

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

2nd October 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 **Thursday, 2nd October 2025 at 7.30pm.** In 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 1st October 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) District Planning Committee – next meeting: 2nd October 2025 at 2.00pm.
 - b) Planning Committee – next meeting: 9th October 2025 at 4.00pm.
 - c) District Planning Committee- next meeting: 16th October 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/25/1810	Trees At Marstal, Copthorne Bank And 2 The Glebe Copthorne Crawley West Sussex RH10 3RP	Defer	Permitted
DM/25/1864	Hurst House Copthorne Common Copthorne Crawley West Sussex RH10 3LG	Defer	Refused
DM/24/0811	The Oaks Shipley Bridge Lane Copthorne	Defer	Permitted
DM/23/1330	Birchwood Barn Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Defer	Withdrawn
DM/25/0014	Land West of Turners Hill Road and South of Hunts land Turners Hill Road Crawley Down West Sussex	Defer	Permitted
DM/25/0016	Land West of Turners Hill Road and South of Hunts land Turners Hill Road Crawley Down West Sussex	Defer	Permitted
DM/25/0245	Land North of Ethlinden Hophurst Hill Crawley Down West Sussex	Defer	Permitted
DM/24/2401	The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Support	Refused
DM/25/1974	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/1313	Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Defer	Permitted
DM/24/2646	Down Park Place 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
AP/25/0044	Hurst House Copthorne Common Copthorne Crawley	Permission in Principle for the development of 3 to 4 residential dwellings (including the existing dwelling)

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. Royal Oak Update- to receive any updates in relation to the Royal oak site.

18. Bowers Place- to receive any updates in relation to Bowers Place.

19. Updates to the Neighbourhood Plan- to receive and comment upon any updates regarding the Neighbourhood Plan.

20. Land North of Burleigh Lane, Crawley Down, allocated for 50 dwellings (Site SA22). To receive and comment upon any updates in relation to the allocated site.

- 21. 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/25/1023</u></p> <p><u>Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST</u></p> <p>The demolition of the existing site office and construction of a single dwelling and associated works. AMENDED PLANS received 4/09/2025 changing position of building and amended information of a Flood Risk Assessment, Bat Emergence and Re entry Survey and Arboricultural Report.</p>	Defer to Officer
<p><u>DM/25/2247</u></p> <p><u>1 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>Scots Pine - sectional felling</p>	Defer to Tree Officer

- 22. 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/24/2957</u></p> <p><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></p> <p>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025)</p>	
<p><u>DM/25/2349</u></p> <p><u>Darsana The Drive Copthorne Crawley West Sussex RH10 3JZ</u></p> <p>Part garage conversion to provide a ground floor bedroom and en suite. Alterations to the existing garage including the addition of a window, new garage door and French doors at the rear. Raising of parapet and addition of a new roof covering. Addition of render to the garage front elevation.</p>	
<p><u>DM/25/1770</u></p> <p><u>Annexe 38 Fairway Copthorne West Sussex RH10 3QA</u></p> <p>Retrospective application for the creation of a new residential unit to be used as short term holidays lets.</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 from a single dwellinghouse to a pair of semidetached dwellinghouses. Conversion of rear outbuilding and main house loft space to habitable accommodation. Demolition of rear store building and rear garage. First floor side extension and remodeling of roofs (Amended plans received 22.08.2025)</p>	
<p><u>DM/25/2376</u></p> <p><u>Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY</u></p> <p>Relocation of childrens play area fence and construction of path on edge of village green. Construction of eighteen public car parking spaces within public highway boundary to replace existing footpath and verge.</p>	
Type 2 Applications	
<p><u>DM/25/2293</u></p> <p><u>28 The Martins Crawley Down Crawley West Sussex RH10 4XU</u></p> <p>Retaining brick wall and levelled areas. 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>	
<p><u>DM/25/2078</u></p> <p><u>1 Bracken Close Copthorne Crawley West Sussex RH10 3QE</u></p> <p>Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property.</p>	
<p><u>DM/25/2165</u></p> <p><u>26 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH</u></p> <p>Retrospective application for a red brick dwarf wall to the front boundary</p>	
<p><u>DM/25/2379</u></p> <p><u>Land Rear Of Heathview Copthorne Common Copthorne West Sussex</u></p> <p>Permission in Principle Residential development of up to 2 self-build houses.</p>	
Tree applications	
<p><u>DM/25/2318</u></p> <p><u>Foresters Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></p> <p>T1 and T2- English Oak - Full crown reduction, reducing the height and spread by 2-3m and remove all major hazardous deadwood within canopy, as it overhangs neighbouring property and driveway.</p>	
<u>DM/25/2334</u>	

