noting</b></p>
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New Applications/Comments in bold

## **Residents' concerns regarding the S106 allocation for Land West of Turners Hill Road**

**Correspondence by email 24/02/2025**

**Cllrs, Please Note**

- a) the s106 sums are maximised (why was s106 / contribution at Imberhorne reported as c£14m for 550 homes and care home vs c£1.2m here for 350 homes? Apparently, Welbeck Land has carried out the works not MSDC?) and Wates are required to do the new 3G pitch, if not all the works, and to protect the village from just 1 permission being granted. FYI I have suggested to Wates that they should seriously consider offering the village the new 3G pitch once the first consent has been granted, perhaps 'no house sold on either site until the first football has been kicked' condition from MSDC in the outline consent?;
- b) the design of the new junction by the Worth Way railway bridge is really seriously investigated, so WSCC Highways listen to local concerns re safety and connectivity; and
- c) requirement that the green fields not developed upon remain undevelopable in the future.

There were also significant concerns / sympathy for the Wychwood residents and their access road.

**From:** Mims Davies MP <[mims.davies.mp@parliament.uk](mailto:mims.davies.mp@parliament.uk)>  
**Sent:** 24 February 2025 15:00  
**To:** Liz Williams <[Liz.williams@worth-pc.gov.uk](mailto:Liz.williams@worth-pc.gov.uk)>  
**Cc:** Leanne Bannister - Worth Parish Council Clerk <[clerk@worth-pc.gov.uk](mailto:clerk@worth-pc.gov.uk)>  
**Subject:** Wychwood Place Development (Case Ref: MD39384)

Dear Cllr Williams,

I am writing to you following concerns from my constituents regarding the above.

I understand you had a meeting with local residents recently. One resident has kindly emailed me with an update.

Following that I have emailed Mid Sussex District Council with reports of drainage issues affecting local residents. Additionally, I have also emailed Wates to request improvements to their proposed access arrangements which I know many nearby residents are concerned about.

I am also receiving a number of emails from local residents ahead of the consultation deadline of the 6<sup>th</sup> March.

If there is anything additionally I can do on behalf of the Parish Council please do not hesitate to get in touch.

With my kind regards,

Mims



**Mims Davies MP**  
**Shadow Secretary of State for Wales & Shadow Minister for Women**  
**Member of Parliament for East Grinstead and Uckfield**  
House of Commons, London, SW1A 0AA | 020 7219 6853 | [www.mimsdavies.org.uk](http://www.mimsdavies.org.uk)

***Working hard across East Grinstead, Uckfield and our villages***

*To sign up for my regular newsletter click here: <https://www.mimsdavies.org.uk/>*



**Wates Developments Limited  
Land West of Turners Hill Road and  
South of Huntsland,  
Crawley Down,  
West Sussex**

**Draft Heads of Terms for Section 106 Agreement – December 2024**

The planning obligations listed below have been prepared in the light of Policy DP20 of the Mid Sussex Local Plan 2014 – 2031, Policy CDNP01 of the Crawley Down Neighbourhood Plan January 2016 and policy DPI2 of the Submission Draft Mid Sussex Local Plan 2021 – 2039 (Dec 2023). The substance of the draft Heads of Terms also reflects initial advice received from officers at Mid Sussex District Council and the comments received from Worth Parish Council, Natural England and WSCC Highways during pre-application discussions.

The draft planning obligations set out below will only be included in the Section 106 Agreement to the extent justifiable in planning policy terms, in particular paragraph 58 of the NPPF and regulation 122 of the Community Infrastructure Levy Regulations 2010. This will be established following further discussions with officers. This draft assumes that the site will not be subject to Community Infrastructure Levy or any other similar charge. If this is not the case the applicant reserves the right to withdraw or amend any of the planning obligations listed below:

