

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

12th May 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, 12th May 2025 at 7.30pm.** In the Parish Hub Borers Arms Road Copthorne 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 12th April 2025.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Correspondence** – To note correspondence received.
- 7. 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: 22nd May 2025 at 4.00pm.
 - b) District Planning Committee – next meeting: 29th May 2025 at 2.00pm.

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

	Address	WPC	MSDC
DM/25/0140	Cabin At Horsepasture Wood Wallage Lane Rowfant West Sussex	Defer to Officer	Refused
DM/25/04543	Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3XU	Defer to tree Officer	Permitted
DM/24/2927	Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ	Defer	Permitted
DM/24/2400	Land At Gibbshaven Farm North of Felbridge Road Furnace Wood West Sussex	Object	Refused
DM/25/0748	Gibbshaven Barn Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19		Permitted
DM/24/2047	Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU	Defer	Permitted
DM/25/0455	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0454	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0532	Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ	Defer	Permitted
DM/25/0297	13 Grange Road Crawley Down Crawley West Sussex RH10 4JT	Defer	Permitted
DM/25/0826	18 The Martins Crawley Down Crawley West Sussex RH10 4XU	Defer	Permitted
DM/25/0642	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/0494	6 Beechey Close Copthorne Crawley West Sussex RH10 3LS	Defer	Permitted
DM/25/0581	6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL	Defer	Permitted
DM/25/0483	Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted

9. **Updates on the Mid Sussex District Plan-** To receive and comment upon any updates in relation to the district plan.
10. **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
11. **Licencing-** To receive and note any new licencing applications.
12. **Appeals** – To receive and note the following appeal.

Reference	Address	Proposal	WPC Decision
AP/25/0018	St John The Evangelist Church Church Road Copthorne West Sussex	Proposed installation of a 56-panel solar photovoltaic array on the South facing roof.	Defer to Officer

13. **Planning Compliance action-** To receive a report on any actions currently being investigated by Mid Sussex Council, and to report any further breaches.
14. **Highway Issues-** To discuss and make comments upon any issues relating to Highways,
15. **Gatwick Airport-** to receive and comment upon any updates regarding Gatwick Airport.
16. **Updates to the Land West of Turners Hill Road development-** to receive and comment upon any updates in relation to the development.
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.

Applications to be Ratified	
<p><u>DM/25/0294</u></p> <p><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Listed Building Consent. Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works</p>	Defer to Officer
<p><u>DM/25/0295</u></p> <p><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Householder Application Proposal: Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works</p>	Defer to Officer
<p><u>DM/25/0839</u></p> <p><u>13 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u></p> <p>Proposed single Storey wrap around extension. 2 Storey Side and Front Extension</p>	Defer to Officer
<p><u>DM/25/0850</u></p> <p><u>39 Rowan Walk Crawley Down Crawley West Sussex RH10 4JW</u></p> <p>Proposed ground floor new rear extension, ground floor new porch</p>	Defer to Officer
<p><u>DM/25/0822</u></p> <p><u>2 Gage Close Crawley Down Crawley West Sussex RH10 4XT</u></p> <p>Proposed two storey front extension, raise the height of an existing flat roofed extension to the rear and convert one half of the existing integral double garage to create a new utility room, W.C. and a study</p>	Defer to officer
<p><u>DM/25/0916</u></p> <p><u>Asgard Copthorne Common Road Copthorne Crawley West Sussex RH10 3JX</u></p> <p>Ground floor front/side and rear extension</p>	Defer to officer
<p><u>DM/25/0742</u></p> <p><u>30 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH</u></p> <p>Removal of Condition 10 in relation F/72/538 and F/72/539 - to remove condition stating that walls and fences being erected require planning permission</p>	Withdrawn

<p><u>DM/25/0014</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' 'Additional ecology information received 03/04/2025'.</p>	<p>Defer to Officer</p>
<p><u>DM/25/0015</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' 'Additional ecology information received 03/04/2025'</p>	<p>Defer to Officer</p>
<p><u>DM/25/0016</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a care home (Use Class C2) up to 70 beds, 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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' 'Additional ecology information received 03/04/2025 and change to description regarding the care home'.</p>	<p>Defer to Officer</p>