<p><u>18 Kitsmead Copthorne Crawley West Sussex RH10 3PW</u></p> <p>T1/T2 Oak- Reduce crown back to previous points (1.5m) maintaining natural shape</p>	
<p><u>DM/25/2328</u></p> <p><u>4 Spring Copse Copthorne Crawley West Sussex RH10 3XY</u></p> <p>Re-pollard lime tree to historical pruning points</p>	
<p><u>DM/25/2387</u></p> <p><u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></p> <p>T22 Common Oak - crown lift by 5 metres and remove West facing sub lateral branches to prevent access point for squirrels to roof of the house.</p>	

- 23. Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party** - to note activities to date, and to receive any recommendations
- 24. Consideration of items for discussion by the Village Working Parties, or by the Worth Parish Council Working Party** – 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.
- 25. Date of the next meeting – Monday 3rd November 2025 at 7.30pm at the Parish Hub Copthorne.**

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 1st September 2025, commencing at 7.30pm

Present

Cllr Williams (Chair)
Cllr Bingle
Cllr Coote
Cllr Pointer

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

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

049 Public Question Time

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

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

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

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

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

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

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

054 Correspondence

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

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

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

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

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

055 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 11th of July at 4pm.

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

056 Planning Decisions from Mid Sussex District Council

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

Cllrs NOTED this information.

057 Updates on the Mid Sussex District Plan-

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

058 Applications in Neighbouring Parishes

Cllrs NOTED the report.

059 Licencing

No new Licencing applications to note.

060	Appeals			
	Cllrs NOTED the following appeal.			
	Reference	Address	Proposal	Mid Sussex Response
	AP/25/0010	Firs Farm, Copthorne Common	The development proposed is conversion of two buildings to 1	Approved

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

061 Planning Compliance Action

Cllrs NOTED reports to planning investigations.

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

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

062 Highways Issues

Cllrs NOTED the officers report

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

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

Consultation - New Street Trading Policy

064

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

065 MSDC Street Naming & Numbering Policy consultation

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

066 Gatwick Airport

Cllrs NOTED the email updates.

067 Update the Royal Oak Site-

Cllrs NOTED the report in the meeting pack.

068 Updates to the Land West of Turners Hill Road Development

Cllrs NOTED the officer report.

069 Neighbourhood Plan

Cllrs NOTED the officer report.

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

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

071 Ratification of Planning Recommendations

Cllrs NOTED this.

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

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

072 New Planning Applications

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

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

Meeting closed at 8.26pm

Chairman: _____

Date: _____

Officers Report

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

Meeting of the Planning and Highways Committee to be held on Thursday 2nd October 2025, In the 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 1st September 2025.

5 Chairmans Announcements

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

6 Correspondence

To note any correspondence

7 Update on Mid Sussex District Council Planning Committee meetings.

District Planning Committee – 2nd October at 2pm.

Nothing pertaining to Worth on the Agenda.

Planning Committee – 9th October at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee- 16th October 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/25/1810	Trees At Marstal, Copthorne Bank And 2 The Glebe Copthorne Crawley West Sussex RH10 3RP	Defer	Permitted
DM/25/1864	Hurst House Copthorne Common Copthorne Crawley West Sussex RH10 3LG	Defer	Refused
DM/24/0811	The Oaks Shipley Bridge Lane Copthorne	Defer	Permitted
DM/23/1330	Birchwood Barn Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Defer	Withdrawn
DM/25/0014	Land West of Turners Hill Road and South of Hunts land Turners Hill Road Crawley Down West Sussex	Defer	Permitted
DM/25/0016	Land West of Turners Hill Road and South of Hunts land Turners Hill Road Crawley Down West Sussex	Defer	Permitted
DM/25/0245	Land North of Ethlinden Hophurst Hill Crawley Down West Sussex	Defer	Permitted
DM/24/2401	The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Support	Refused
DM/25/1974	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/1313	Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Defer	Permitted
DM/24/2646	Down Park Place 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

Planning and Highways Committee Clerk's Report – 2nd October 2025

Reference	Address	Proposal
AP/25/0044	Hurst House Copthorne Common Copthorne Crawley	Permission in Principle for the development of 3 to 4 residential dwellings (including the existing dwelling)

13 Planning Compliance

On Saturday morning (20th September) the Council served upon the owner and occupier of the land (plot 715 Turners Hill Road) a Temporary Stop Notice under s.171E of the Town and Country Planning Act 1990. This came into effect the same day and required the following:

1) Cease the unauthorised operational development relating to the construction and laying of hardstanding upon the land.

2) Cease the use of the land for any additional stationing of caravans for residential use.