- The provision of up to 60 affordable units<sup>1</sup> (30%) – to be 75% social and affordable rent and 25% affordable ownership products.
- The nomination rights for the affordable housing units will be such that the affordable units will in the first instance be made available to people in housing need with an appropriate connection to Crawley Down/ Worth Parish. Thereafter the nomination rights will, if necessary, cascade down to those in need in the neighbouring parishes in Mid Sussex.
- A minimum of 4% of the affordable units to be identified as M4(3) (2) (b) dwellings.
- All dwellings to meet M4(2) standards.
- 2% of all dwellings will be set aside for Self Build.
- The provision of up to a minimum of 13.5ha of formal and informal recreational open space across the site as a whole including 2 x Local Equipped Areas of Play and 3 x Local Areas or 'Play on the Way' which together equate to 0.13ha.
- Contributions towards improvements to/ provision of new sports and leisure facilities in Crawley Down, which could include, but are not limited to:
  - New Cricket Pavilion on Sandy Lane with facilities for ladies teams.
  - The enhancement of the facilities at the King George V Recreation Ground.
  - Improvement to the Haven Centre and its sports facilities.
- Contributions towards improvements to/ provision of community facilities in Crawley Down, which could include, but are not limited to:
  - New Cricket Pavilion on Sandy Lane with facilities for ladies teams.
  - The enhancement of the facilities at the King George V Recreation Ground.
  - Improvement to the Haven Centre and its sports facilities.

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<sup>1</sup> Assuming 200 dwellings are accommodated on site – if not then 30% of the number of dwellings that are accommodated on the site.



- Contributions towards improvements to existing cycle and pedestrian routes linking the proposed development to Crawley Down and surrounding countryside, including:
  - improved surface treatment of the Worth Way and shared cycleways adjacent to both of the proposed vehicular accesses serving land south of Huntsland.
  - A new signal controlled crossing on Turners Hill Road adjacent to the southern access point as well as provision of dropped kerb / tactile paving crossings on Turners Hill Road and Vicarage Road.
  - A traffic calming scheme on Turners Hill Road incorporating visual narrowing's and repeater roundels displaying the speed limit on the carriageway - aimed at reducing speeds and improving safety (and the feeling for safety) for pedestrians and cyclists.
- Contributions to support and enhance existing bus accessibility, including but not limited to:
  - Bus stop improvements including bus shelters, raised kerbs and seating.
  - Increased service frequency on service 272 on Saturday evenings and Sundays, noting that there is currently no service at these times.
- The provision of one car club vehicle for three years, with three years free membership for new residents of the site.
- The implementation of a Travel Plan to encourage use of sustainable transport modes.
- A contribution towards highway improvements and mitigation measures arising as a result of the proposed development, including but not limited to:
  - A new signal controlled crossing on Turners Hill Road adjacent to the southern access point as well as provision of dropped kerb / tactile paving crossings on Turners Hill Road and Vicarage Road.
  - A traffic calming scheme on Turners Hill Road incorporating visual narrowing's and repeater roundels displaying the speed limit on the carriageway - aimed at reducing speeds and improving safety (and the feeling for safety) for pedestrians and cyclists.
  - Various works to adjacent roads as presented in Drawings ITB9155-GA-056A and 059.
- Either the provision on site of allotments or a contribution towards the enhancement of the existing off site facilities in Crawley Down.
- A contribution towards Strategic Access Management and Monitoring (SAMM).
- Contributions towards nursery, primary, secondary and sixth form educational facilities within Crawley Down / 5km of the site.
- Contributions towards Library Services within Crawley Down / 5km of the site.
- Contributions towards Youth services within Crawley Down / 5km of the site.
- Contributions towards Community Learning within Crawley Down / 5km of the site.
- Contributions towards Social Care within Crawley Down / 5km of the site.
- Contributions towards Waste and Recycling facilities.
- Contributions towards the Local Primary Care Trust for use at the Crawley Down Health Centre or within 5km of the site
- The Payment of the District Council's reasonable legal costs in entering the section 106 agreement and administering it, up to a maximum limit.
- Contributions to be paid in instalments.
- Contributions to be subject to indexation.
- Any contributions not spent within 5 years to be repaid to the developer.