

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

1st December 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 1st December 2025 at 7.30pm**. In the Parish Hub Borers Arms Road Copthorne where the following business will be considered and transacted.

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 3rd November 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: 4th December 2025 at 4.00pm.
 - b) Planning Committee – next meeting: 11th December 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/24/2622	Barns Court Turners Hill Road Crawley Down West Sussex RH10 4HQ Reserved Matters application	Object (DM/20/4127)	Permitted
DM/25/1967	Mill House Annexe Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/2334	18 Kitsmead Copthorne Crawley West Sussex RH10 3PW	Defer	Permitted
DM/25/0666	Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Defer	Permitted
DM/25/2318	Foresters Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Defer	Permitted
DM/25/2165	26 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH	Defer	Refused
DM/25/2293	28 The Martins Crawley Down Crawley West Sussex RH10 4XU	Defer	Refused
DM/25/2328	4 Spring Copse Copthorne Crawley West Sussex RH10 3XY	Defer	Permitted
DM/25/2330	41 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA	Defer	Permitted
DM/25/2575	Little Sneg Brookview Copthorne Crawley West Sussex RH10 3RZ	Defer	Permitted
DM/25/1023	Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST	Defer	Permitted
DM/25/2349	Darsana The Drive Copthorne Crawley West Sussex RH10 3JZ	Defer	Permitted
DM/25/2481	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/25/2692	14 Fermandy Lane Crawley Down Crawley West Sussex RH10 4UB	Defer	Permitted
DM/25/2614	The Glebe Copthorne Crawley West Sussex RH10 3RP	Defer	Permitted
DM/25/1199	Land Adjacent To 2 Meadow Approach Copthorne Crawley West Sussex RH10 3RF	Defer	Permitted
DM/25/2362	7 Woodland Drive Crawley Down Crawley West Sussex RH10 4UF	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.
- 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. Courthouse Farm Development-** To receive and comment upon any updates in relation to the proposed development.
- 22. 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/25/2732</u></p> <p><u>29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>T1 - mature Oak: Reduce back lower canopy 2m. T2 and T3 Mature Oaks. Remove epicormic growth on main stems to branch break.</p>	Defer to Officer
<p><u>DM/25/2548</u></p> <p><u>Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u></p> <p>Erection of 2 x 4 bed dwellings with associated access, landscaping and parking.</p>	Extension Granted
<p><u>DM/25/2763</u></p> <p><u>Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>1 x Oak - remove the hanging broken/dead limb located at a height of 4m on the western side of the crown, along with any other deadwood that exceeds 50mm in diameter or 1m in length within the crown. To reduce the epicormic growth found between 3 to 5m in height on the eastern side of the crown back to the old pruning wounds. To prevent potential damage to the facias and brickwork of property and ensure the long-term vitality and growth of tree</p>	Defer to Officer
<p><u>DM/25/2759</u></p> <p><u>The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB</u></p> <p>Certificate of lawfulness for the existing use of The Studio as a self-contained dwelling This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account</p>	Defer to Officer
<p><u>DM/25/2810</u></p> <p><u>Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX</u></p> <p>Oak Trees x 2 - (T1 and T2) - Reduce height of each by 1.5m all round and reshape. Currently 16m height, reducing to 14.5m and reduce lateral limbs by 1.5m to balance crown.</p>	Defer to Officer

<p><u>DM/25/2753</u></p> <p><u>67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA</u></p> <p>Garage conversion to habitable space with an additional window.</p>	<p>Please refer to agenda item 22 as updated plans received 14.11.2025.</p>
<p><u>DM/25/2831</u></p> <p><u>8 Elger Way Copthorne Crawley West Sussex RH10 3JJ</u></p> <p>Single storey front and rear extensions. Part Garage conversion with extend link between dwelling and garage. Front storm porch.</p>	<p>Defer to Officer</p>
<p><u>DM/25/2817</u></p> <p><u>Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use from kitchen showroom to bakery with office at the rear including side and rear single storey extensions.</p>	<p>Extension Granted for planning and highways meeting 1st December 2025.</p>