Mid Sussex are aware that two more mobile homes have since moved on site, officers are seeking to establish the facts.

14 Highways Issues

-Application for a Temporary Road Closure -Copthorne Christmas Market and Lighting up Event - Saturday 29 November 2025- Cllrs to Note

-CHS Application - Station Road, Crawley Down – 903792 Highways Response

The application for a dropped kerb at Crawley Down shops did not score high enough to be included in the Community Highways Scheme because the data around accidents and traffic speed did not support it. However, this application will now be considered by the Carriageway and Footway team after 1st April next year. If it is successful, it will be taken through the design and tender process in September 2026 with work taking place in 27-28.

15 Gatwick Airport

Cllrs to NOTE that on the 21st of September 2025 the Secretary of State for Transport granted consent for Gatwick Airport Northern Runway project.

16 Update on the Royal Oak Site- No further updates to report.

17 Updates Land West of Turners Hill Road Development- No Further updates to report.

18 Bowers Place – I can confirm that the planning application for Bowers Place was submitted on 18th September. Further communications will go out about this when the application is validated. The S278 agreement and tender invitation are now being worked on.

19 Neighbourhood Plan- Copthorne WP have AGREED to postpone moving the Copthorne neighbourhood plan forward currently and will look to include the cost to continue into next year's budget, whilst no funding is currently available. Crawley Down WP will be asked to consider the same.

20 Land North of Burleigh Lane, Crawley Down and is allocated for 48 dwellings

Planning and Highways Committee Clerk's Report – 2nd October 2025

(site SA22)

No Further Updates to report.

21 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/25/1023</u> <u>Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST</u> The demolition of the existing site office and construction of a single dwelling and associated works. AMENDED PLANS received 4/09/2025 changing position of building and amended information of a Flood Risk Assessment, Bat Emergence and Re-entry Survey and Arboricultural Report.	Defer to Officer
<u>DM/25/2247</u> <u>1 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> Scots Pine - sectional felling.	Defer to Tree Officer
22	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	Planning History
<u>DM/24/2957</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u>	Amended Plans – WPC previous responses OBJECT.

<p>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025)</p>	
<p><u>DM/25/1770</u></p> <p><u>Annexe 38 Fairway Copthorne West Sussex RH10 3QA</u></p> <p>Retrospective application for the creation of a new residential unit to be used as short term holidays lets.</p>	<p>No previous planning history. Highways have not objected to the application.</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 from a single dwellinghouse to a pair of semidetached dwellinghouses. Conversion of rear outbuilding and main house loft space to habitable accommodation. Demolition of rear store building and rear garage. First floor side extension and remodeling of roofs (Amended plans received 22.08.2025)</p>	<p>No recent planning history. WPC previous comment Defer to Officer</p>
<p><u>DM/25/2376</u></p> <p><u>Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY</u></p> <p>Relocation of childrens play area fence and construction of path on edge of village green. Construction of eighteen public car parking spaces within public highway boundary to replace existing footpath and verge.</p>	<p>WPC Application</p>
<p>Type 2 Applications</p>	
<p><u>DM/25/2293</u></p> <p><u>28 The Martins Crawley Down Crawley West Sussex RH10 4XU</u></p> <p>Retaining brick wall and levelled areas. 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>	<p>DM/17/0722- To erect an orangery to the rear of the property. Permitted.</p>
<p><u>DM/25/2349</u></p> <p><u>Darsana The Drive Copthorne Crawley West Sussex RH10 3JZ</u></p>	<p>No Previous planning history</p>

Part garage conversion to provide a ground floor bedroom and en suite. Alterations to the existing garage including the addition of a window, new garage door and French doors at the rear. Raising of parapet and addition of a new roof covering. Addition of render to the garage front elevation.	
<p><u>DM/25/2078</u></p> <p><u>1 Bracken Close Copthorne Crawley West Sussex RH10 3QE</u></p> <p>Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property.</p>	No recent relevant planning history.
<p><u>DM/25/2165</u></p> <p><u>26 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH</u></p> <p>Retrospective application for a red brick dwarf wall to the front boundary</p>	No previous relevant history
<p><u>DM/25/2379</u></p> <p><u>Land Rear Of Heathview Copthorne Common Copthorne West Sussex</u></p> <p>Permission in Principle Residential development of up to 2 self-build houses.</p>	Although not recent, planning applications to build houses on the site have previously been rejected and dismissed on appeal.
Tree applications	
<p><u>DM/25/2318</u></p> <p><u>Foresters Copthorne Road Copthorne Crawley West Sussex RH10 3PD</u></p> <p>T1 and T2- English Oak - Full crown reduction, reducing the height and spread by 2-3m and remove all major hazardous deadwood within canopy, as it overhangs neighbouring property and driveway.</p>	No previous relevant planning history.
<p><u>DM/25/2334</u></p> <p><u>18 Kitsmead Copthorne Crawley West Sussex RH10 3PW</u></p> <p>T1/T2 Oak- Reduce crown back to previous points (1.5m) maintaining natural shape</p>	Previous recent tree applications permitted.