<p><u>DM/25/0935</u></p> <p><u>Land Adjacent to Rowan East of Turners Hill Road Crawley Down Crawley West Sussex RH10 3EP</u></p> <p>Discharge of planning conditions C18 (External Lighting) and C23 (Electric Vehicle Charging) relating to planning reference DM/23/2961.</p>	<p>Defer to the officer asking to check that no changes in outside lighting will be detrimental to the amenity of neighbors.</p>
<p><u>DM/25/0933</u></p> <p><u>57 The Meadow Copthorne Crawley West Sussex RH10 3RQ</u></p> <p>Double storey side extension.</p>	<p>Defer to officer</p>
<p><u>DM/23/2732</u></p> <p><u>Carriall Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></p> <p>Demolition of an existing residential property and miscellaneous commercial activities. Proposed developing five new B8/B2 warehouse units with associated parking, drainage and external landscaping. The units will be constructed with steel frame and finished with insulated panels and timber cladding to blend with the adjacent Ancient Woodland incorporating PV panels, green sedum roofing and sky lights. (Updated Tree Report submitted 10.04.2025).</p>	<p>Defer to Officer</p>
<p><u>DM/25/0987</u></p> <p><u>Great Frenches Barn Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></p> <p>Prior Approval for the conversion of a single-storey agricultural barn to a single-storey dwelling</p>	<p>Defer to Officer-asking for a non-severance clause</p>
<p><u>DM/25/1018</u></p> <p><u>5 Calluna Drive Copthorne Crawley West Sussex RH10 3XE</u></p> <p>1 x Oak - Reduce crown back to previous cut points, approx 1- 3m and removal of epicormic growth on main trunk.</p>	<p>Defer to tree Officer</p>

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.

Type 1 applications	
<p><u>DM/24/3104</u></p> <p><u>Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Temporary agriculturally tied caravan accommodation. Amended plans, BNG metric and application form received 4th and 14th April to amend red line to provide on-site BNG</p>	
<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)</p>	
Type 2 Applications	
<p><u>DM/25/1009</u></p> <p><u>27 Ivy Close Copthorne Crawley West Sussex RH10 3FT</u></p> <p>Loft conversion with rear dormer</p>	
<p><u>DM/25/0438</u></p> <p><u>Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Proposed single storey rear extension, porch extension, first floor extension with a crown roof, changes to fenestration and removal of chimney. (Amended plans received 10.04.2025)</p>	
<p><u>DM/25/1045</u></p> <p><u>28 Old Station Close Crawley Down Crawley West Sussex RH10 4TX</u></p> <p>Proposed single storey rear extension. 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. LDC</p>	
<p><u>DM/25/1074</u></p> <p><u>Sideways Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD</u></p> <p>Conversion of bungalow loft to provide bedroom, bathroom and mechanical room accommodation, and addition of front entrance porch at ground floor level</p>	

<u>DM/25/1083</u>	
<u>6 Knowle Close Copthorne Crawley West Sussex RH10 3LR</u>	
Conversion of the existing bungalow's loft space into habitable accommodation and construction of a front porch extension.	
Tree applications	
No Tree Applications.	

- 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 – Monday 2nd June 2025 at 7.30pm at the Parish Hub Copthorne.**

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

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 12th May 2025, in The Parish Hub Bowers Arms Road Copthorne at 7.30pm. 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, apologies have been .

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 12th April 2025.

5 Chairmans Announcements

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

6 Correspondence

No Correspondence to note.

7 Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 22nd of May at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 29th of May at 2pm.

No agenda issued at the time of writing this report.

8 Planning Decisions from Mid Sussex District Council

To note the planning decisions as listed on the agenda.

	Address	WPC	MSDC
DM/25/0140	Cabin At Horsepasture Wood Wallage Lane Rowfant West Sussex	Defer to Officer	Refused
DM/25/0453	Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3XU	Defer to Tree Officer	Permitted
DM/24/2927	Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ	Defer	Permitted
DM/24/2400	Land At Gibbshaven Farm North of Felbridge Road Furnace Wood West Sussex	Object	Refused
DM/25/0748	Gibbshaven Barn Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19		Permitted
DM/24/2047	Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU	Defer	Permitted
DM/25/0455	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0454	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0532	Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ	Defer	Permitted
DM/25/0297	13 Grange Road Crawley Down Crawley West Sussex RH10 4JT	Defer	Permitted
DM/25/0826	18 The Martins Crawley Down Crawley West Sussex RH10 4XU	Defer	Permitted
DM/25/0642	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/0494	6 Beechey Close Copthorne Crawley West Sussex RH10 3LS	Defer	Permitted
DM/25/0581	6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL	Defer	Permitted
DM/25/0483	Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted

9 Updates on the Mid Sussex District Plan

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

10 Applications in Neighbouring Parishes

Councillors are asked to note the report attached.