23. 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/25/2863</u></p> <p><u>44 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4DN</u></p> <p>Garage Conversion into habitable room, new roof to garage, side and rear elevation fenestration alterations, first floor rear dormer extension</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) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025) (Retail Justification Addendum received 10 November 2025)</p>	
<p><u>DM/25/2753</u></p> <p><u>67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA</u></p> <p>Planning Application for the conversion of an existing garage into habitable accommodation and alterations to the front elevation fenestration and the side elevation to include a door (updated plans received on 14/11/2025 and description updated by agreement with applicant on 14/11/2025)</p>	
<p><u>DM/25/2817</u></p>	

<p><u>Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use from kitchen showroom to bakery with office at the rear including side and rear single storey extensions.</p>	
<p><u>DM/25/2548</u></p> <p><u>Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u></p> <p>Erection of 2 x 4 bed dwellings with associated access, landscaping and parking.</p>	
<p><u>DM/25/2832</u></p> <p><u>25 Kitsmead Copthorne Crawley West Sussex RH10 3PN</u></p> <p>Minor works to external envelope of building. Description amended 24.11.2025 to include proposed garage conversion and bay window to front</p>	
Type 2 Applications	
<p><u>DM/25/2963</u></p> <p><u>Lemon Meadow Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Retrospective application for replacement roof tiling</p>	
<p><u>DM/25/3002</u></p> <p><u>57 Church Lane Copthorne Crawley West Sussex RH10 3QF</u></p> <p>Proposed loft conversion with rear dormer This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.</p>	
Tree applications	
<p><u>DM/25/2856</u></p> <p><u>Land Adjacent To16 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>Reduce overall crown of 2x Oak Trees by 2.5 Metres</p>	
<p><u>DM/25/2858</u></p> <p><u>53 Bridgelands Copthorne Crawley West Sussex RH10 3QW</u></p> <p>English Oak Remove</p>	
<p><u>DM/25/2952</u></p> <p><u>88 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>Beech Tree (T1) - Reduce height and Spread by 2-3 metres back to previous reduction point maintain size and shape.</p>	

- 24. 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
- 25. 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.
- 26. Date of the next meeting – Monday 12th January 2026 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 3rd November 2025, commencing at 7.30pm

Present	Cllr Williams (Chair)	Cllr King (Vice Chair)
	Cllr Bingle	Cllr Casella
	Cllr Coote	Cllr Dorey
	Cllr Kipps	Cllr Wilson
	L Bannister (Chief Officer)	10x members of the public

101 Public Question Time

Members of the public were in attendance regarding the planning application DM/25/1593 Woodlands Close and Land to the North of Burleigh Lane, and raised concerns about the height of the proposed houses at the edge of the site and next to existing homes which are set lower than the site.

102 Apologies

Apologies were received from Cllr Pointer.

103 Declarations of Disclosable Pecuniary and Other Interests

None

104 Minutes

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

105 Chairman's Announcements

None.

106 Correspondence

The following was NOTED:

- A site is being promoted at Courthouse Farm, Copthorne for either 86 new homes or a care village with 101 bedrooms.
- Proposed base station upgrade at Trishlands, Burleigh Lane. To replace three existing antennas and one new cabinet.

107 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 13th November at 4pm.

Cllr Casella confirmed that the application for the Prince Albert will not be on the agenda, and there is nothing else on the agenda for the attention of Worth Parish Council.

Planning Committee – 20th November at 2pm.

Agenda not yet published at the time of drafting the report. However, it is understood that the planning application for DM/25/1593 will appear on this agenda.

108 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/24/2263	Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/2051	Copthorne Golf Club Borers Arms Road Copthorne Crawley West Sussex RH10 3LL	Defer	Permitted
DM/25/2013	14 Bramble Close Copthorne Crawley West Sussex RH10 3QB	Defer	Permitted
DM/24/2514	Kilnwood Cottage Turners Hill Road Crawley Down Crawley West Sussex RH10 4HB	Defer	Withdrawn
DM/24/1716	Chandlers Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Defer	Permitted
DM/24/2622	Barns Court Turners Hill Road Crawley Down	No comment	Permitted

DM/25/1967	Mill House Annexe Old Hollow Copthorne	Defer	Permitted
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109 Updates on the Mid Sussex District Plan-

It was NOTED that:

- MSDC has corresponded with the Inspectorate requesting to talk about the duty to cooperate. The Inspectorate will consider this.
- MSDC considers the Plan is still within its examination period, which means they do have issues with their 5-year land supply.
- Position Statement - MSDC is working to put this in place. It is intended to support planning applicants to know what to submit with their planning application. MSDC has consulted with developers to prepare for this, and it will be open for consultation soon. It should be ready to be adopted in December. Chichester and Horsham District Councils already have this in place, and it is reportedly working well. However, it was noted that this has no statutory basis and is intended to be a guide.
- Guidance to parish and town councils on responding to planning applications guidance will be released explaining which policies should be referred to when responding to planning applications, e.g. the emerging Plan or previous Plan.
- The current position is that the current plan should be given full weight except where policies refer to housing delivery. The position statement will set out the weighting to current policies. Very little weight can be given to the emerging plan.
- MSDC will be holding a briefing session to explain the Position Statements. This will be attended by Cllr Williams and Cllr Dorey.
- MSDC members have a briefing on the position statement soon.
- Water neutrality has now been solved in other areas which means that there should not be as much pressure on MSDC to provide homes for surrounding areas.

110 Applications in Neighbouring Parishes

Cllrs NOTED the report and that a site is being promoted at Land North of Borers Arms Road, Copthorne which is not yet a planning application. A meeting has been requested with the developer.

Cllr Casella reported that a meeting will be held soon to discuss the A22/A264 corridor improvements.

111 Licencing

No new Licencing applications to note.

112 Appeals

Cllrs NOTED the following appeal.

Reference	Address	Proposal
AP/25/0049	Land At Gibbshaven Farm North of Felbridge Road Furnace Wood West Sussex	Outline application with all matters reserved except for access from Felbridge Road, for the erection of up to 8 self/custom-build dwellings, public open space, new woodland, drainage and ancillary works. (Ecology response received 10.01.2025)

It was AGREED to respond to the appeal to submit S106 requirements for Crawley Down.

113 Planning Compliance Action

Cllrs NOTED the officers report. There is a site on Turners Hill Road which has had a stop notice issued and is subject to legal proceedings.

114 Highways

Cllrs NOTED the Officers Report.

115 Gatwick Airport

Cllrs NOTED the consent for Gatwick Airport Northern runway project.

116 Updates to the Land West of Turners Hill Road Development

Cllrs NOTED the officer report. Since publication of that, correspondence has been received from Wates to confirm that they are in touch with residents regarding the access through Wychwood. Wates has confirmed that they have not sold the site. They have only just gone beyond the 6-week Judicial Review period therefore will only now consider next steps, which will be to sell the site or develop it under a Joint Venture. Where they do look to sell the site, any incoming developer seeking Reserve Matters would be bound by the parameters of the outline consent, therefore their commitments at the outline stage would remain.

117 Update the Royal Oak Site

Cllrs NOTED the report in the meeting pack.

118 Bowers Place

Cllrs NOTED the officers report.

In addition, it was reported that NatureSpace has recommended that a condition is added to require the Parish Council to complete a Precautionary Working Methods Statement detailing avoidance measures for great crested newts. The Project Manager has asked the Planning Officer to consider if this condition is necessary given the low risk of newts being on a site that is regularly mown and will only have temporary works taking place.

119 Neighbourhood Plan

Cllrs NOTED the officer report.

120 Land North of Burleigh Lane, Crawley Down

Cllrs NOTED the Officers Report.

A number of documents have been added to the planning portal showing elevations for buildings. The following concerns were raised by councillors:

- There is a three storey home set next to Hornbeam Close that is adjacent to an existing house that is set much lower.
- The SUDs don't appear to be beneficial to existing homes.

It was AGREED that a briefing document will be written for members of the District Plan Committee after the officer's report has been published. This will highlight the planning concerns of the site and will be sent to all members of that committee, plus the Leader, Cllr Gibson and Cllr Marsh.

Ongoing issues were noted with the pumping station which leads to concerns regarding sewerage from this site.

Members of the Planning Committee were encouraged to attend the District Plan Committee meeting on 20th November. The Parish Council will ask Cllrs Gibson and Hitchcock to attend and speak in objection.

It was AGREED that Cllr Williams would attend and speak on behalf of the Parish Council.

Residents were also encouraged to attend and book a speaking slot.