<p><u>DM/25/2328</u></p> <p><u>4 Spring Copse Copthorne Crawley West Sussex RH10 3XY</u></p> <p>Re-pollard lime tree to historical pruning points</p>	<p>Previous recent tree applications permitted.</p>
<p><u>DM/25/2387</u></p> <p><u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></p> <p>T22 Common Oak - crown lift by 5 metres and remove West facing sub lateral branches to prevent access point for squirrels to roof of the house.</p>	<p>Previous recent tree applications permitted.</p>
<p>23</p> <p>24</p> <p>25</p>	<p>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</p> <p>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.</p> <p>Date of the next meeting – Monday 3rd November 2025.</p>

Planning and Highways Committee Meeting Applications to be Ratified.

Type 1 Applications

Application	Planning History	Suggested Submission
<p><u>DM/25/1023</u></p> <p><u>Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST</u></p> <p>The demolition of the existing site office and construction of a single dwelling and associated works. AMENDED PLANS received 4/09/2025 changing position of building and amended information of a Flood Risk Assessment, Bat Emergence and Re entry Survey and Arboricultural Report.</p>	DM/16/2996- Residential occupation of existing mobile home to house a member of staff to provide overnight security for the protection of the premises and horses. Permitted	Defer to Officer

Type 2 Applications

Applications to be ratified	Planning History	Suggested Submission
No Applications		

Tree Applications to be Ratified

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/2247</u></p> <p><u>1 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>Scots Pine - sectional felling.</p>		Defer to Tree Officer

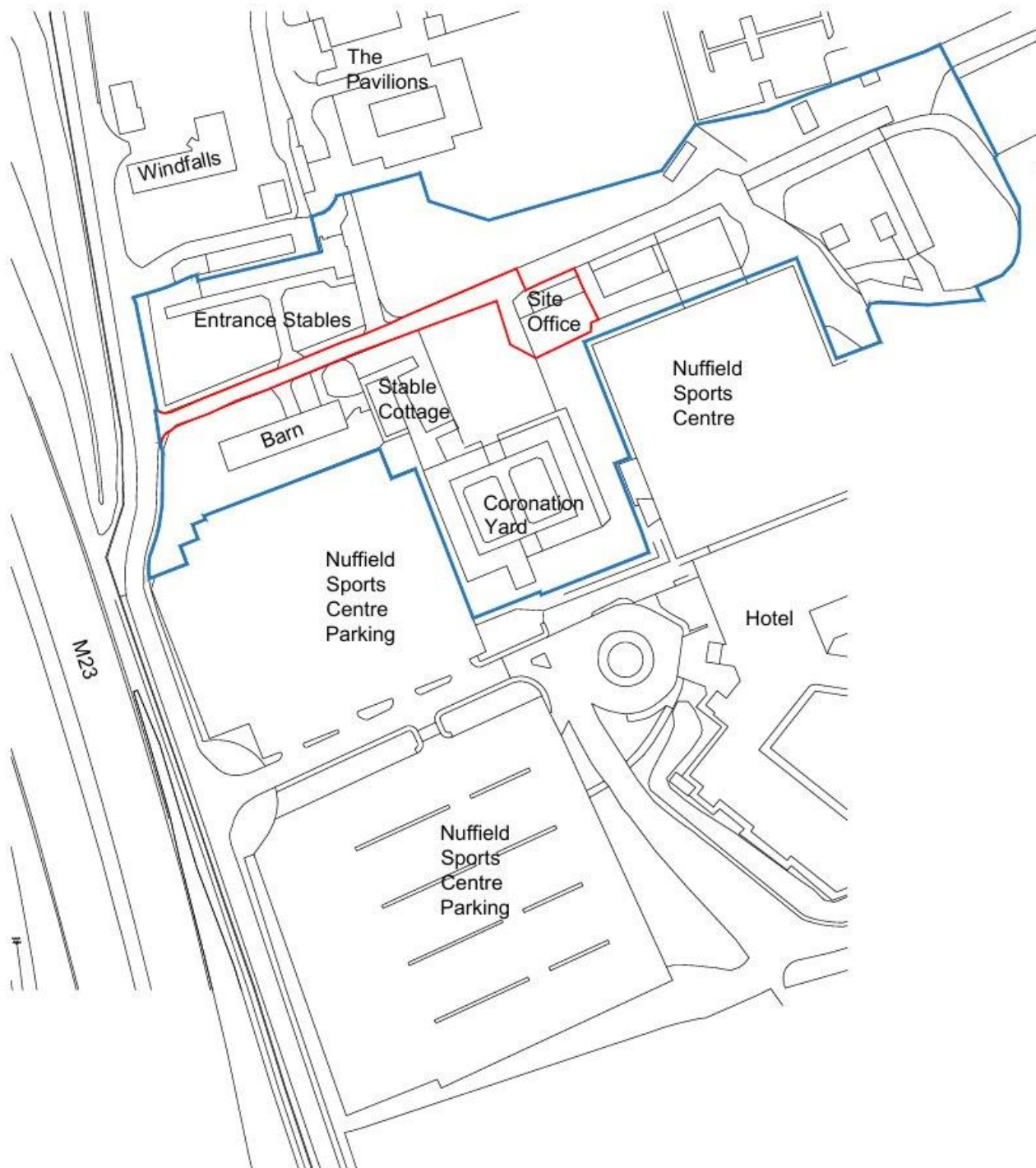
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DM/25/1023