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

11 Licencing

No New Licensing applications to note.

12 Appeals

Reference	Address	Proposal	WPC Decision
AP/25/0018	St John The Evangelist Church Church Road Copthorne West Sussex	Proposed installation of a 56-panel solar photovoltaic array on the South facing roof	Defer to Officer

13 Planning Compliance

The assistant clerk was asked to contact Planning investigations regarding Rowfant House. Planning investigations were aware and are considering action.

14 Highways Issues

No highway issues to report.

15 Gatwick Airport

Gatwick Airport Northern Runway please note any email updates. Responses to the Secretary of state's consultation have been published. No decision has been made to date when the agenda was published.

16

Updates to the Land West of Turners Hill Road Development-

Please see item 17 for updated plans for planning applications DM/25/0014, DM/25/0015 and DM/25/0016.

17 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/25/0294</u> <u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Listed Building Consent. Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works	Defer to Officer
<u>DM/25/0295</u> <u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Householder Application Proposal: Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works	Defer to Officer
<u>DM/25/0839</u>	Defer to Officer

<p><u>13 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u></p> <p>Proposed single Storey wrap around extension. 2 Storey Side and Front Extension</p>	
<p><u>DM/25/0850</u></p> <p><u>39 Rowan Walk Crawley Down Crawley West Sussex RH10 4JW</u></p> <p>Proposed ground floor new rear extension, ground floor new porch</p>	Defer to Officer
<p><u>DM/25/0822</u></p> <p><u>2 Gage Close Crawley Down Crawley West Sussex RH10 4XT</u></p> <p>Proposed two storey front extension, raise the height of an existing flat roofed extension to the rear and convert one half of the existing integral double garage to create a new utility room, W.C. and a study</p>	Defer to Officer
<p><u>DM/25/0916</u></p> <p><u>Asgard Copthorne Common Road Copthorne Crawley West Sussex RH10 3JX</u></p> <p>Ground floor front/side and rear extension</p>	Defer to officer
<p><u>DM/25/0742</u></p> <p><u>30 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH</u></p> <p>Removal of Condition 10 in relation F/72/538 and F/72/539 - to remove condition stating that walls and fences being erected require planning permission</p>	Withdrawn
<p><u>DM/25/0014</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' 'Additional ecology information received 03/04/2025'.</p>	Defer to Officer

<p><u>DM/25/0015</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' 'Additional ecology information received 03/04/2025'</p>	Defer to officer
<p><u>DM/25/0016</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a care home (Use Class C2) up to 70 beds, 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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' 'Additional ecology information received 03/04/2025 and change to description regarding the care home'.</p>	Defer to Officer
<p><u>DM/25/0935</u></p> <p><u>Land Adjacent to Rowan East of Turners Hill Road Crawley Down Crawley West Sussex RH10 3EP</u></p> <p>Discharge of planning conditions C18 (External Lighting) and C23 (Electric Vehicle Charging) relating to planning reference DM/23/2961.</p>	Defer to the officer asking to check that no changes in outside lighting will be detrimental to the amenity of neighbors.
<p><u>DM/25/0933</u></p> <p><u>57 The Meadow Copthorne Crawley West Sussex RH10 3RQ</u></p> <p>Double storey side extension.</p>	Defer to Officer
<p><u>DM/23/2732</u></p>	Defer to Officer

<u>Carriall Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u> Demolition of an existing residential property and miscellaneous commercial activities. Proposed developing five new B8/B2 warehouse units with associated parking, drainage and external landscaping. The units will be constructed with steel frame and finished with insulated panels and timber cladding to blend with the adjacent Ancient Woodland incorporating PV panels, green sedum roofing and sky lights. (Updated Tree Report submitted 10.04.2025).		
<u>DM/25/0987</u> <u>Great Frenches Barn Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u> Prior Approval for the conversion of a single-storey agricultural barn to a single-storey dwelling		Defer to Officer-asking for a non-severance clause
<u>DM/25/1018</u> <u>5 Calluna Drive Copthorne Crawley West Sussex RH10 3XE</u> 1 x Oak - Reduce crown back to previous cut points, approx 1- 3m and removal of epicormic growth on main trunk		Defer to Tree Officer
18	<u>New Planning Applications-</u> To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.	