121 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<u>DM/25/2481</u> <u>Shepherds Farm Turners Hill Road Crawley Down Crawley West</u> <u>Sussex RH10 4HQ</u> Listed Building Consent. Proposed replacement extension to create new kitchen.	Defer to officer

<p><u>DM/25/2362</u></p> <p><u>7 Woodland Drive Crawley Down Crawley West Sussex RH10 4UF</u></p> <p>Proposed conversion of part of garage to habitable room</p>	Defer to officer
<p><u>DM/25/2330</u></p> <p><u>41 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA</u></p> <p>Crown reduction of the field maple in the front garden by 2 metres</p>	Defer to officer
<p><u>DM/25/2532</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Variation of condition no 2 of planning application DM/25/0454 - to allow for a minor change to the design of the approved scheme.</p>	Defer to officer

122 Ratification of Planning Recommendations

It was RESOLVED to submit the following responses.

Type 1 Applications	
<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. (Amended plans and information received 10.09.2025 and 16.09.2025)</p>	Object, submit concerns raised at item 120 and previous objections still stand.
Type 2 Applications	
<p><u>DM/25/2613</u></p> <p><u>Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Conversion of the existing garage into ancillary accommodation, that will include a playroom, pool changing room and storage in the roofspace</p>	Defer to officer but request that a non-severance clause is added.
<p><u>DM/25/2690</u></p> <p><u>1 Copse Close, Crawley Down, RH10 4LS</u></p>	Defer to officer

Proposed two storey side extension	
<p><u>DM/25/1199</u></p> <p><u>Land adjacent to 2 Meadow Approach Copthorne</u></p> <p>Proposed demolition of 2no. garages and erection of a single dwelling (Class C3) with 2no. off-street parking spaces, plus provision of 1no. off-street parking space for 2 Meadow Approach. (Supporting statement and parking survey received 24/10)</p>	Defer to officer and comment on concern around parking
<p><u>DM/25/2397</u></p> <p><u>Witham Cottage, Felcot Road, Furnace Wood</u></p> <p>Variation of condition 2 of planning application DM/24/2772 to allow for substitution of drawings to show: the rear-facing first floor bedroom window to be changed to glazed French doors with fixed sidelights and fixed glazed window, addition of rooflight and rear Juliette balcony and on the front elevation reduced roof windows and the north side elevation corrected to show roof gutter line and hanging tiles to upper flank wall of first floor gable extension.</p>	Defer to officer
Tree Applications	
<p><u>DM/25/2575</u></p> <p><u>Little Sneg Brookview Copthorne Crawley West Sussex RH10 3RZ</u></p> <p>T2 Oak - Prune back lateral limbs on property side by approximately 1.5 m back to previous pruning points. T3 Oak Prune back lateral limbs on all sides by approximately 3m to balance crown leaving the spread at 7m.</p>	Defer to officer
<p><u>DM/25/2614</u></p> <p><u>2 The Glebe Copthorne Crawley West Sussex RH10 3RP</u></p> <p>Red Oak Tree - Crown Reduce back to previous pruning points and remove approx 3 meters of re-growth.</p>	Defer to officer
<p><u>DM/25/2572</u></p> <p><u>27 And 29 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA</u></p> <p>x2 Alder Trees (T7) and (T8) - Reduce height by 4 metres. Reduce remaining canopy by 2 metres to match, Crown lift to 4 metres.</p>	Defer to officer
<p><u>DM/25/2692</u></p> <p><u>14 Fermandy Lane, Crawley Down</u></p> <p>Reduce Oak Tree by 2 - 3m</p>	Defer to officer

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

No considerations

124 Consideration of items for discussion by the Village Working Parties-

The Chair requested that working parties consider how they want the villages to develop in light of the new planning applications that were coming forward. Some members felt this was too soon in the process and this requires further discussion.

125 Date of the next meeting – Monday 1st December 2025 at 7.30pm.

Meeting closed at 8.10 pm

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
Monday 1st December 2025, In the Parish Hub Bolders Arms Road Copthorne 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 becomes 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 3rd November 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.