Crabbet Park Equestrian Centre Turners Hill
Road Turners Hill Crawley West Sussex RH10
4ST

The demolition of the existing site office and construction of a single dwelling and associated works. AMENDED PLANS received 4/09/2025 changing position of building and amended information of a Flood Risk Assessment, Bat

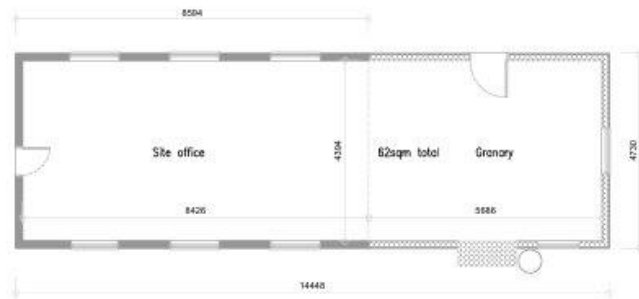
Emergence and Re entry Survey and Arboricultural Report.



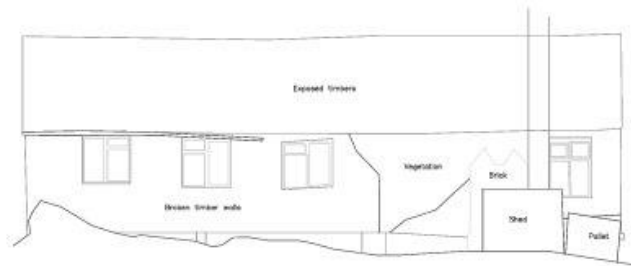
Notes	
—	Site Boundary
—	Land owned by applicant



01 - Existing Site Plan
1:100



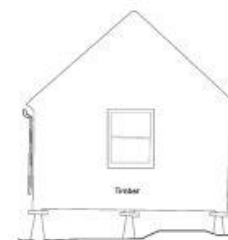
01 - Existing Floor Plan
1:100



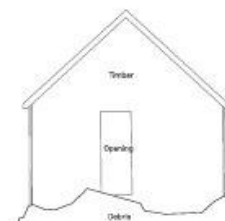
02 - Existing South Elevation
1:100



03 - Existing North Elevation
1:100



04 - Existing West Elevation
1:100



05 - Existing East Elevation
1:100

Notes	
	Existing building
	Mid 19th C. Granary

Rev	Date
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Gavin Jones Architecture