Type 1 applications	
<u>DM/24/3104</u> <u>Sandhill Farm Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u> Temporary agriculturally tied caravan accommodation. Amended plans, BNG metric and application form received 4th and 14th April to amend red line to provide on-site BNG	WPC previously objected to this application
<u>DM/24/2957</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> 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)	WPC previously objected to this application

Type 2 Applications	
<p><u>DM/25/1009</u></p> <p><u>27 Ivy Close Copthorne Crawley West Sussex RH10 3FT</u></p> <p>Loft conversion with rear dormer</p>	No previous planning history
<p><u>DM/25/0438</u></p> <p><u>Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Proposed single storey rear extension, porch extension, first floor extension with a crown roof, changes to fenestration and removal of chimney. (Amended plans received 10.04.2025)</p>	WPC previous comment defers to officer 06.03.25
<p><u>DM/25/1045</u></p> <p><u>28 Old Station Close Crawley Down Crawley West Sussex RH10 4TX</u></p> <p>Proposed single storey rear extension. 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. LDC</p>	No previous planning history.
<p><u>DM/25/1074</u></p> <p><u>Sideways Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD</u></p> <p>Conversion of bungalow loft to provide bedroom, bathroom and mechanical room accommodation, and addition of front entrance porch at ground floor level</p>	DM/19/4384 Replacement of existing property with 2 new detached 5-bedroom houses. Withdrawn
<p><u>DM/25/1083</u></p> <p><u>6 Knowle Close Copthorne Crawley West Sussex RH10 3LR</u></p> <p>Conversion of the existing bungalow's loft space into habitable accommodation and construction of a front porch extension.</p>	No previous planning history
Tree applications	
No tree applications.	
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 – 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.
21	Date of the next meeting Monday 2 nd June 2025 at 7.30pm at the Parish Hub Copthorne.

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 7th April 2025, commencing at 7.30pm

Cllr Casella
(Chair)
Cllr Bingle
Cllr Coote

Cllr Kipps (Vice Chair)
Cllr Kipps

Miss H Smith
(Assistant
Clerk)
Cllr Phillips
and the Chief
Officer were
present as a
members of
the Public

1 Member of Public

**Williams and Poin
, it was agreed that
Vice Chair**

216	Public Question Time A representative from St Johns Church in Copthorne addressed the committee looking for support for the following appeal AP/25/0018 Proposed installation of a 56-panel solar photovoltaic array on the South facing roof. The representative gave note there were 60 positive comments on the planning portal and no objections. The Church of England were also in favour of the application. Cllr Casella advised the representative that they would need to put together a strong case for appeal. It was also advised that the appeal would be heard before the next committee meeting on the 12th of May. Cllr Bingle arrived at 19.37pm
217	Apologies Apologies were received and noted for Cllr Pointer, Williams, Dorey, Gibson, King and Wilson.
218	Declarations of Disclosable Pecuniary and Other Interests Nothing to Note.
219	Minutes It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 3 rd March were a true and correct record.
220	Chairman's Announcements No Announcements to Note

221 Correspondence

The correspondence was NOTED from Squires Planning regarding planning application DM/24/2401 The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY.

222 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 10th April at 4pm.

Agenda not yet published at the time of writing this report. This meeting has since been cancelled.

District Planning Committee – 17th April at 2pm.

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

Nothing Pertaining from Worth.

223 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
AP/24/0042	Redwood, Tiltwood, Hophurst Lane, Crawley Down	Defer	Approved
DM/25/0053	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Refused
DM/25/0047	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Permitted
DM/24/2799	Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ	Defer	Withdrawn
DM/25/0342	Land West of Copthorne Copthorne Way Copthorne West Sussex (DM/21/1969).	Defer	Permitted
DM/24/3085	40 Westway Copthorne Crawley West Sussex RH10 3QR	Defer	Permitted
DM/24/1572	Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW	Defer	Permitted
DM/24/2719	Rowfant House Wallage Lane Rowfant Crawley West Sussex RH10 4NG	Defer	Permitted
DM/24/2772	Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA	Defer	Permitted
DM/25/0567	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ		Refused
DM/25/0249	Cabin At Grid Reference 531955 137109 Horsepasture Wood Wallage Lane Rowfant West Sussex	Defer	Refused
AP/24/0058	27 Knowle Drive Copthorne	Noted	Allowed
DM/25/0233	Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	Defer	Permitted
DM/25/0279	Copthorne Cottage Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Defer	Permitted
AP/25/0001	38 Payne Way Copthorne Crawley West Sussex RH10 3YQ		Dismissed
DM/25/0220	Sunnymead Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	Defer	Permitted

Cllrs NOTED this information.

224 Updates on the Mid Sussex District Plan-

There are no further updates to report.