Planning Committee – 4th December at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 11th December 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/24/2622	Barns Court Turners Hill Road Crawley Down West Sussex RH10 4HQ Reserved Matters application	Object (DM/20/4127)	Permitted
DM/25/1967	Mill House Annexe Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/2334	18 Kitsmead Copthorne Crawley West Sussex RH10 3PW	Defer	Permitted
DM/25/0666	Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Defer	Permitted
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DM/25/2481	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
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DM/25/2614	The Glebe Copthorne Crawley West Sussex RH10 3RP	Defer	Permitted
DM/25/1199	Land Adjacent To 2 Meadow Approach Copthorne Crawley West Sussex RH10 3RF	Defer	Permitted
DM/25/2362	7 Woodland Drive Crawley Down Crawley West Sussex RH10 4UF	Defer	Permitted

9 Updates on the Mid Sussex District Plan

Cllr Williams attended the position statement briefing on the 11th of November. Attached in the meeting pack are the slides that were presented in the session.

Cllrs note the Local government reorganisation consultation for West Sussex is now open. Full details of the consultations on the proposed options can be found on the Government's website:

[Local government reorganisation in East Sussex and Brighton and Hove, and West Sussex](https://www.gov.uk/government/consultations/local-government-reorganisation-in-east-sussex-and-brighton-and-hove-and-west-sussex)
- GOV.UK

Consultation finishes on Sunday 11th January 2026 at 11.59pm

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.

Planning and Highways Committee Clerk's Report – 1st December 2025

12 Appeals

No Appeals to NOTE.

13 Planning Compliance

Cllr Williams thanked officers within planning investigations at MSDC for their work regarding the enforcement notice on plot 715 Turners Hill Road.

14 Highways Issues

Please find attached in the meeting pack the A22/A264 Corridor Study Stage 1 Stakeholder Engagement Summary Report. Cllrs are asked to consider a response.

Improvements

As a reminder, the types of improvements that Surrey County Council along with WSCC are considering along the A22 / A264 corridors include:

- junction capacity improvements
- bus priority and bus stop improvements
- walking and cycling path improvements
- crossing facilities for all users
- road safety improvements including junction modifications, safety barriers and speed limit changes

Please also find attached as part of the meeting pack key points from the Winter Readiness call with WSCC Highways. Cllrs are asked to note.

15 Gatwick Airport

Cllrs to NOTE any email updates

16 Update on the Royal Oak Site- No further updates to report, the office is chasing up the landowner.

17

Updates Land West of Turners Hill Road Development- Planning applications

18 DM/25/0015 and DM/25/0017 have now been officially withdrawn.

19 Bowers Place – Planning decision is due on the 1st of December, S278 application is ready to be submitted once planning has been approved, but this will take 8-10 weeks.

Neighbourhood Plan- Officers have now completed all the paper copies for both villages.

Copthorne: 394 responses to date

20 Crawley Down: 255 responses to date

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

The application has gone to the District Planning committee at MSDC on the 20th of November 2025. The application is recommended for approval. Cllr Williams spoke at the committee meeting and a briefing paper from Worth Parish Council was sent to all committee members in advance. The application was approved by the district planning committee.

21

Courthouse Farm Development- No further updates to note.

22 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<p><u>DM/25/2732</u></p> <p><u>29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>T1 - mature Oak : Reduce back lower canopy 2m. T2 and T3 Mature Oaks. Remove epicormic growth on main stems to branch break.</p>	Defer to Officer
<p><u>DM/25/2548</u></p> <p><u>Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u></p> <p>Erection of 2 x 4 bed dwellings with associated access, landscaping and parking.</p>	Extension Granted
<p><u>DM/25/2763</u></p> <p><u>Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>1 x Oak - remove the hanging broken/dead limb located at a height of 4m on the western side of the crown, along with any other deadwood that exceeds 50mm in diameter or 1m in length within the crown. To reduce the epicormic growth found between 3 to 5m in height on the eastern side of the crown back to the old pruning wounds. To prevent potential damage to the facias and brickwork of property and ensure the long-term vitality and growth of tree</p>	Defer to Officer
<p><u>DM/25/2759</u></p> <p><u>The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB</u></p> <p>Certificate of lawfulness for the existing use of The Studio as a self contained dwelling This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account</p>	Defer to Officer
<p><u>DM/25/2810</u></p> <p><u>Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX</u></p> <p>Oak Trees x 2 - (T1 and T2) - Reduce height of each by 1.5m all round and reshape. Currently 16m height, reducing to 14.5m and reduce lateral limbs by 1.5m to balance crown.</p>	Defer to Officer