Project Details

Site Office Building
Crabbet Park
RH10 4SW

Drawing Details

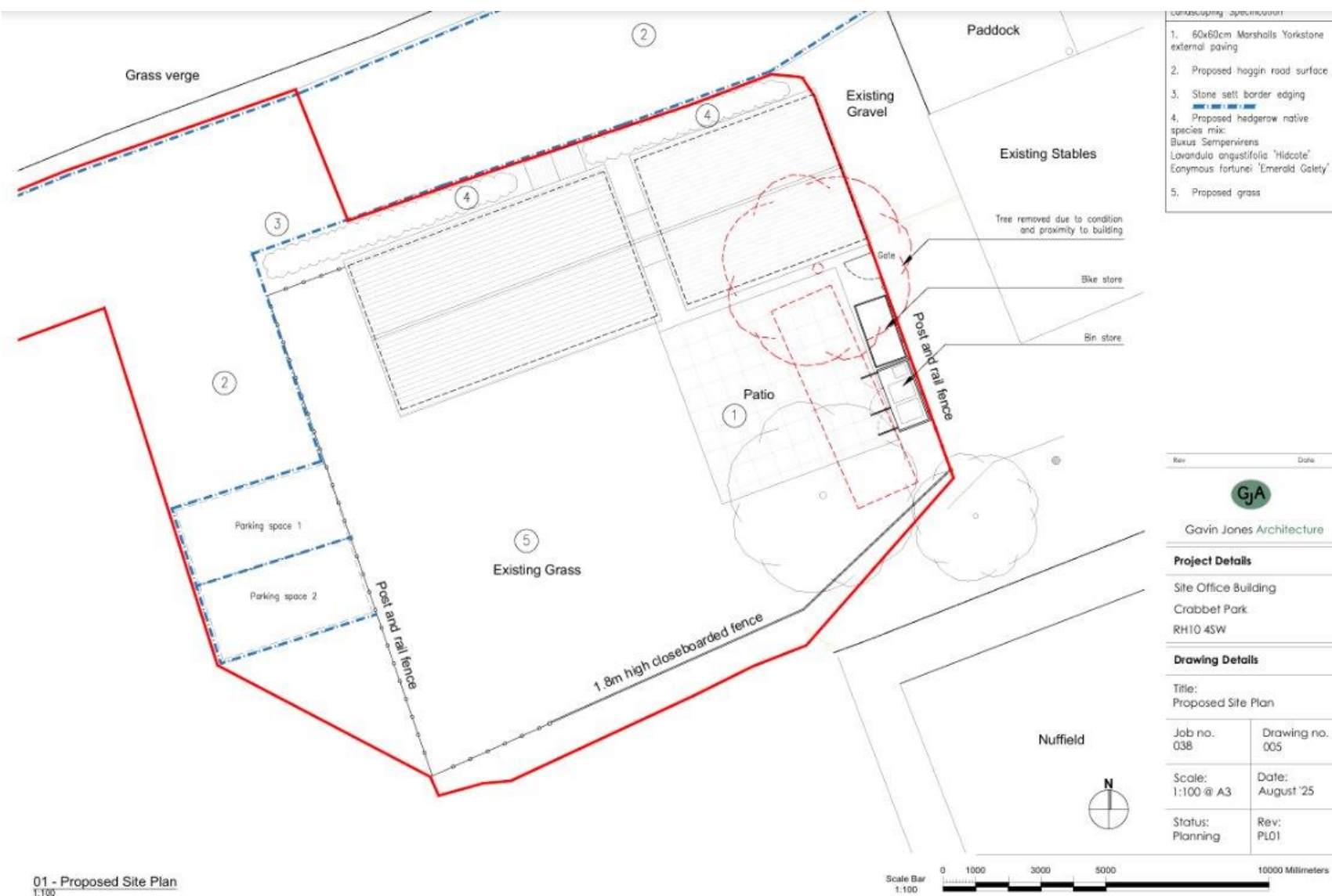
Title:
Existing Plans and Elevations

Job no. 038 Drawing no. 010

Scale: 1:100 @ A3 Date: Feb '24

Status: Planning Rev: PL00





- Landscaping specification
1. 60x60cm Marshalls Yorkstone external paving
 2. Proposed hoggin road surface
 3. Stone sett border edging
 4. Proposed hedgerow native species mix:
Buxus Sempervirens
Lavandula angustifolia 'Hidcote'
Eonymus fortunei 'Emerald Gaiety'
 5. Proposed grass

Rev _____ Date _____



Gavin Jones Architecture

Project Details

Site Office Building
Crabbet Park
RH10 4SW

Drawing Details

Title:
Proposed Site Plan

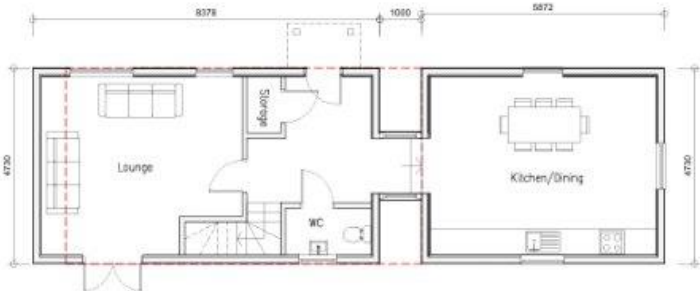
Job no. 038	Drawing no. 005
Scale: 1:100 @ A3	Date: August '25
Status: Planning	Rev: PL01