225 Applications in Neighbouring Parishes

Cllrs NOTED the report.

226 Licencing

No new Licencing applications to note.

227 Appeals

Cllrs NOTED the following appeal.

Reference	Address	Proposal	WPC Response
AP/25/0010	Firs Farm Copthorne Common Copthorne Crawley	Conversion of two buildings to 1 x single family dwellinghouse (Use Class C3) with associated amenity space and parking provision.	Defer to Officer noting overdevelopment of site.

228 Planning Compliance Action

Nothing to Note.

229 Highways Issues

Nothing to Note

230 Gatwick Airport

Cllrs NOTED the email updates.

231 Updates to the Land West of Turners Hill Road Development-

Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.

Cllrs NOTED the update.

Cllr Bingle requested the Ast clerk contact MDSC to ask when the applications were likely to be before the committee.

232 Road Closures for the Copthorne Carnival Saturday 28th June 2025

Cllrs NOTED the annual road closures.

233 Proposed Base Station Upgrade at Cornerstone 12195523 At Old Sewage Treatment Works – Westway, Copthorne, West Sussex, RH10 3QS

Cllrs NOTED the proposed station upgrade.

234 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<u>DM/25/0454</u> <u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Proposed replacement extension to create new kitchen.	Defer to Officer

<p><u>DM/25/0455</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Proposed replacement extension to create new kitchen. (Listed Building Consent)</p>	Defer to Officer
<p><u>DM/25/0245</u></p> <p><u>Land North of Ethlinden Hophurst Hill Crawley Down West Sussex</u></p> <p>Change of use of land to equestrian and associated works including post and rail fence and timber gate</p>	Defer to Officer, noting any impact to ancient woodland.
<p><u>DM/25/0483</u></p> <p><u>Palmers Autocenter Tyres Palmers Autocenter Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) for Improvements to the landscaping strategy and enhanced planting.</p>	Defer to Officer
<p><u>DM/25/0494</u></p> <p><u>6 Beechey Close Copthorne Crawley West Sussex RH10 3LS</u></p> <p>Proposed front porch</p>	Defer to Officer
<p><u>DM/25/0532</u></p> <p><u>Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ</u></p> <p>Proposed single storey 6 bay car port.</p>	Defer to Officer
<p><u>DM/25/0581</u></p> <p><u>6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL</u></p> <p>Proposed garage conversion</p>	Defer to Officer
<p><u>DM/24/2047</u></p> <p><u>Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU</u></p> <p>Proposed detached garage with games room above (revised plans received 24.01.2025. Great Crested Newt Certificate received 05.02.2025. Arboricultural Impact Assessment and Preliminary Method Statement received 07.03.2025).</p>	Defer to Officer
<p><u>DM/24/2401</u></p>	Defer to Officer,

<p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 10.03.2025 to include pedestrian path)</p>	<p>Please check road safety issues re drop off and pick provision from Turners Hill Road at busy times of day.</p>
<p><u>DM/25/0297</u></p> <p><u>13 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></p> <p>Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions</p>	<p>Defer to Officer</p>
<p><u>DM/25/0453</u></p> <p><u>Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3XU</u></p> <p>Oak trees x2 - crown reduce by 3 metres</p>	<p>Defer to Tree Officer</p>

235 New Planning Applications

Type 1 Applications	
<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 dwellinghouse and associated access works.</p>	<p>Defer to Officer noting the previously refused applications.</p>
<p><u>DM/25/0666</u></p> <p><u>Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use of a single dwellinghouse to a pair of semi-detached dwellinghouses, with associated internal refurbishments and alterations. Conversion of rear Cold Store outbuilding and Main House loft space to habitable accommodation. Demolition of rear Laundry/ WC/ Store Building. Demolition of garage in rear garden. First floor extension to existing West side extension with new dual pitched roof. Remodelling of roofs to existing East side extension and converted rear Cold Store. Refurbishment of existing old butchers shop front</p>	<p>Defer to Officer, over development of site, lack of parking.</p>
<p><u>DM/25/0014</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></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,</p>	<p>Defer to Officer</p>

surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'	
<p><u>DM/25/0015</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	Defer to Officer
<p><u>DM/25/0016</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), 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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	Defer to Officer
<p><u>DM/25/0017</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), 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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	Defer to Officer
<u>DM/24/2401</u>	Support- previous concerns regarding access has been addressed. Local need for