<u>DM/25/2753</u>	Please refer to agenda item 22 as updated plans received on 14.11.2025.
<u>67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA</u>	
Garage conversion to habitable space with an additional window.	
<u>DM/25/2831</u>	Defer to Officer
<u>8 Elger Way Copthorne Crawley West Sussex RH10 3JJ</u>	
Single storey front and rear extensions. Part Garage conversion with extend link between dwelling and garage. Front storm porch.	
<u>DM/25/2817</u>	Extension Granted
<u>Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u>	
Change of use from kitchen showroom to bakery with office at the rear including side and rear single storey extensions.	
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/25/2863</u>	No previous planning history
<u>44 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4DN</u>	
Garage Conversion into habitable room, new roof to garage, side and rear elevation fenestration alterations, first floor rear dormer extension	
<u>DM/24/2957</u>	No related planning history, WPC has objected to this proposal.
<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) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025) (Retail Justification Addendum received 10 November 2025)	

<p><u>DM/25/2753</u></p> <p><u>67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA</u></p> <p>Planning Application for the conversion of an existing garage into habitable accommodation and alterations to the front elevation fenestration and the side elevation to include a door (updated plans received on 14/11/2025 and description updated by agreement with applicant on 14/11/2025)</p>	No previous planning history
<p><u>DM/25/2817</u></p> <p><u>Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use from kitchen showroom to bakery with office at the rear including side and rear single storey extensions.</p>	DM/22/1111 Proposed change of use from office/showroom (Class E) to 2no. apartments (Class C3). Permitted
<p><u>DM/25/2548</u></p> <p><u>Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u></p> <p>Erection of 2 x 4 bed dwellings with associated access, landscaping and parking.</p>	DM/24/0036 Outline application with some matters reserved for the proposed erection of two 3-bedroom chalet bungalow style dwellings on land to the rear/side of Greensleeves, including access driveway. Permitted
<p><u>DM/25/2832</u></p> <p><u>25 Kitsmead Copthorne Crawley West Sussex RH10 3PN</u></p> <p>Minor works to external envelope of building. Description amended 24.11.2025 to include proposed garage conversion and bay window to front</p>	No previous planning history
Type 2 Applications	
<p><u>DM/25/2963</u></p> <p><u>Lemon Meadow Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Retrospective application for replacement roof tiling</p>	DM/18/1606 Replace existing clay roof tiles with sahtas restoration mix tiles, which have been successfully used on extensions to the properties. Roof strengthening works as specified by structural engineers. Permitted
<p><u>DM/25/3002</u></p> <p><u>57 Church Lane Copthorne Crawley West Sussex RH10 3QF</u></p>	No previous planning history.

Proposed loft conversion with rear dormer 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.		
Tree applications		
<u>DM/25/2856</u> <u>Land Adjacent To16 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> Reduce overall crown of 2x Oak Trees by 2.5 Metres		No previous tree applications
<u>DM/25/2858</u> <u>53 Bridgelands Copthorne Crawley West Sussex RH10 3QW</u> English Oak Remove		All previous tree applications permitted
<u>DM/25/2952</u> <u>88 Lashmere Copthorne Crawley West Sussex RH10 3RT</u> Beech Tree (T1) - Reduce height and Spread by 2-3 metres back to previous reduction point maintain size and shape.		All previous tree applications permitted.
23	Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group – Copthorne Working Party would like to instruct Squire’s planning to further object to the DM/24/2957 The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX.	
24	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.	
25	Date of the next meeting – Monday 12 th January 2025.	

Planning and Highways Committee Meeting Applications to be Ratified.

Type 1 Applications

Application	Planning History	Suggested Submission
<p><u>DM/25/2548</u></p> <p><u>Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u></p> <p>Erection of 2 x 4 bed dwellings with associated access, landscaping and parking.</p>		Extension has been requested
<p><u>DM/25/2753</u></p> <p><u>67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA</u></p> <p>Garage conversion to habitable space with an additional window.</p>		Extension has been requested.
<p><u>DM/25/2817</u></p> <p><u>Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use from kitchen showroom to bakery with office at the rear including side and rear single storey extensions.</p>		Extension has been requested.