01 - Proposed Site Plan
1:100

Notes	
	Proposed Walls
	Existing building
	Mid 19th C. Granary
	Demolished

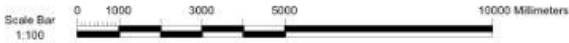


02 - Proposed First Floor Plan



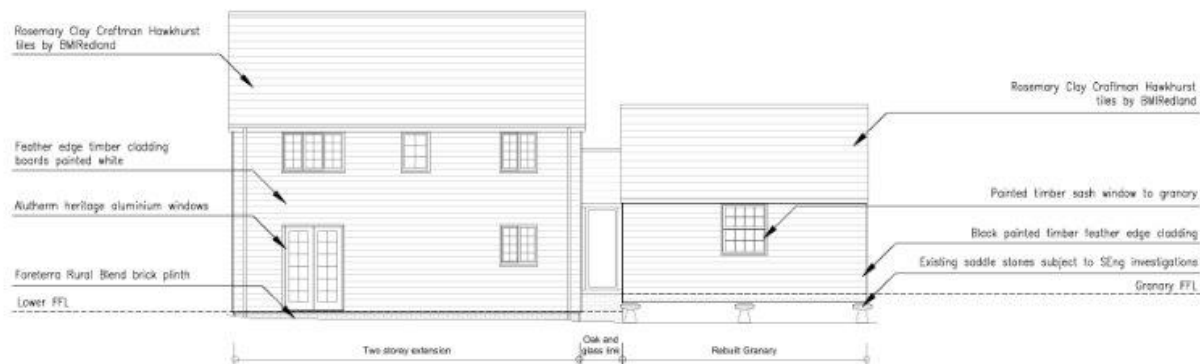
01 - Proposed Ground Floor Plan

Rev	Date
<div>GJA</div> <div>Gavin Jones Architecture</div>	
Project Details	
Site Office Building	
Crabbet Park	
RH10 4SW	
Drawing Details	
Title: Proposed Floor Plans	
Job no. 038	Drawing no. 020
Scale: 1:100 @ A3	Date: Aug '25
Status: Planning	Rev: PL01





01 - Proposed Front Elevation
1:100



02 - Proposed Rear Elevation
1:100

Rev	Date
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Gavin Jones Architecture

Project Details

Site Office Building
Crabbet Park
RH10 4SW

Drawing Details

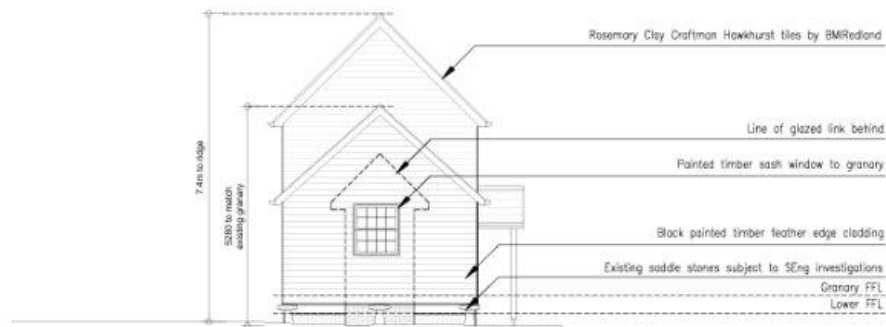
Title:
Proposed Front & Rear
Elevations

Job no. 038	Drawing no. 030
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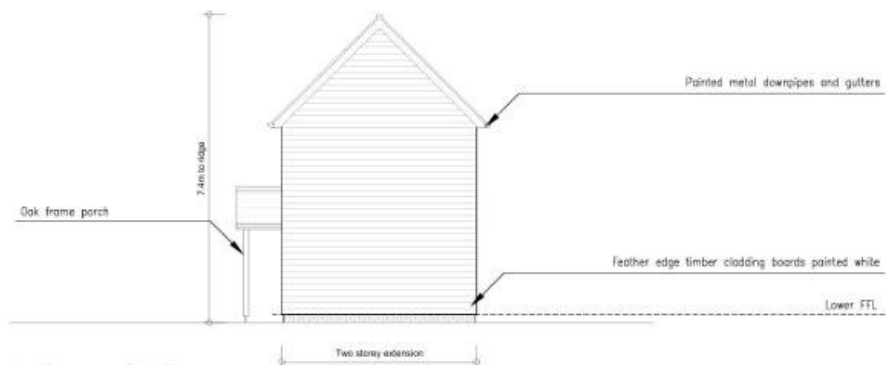
Scale: 1:100 @ A3	Date: August '25
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Status: Planning	Rev: PL01
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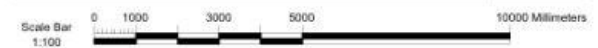


01 - Proposed Side Elevation
1:100



02 - Proposed Side Elevation
1:100

Rev	Date
 Gavin Jones Architecture	
Project Details	
Site Office Building	
Crabbet Park	
RH10 4SW	
Drawing Details	
Title: Proposed Side Elevations	
Job no. 038	Drawing no. 031
Scale: 1:100 @ A3	Date: August '25
Status: Planning	Rev: PL01



DM/25/2247

1 Spring Gardens Copthorne Crawley West
Sussex RH10 3RS

Scots Pine - sectional felling.