<u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u> Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 27.03.2025)	childcare facilities in Crawley Down.
Type 2 Applications	
<u>DM/25/0657</u> <u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u> Erection of an annexe for ancillary use to the main dwellinghouse.	Defer non severance clause
<u>DM/25/0658</u> <u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u> Erection of an annexe for ancillary use to the main dwellinghouse. 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 non severance Clause
<u>DM/25/0685</u> <u>Ash Vale Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u> Proposed log cabin in our back garden to provide a gymnasium and games room 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 – non severance clause
Tree Applications	
<u>DM/25/0642</u> <u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u> Silver Birch (T3) - fell. Silver Birch (T4) - Fell. Western Hemlock (T5) - Reduce in height by 10 Metres. Red Alders (T1 and T2) - Fell to a 6-metre stump	Defer to Tree Officer
<u>DM/25/0826</u> <u>18 The Martins Crawley Down Crawley West Sussex RH10 4XU</u> 4 x Oak, remove epicormic growth on main trunks and reduce crowns back to previous cut points aprox 1.5 to 2 m	Defer to Tree Officer

- 236 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**
No Matters for consideration
- 237 Consideration of items for discussion by the Village Working Parties**
No Matters for consideration.
- 238 Date of the next meeting – Monday 12th of May 2025 at 7.30pm.**

Meeting closed at 7.55 pm

Chairman: _____

Date: _____

Applications in Neighbouring Parishes

12th May 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-storesy.	WPC has commented on the proposals and asked to be kept updated. Confirmed EIA required. No change 27.02.2025
East Grinstead	DM/23/0810	Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP 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.	Amendments received, to be considered at meeting. Supporting Transport Statement (Internal Layout Matters) 24.11.2023 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. Supporting Motion statement response 02.01.2024. FPC have issued comments 08.01.24 containing evidence of works on the Morning of the 16 th of May. Updated Transport Assessment Report and Travel Plan received 19th January 2024). Highways Authority have issued a no objection response on the 15.02.24 subject to S106 and condition response.

			<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.</p> <p>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- 12.07.24 Recommends that conditions should be attached to any planning permission that may be granted. (see annex A – National Highways recommended planning conditions & reasons)</p> <p>New site and tenure plans submitted 13/08/2024 06.09.2024 Committee Report available to review. 10.09.2024- Response from West Sussex Fire and Rescue service recommendation that the hydrant condition is implemented.</p>
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			<p>04.10.2024 Sussex Police and Crime Commissioner- 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>18.11.2024 Updated location and open space plans Updated affordable Housing Plan</p> <p>No Further Change 07/05/2025 Suggest noting. Planning portal states awaiting decision</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>No change 07.05.2025</p> <p>Suggest Noting. Planning portal states Pending Consideration</p>
<p>East Grinstead</p> <p>(Part of site and access is in Worth Parish)</p>	DM/25/1063	<p>Walnut Marches, Crawley Down Road, Felbridge, East Grinstead, RH19 2PS</p> <p>Discharge of Planning condition No: 12 relating to planning application DM/23/0990</p> <p>Archaeological Evaluation and Excavation</p>	<p>Archaeological Advice recommend that Condition 12(i) is not discharged.</p> <p>Mark Baister MA MCIfA Historic Environment Consultant</p>

		<p>(i) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority.</p> <p>(ii) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the Written Scheme of Investigation defined in (i) above.</p> <p>(iii) The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report. Reason: In the interest of archaeology and to accord with Policy DP34 of the District Plan and the NPPF.</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>Land South and West of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex</p> <p>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</p> <p>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)</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 & 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&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"> • 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. <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 & 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>22.07.2024 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>07.08.2024- Ecology Report. Holding Objection pending further information on European Protected Species (Hazel Dormouse)</p> <p>15.10.2024- Sussex Police and Crime Commissioner- 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>16.10.2024 Consultee response WSCC Highways- No Objection</p>
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			<p>06.11.2024 Summary Of Natural England's Advice – No Objection Subject to Appropriate Mitigation Being Secured</p> <p>11.11.2024 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>30.01.2025- Committee Report – Recommended for Approval.</p> <p>10.02.2025- East Grinstead Town Council- Committee resolved to recommendation this application for refusal. Whilst WSCC Highways view of this development was positive, the Committee was disappointed to note there had still been no</p>
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			<p>conclusive update or commitment to the star junction upgrade 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>Suggest noting Awaiting Decision still 07/05/2025</p>
(Cophthorne) Burstow	ENF/2025/50	Land south of Tagzvondeni Kennels ENF/2025/50	

New Applications/Comments in bold