Type 2 Applications

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/2759</u></p> <p><u>The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB</u></p> <p>Certificate of lawfulness for the existing use of The Studio as a self contained dwelling 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>	No previous recent planning history related to this specific site as located on the plan.	Defer to Officer
<p><u>DM/25/2831</u></p> <p><u>8 Elger Way Copthorne Crawley West Sussex RH10 3JJ</u></p> <p>Single storey front and rear extensions. Part Garage conversion with extend link between dwelling and garage. Front storm porch.</p>	No previous planning history	Defer to Officer

Tree Applications to be Ratified

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/2732</u></p>	Previous tree application permitted.	Defer to Officer

<p><u>29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>T1 - mature Oak : Reduce back lower canopy 2m. T2 and T3 Mature Oaks. Remove epicormic growth on main stems to branch break.</p>		
<p><u>DM/25/2763</u></p> <p><u>Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>1 x Oak - remove the hanging broken/dead limb located at a height of 4m on the western side of the crown, along with any other deadwood that exceeds 50mm in diameter or 1m in length within the crown. To reduce the epicormic growth found between 3 to 5m in height on the eastern side of the crown back to the old pruning wounds. To prevent potential damage to the facias and brickwork of property and ensure the long-term vitality and growth of tree</p>	<p>Previous tree applications are permitted.</p>	<p>Defer to Officer</p>
<p><u>DM/25/2810</u></p> <p><u>Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX</u></p> <p>Oak Trees x 2 - (T1 and T2) - Reduce height of each by 1.5m all round and reshape. Currently 16m height, reducing to 14.5m and reduce lateral limbs by 1.5m to balance crown.</p>	<p>No previous applications</p>	<p>Defer to Officer</p>

DM/25/2759

The Studio Keeper Knights Copthorne Road Copthorne
Crawley West Sussex RH10 3PB

Certificate of lawfulness for the existing use of The Studio as a self contained dwelling 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