Applications in Neighbouring Parishes

2nd October 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.	WPC has commented on the proposals and asked to be kept updated. Confirmed EIA required. No change 25.09.2025
East Grinstead	DM/25/1665	Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810	Submission of details pursuant to the discharge of Conditions 9, 10, 16 and 20 of Planning Permission DM/23/0810 for 200 homes at Land South of Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PP. pursuant to the Discharge of Conditions 9 (Archaeology), 10 (Air Quality Assessment), 16 (Arboriculture Method Statement) and 20 (Biodiversity Net Gain Plan) attached to the Full Planning Permission regarding Land South of Crawley Down Road (Ref. DM/23/0810). The information submitted pursuant to the afore mentioned conditions as follows: Condition 9 (Archaeology) 230233 WSIv5 230233-ev-2025100-V1reduced Condition 10 (Air Quality Assessment) 444669-02(03) Air Quality Assessment Report-Crawley Down Road Felbridge Condition 16 (Arboriculture Method Statement) 10948_AMS.001

			<p>Condition 20 (Biodiversity Net Gain Plan) Land at Felbridge - HMMPT 1.0 (Revision b)</p> <p>01.07.2025 Historic Environment Consultee Given the submitted evaluation report, I can recommend discharge of Condition 9(i). The remainder of Condition 9(ii, iii & iv) should not be discharged until the submission and approval of an archaeological mitigation strategy (ii), the completion of the approved mitigation strategy (iii) and the submission and approval of a post-excavation report detailing the results of the archaeological work (iv).</p> <p>17.07.2025 Enviromental protection Re: Cond 10 Air Quality The condition requires a scheme to be submitted in accordance with the value stated in the RSK AQ assessment. It appears that the applicant has re-submitted the original report rather than a specific and agreed scheme. Not recommended for discharge at this stage.</p> <p>18.07.2025 Condition 16 – approval for discharge from MSDC.</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 25.09.2025</p> <p>Suggest Noting. Planning portal states awaiting decision</p>

East Grinstead	DM/23/2699	<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 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>22.0702024 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>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 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>Suggest noting Awaiting Decision still 25/09/2025 Status awaiting decision</p>
Burstow	2025/468	<p>Land South of Tagzvondeni Kennels, Shipley Bridge Lane, Shipley Bridge, RH6 9TL</p> <p>Use of land as a private gypsy and traveller caravan site for 4 pitches, including parking. Retention of hardstanding and widened vehicular access. (Retrospective)</p>	<p>Pending Consideration- comments by the 4th of July</p> <p>11th June 2025 London Gatwick- consultee comment – No development shall take place until full details of soft landscaping works have been submitted and approved in writing by the local planning authority.</p> <p>The reason to avoid endangering the safe movement of aircraft and the operation of London Gatwick through the attraction of birds and an increase in the bird hazard risk of the application site.</p> <p>01.07.2025- Surrey County Council Highways –requires evidence of vehicular sight lines at the proposed site access junction onto Shipley Bridge Lane, the use of which would be intensified by the proposed development.</p> <p>Decision not yet determined 25.09.2025</p>

New Applications/Comments in bold/Red

Copthorne Christmas Market and Lighting up Event Saturday 29 November 2025

TOWN POLICE CLAUSES ACT 1847, SECTION 21

**MID SUSSEX DISTRICT COUNCIL
(TEMPORARY PROHIBITION OF TRAFFIC ORDER) 2025**

NOTICE IS HEREBY GIVEN that the Mid Sussex District Council, in pursuance of their powers under the above Acts have ordered and directed that as:

**Church Road from the junction with The Green to the Junction with The Glebe,
Copthorne**

will be thronged and liable to be obstructed, that the aforesaid streets, and parts of streets, will be closed to vehicular traffic (including pedal cycles and horses) between the hours of **1000 hours and 2100 hours on Saturday 29th November 2025** or such lesser period as may be required for the **Copthorne Christmas Market and Lighting up Event** to take place.

PROVIDED THAT this temporary closure is subject to any direction, which may be given by a police constable in uniform.

Wilful breach of this Order renders offenders liable to a penalty not exceeding Twenty Pounds.

Date:

.....
Solicitor