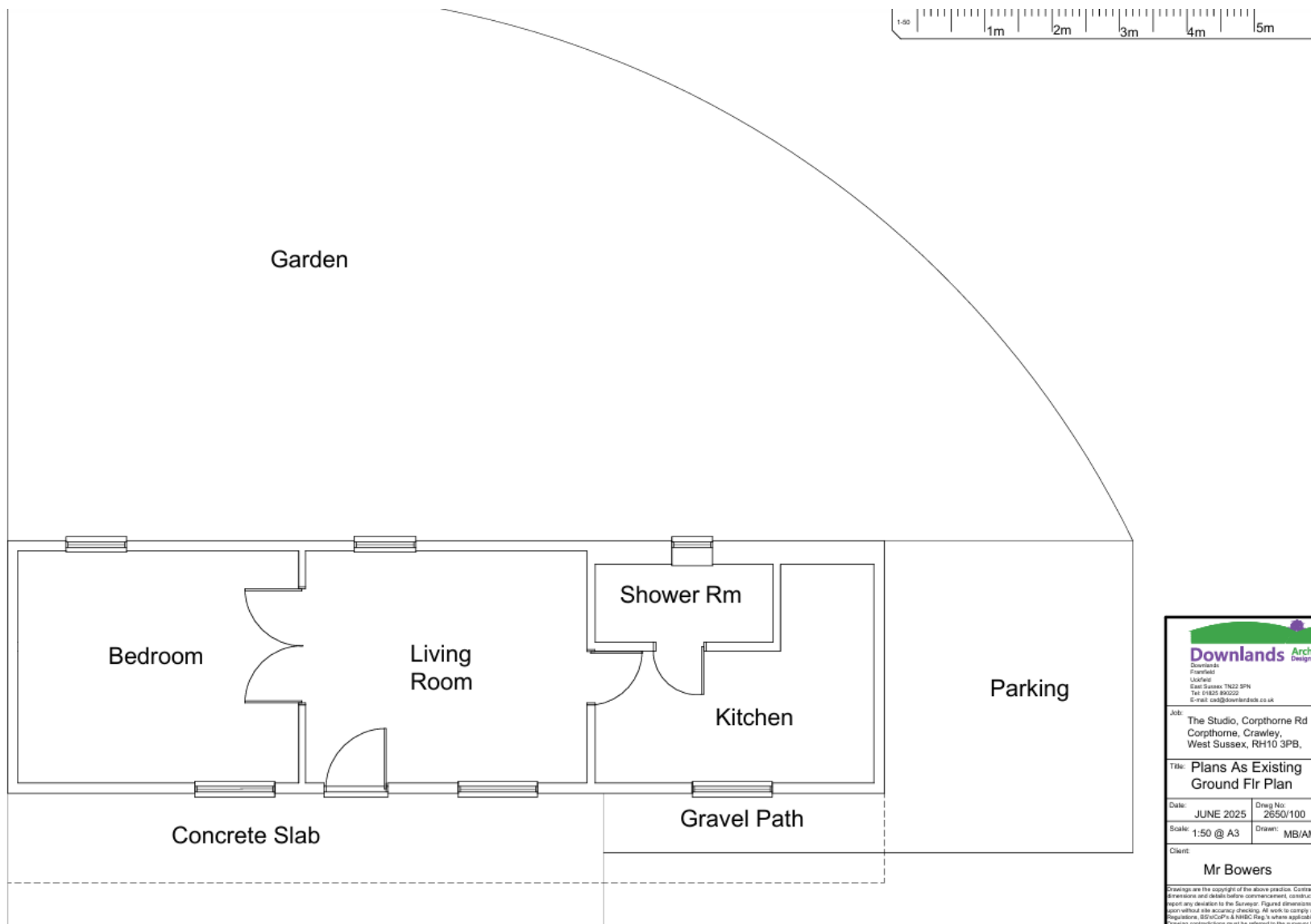
137900


The Studio

Keeper Knights



		
Job: The Studio, Copthorne Rd, Cophorne, CRAWLEY, West Sussex, RH10 3PB,		
Title: Plans As Existing Block Plan		
Date: JUNE 2025	Drwg No: 2650/101	Rev:
Scale: 1:500 @ A3	Drawn: MB/AMJ	
Client: Mr Bowers		
<small>Drawings are the copyright of the above practice. Contractor to check all dimensions and details before commencement, construction or fabrication and report any deviation to the Surveyor. Figure dimensions are not to be relied upon without site accuracy checking. All work to comply with current Building Regulations, BS's/COP's & N-BBC Reg's where applicable. Specification and Drawing contradictions must be referred to the surveyor before being acted upon.</small>		



 Downlands Architectural Design & Surveying Downland Framfield East Sussex TN22 3PN Tel: 01822 890222 E-mail: info@downlands.co.uk		
Job: The Studio, Corpthorne Rd Corpthorne, Crawley, West Sussex, RH10 3PB,		
Title: Plans As Existing Ground Fir Plan		
Date: JUNE 2025	Dwg No: 2650/100	Rev:
Scale: 1:50 @ A3	Drawn: MB/AMJ	
Client: Mr Bowers		
<small>Drawings are the copyright of the above practice. Contractor to check all dimensions and details before commencement, construction or fabrication and report any deviation to the Surveyor. Figure dimensions are not to be relied upon without site accuracy checking. All work to comply with current Building Regulations, BS/COP's & NBS/C Reg's where applicable. Specifications and Drawing conventions must be referred to the surveyor before being used.</small>		

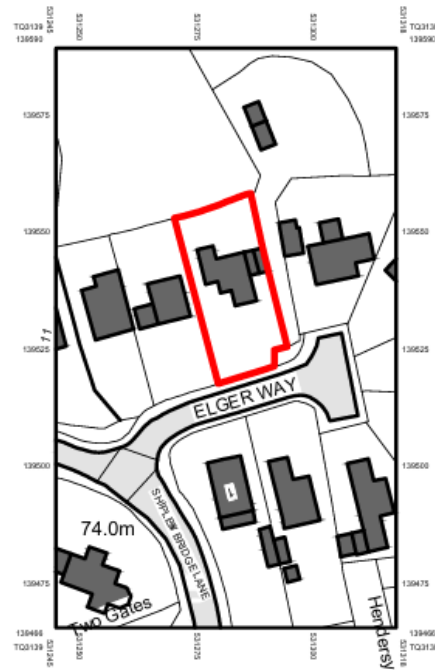
DM/25/2831

8 Elger Way Copthorne Crawley West Sussex RH10 3JJ

Single storey front and rear extensions. Part Garage conversion with extend link between dwelling and garage. Front storm porch.



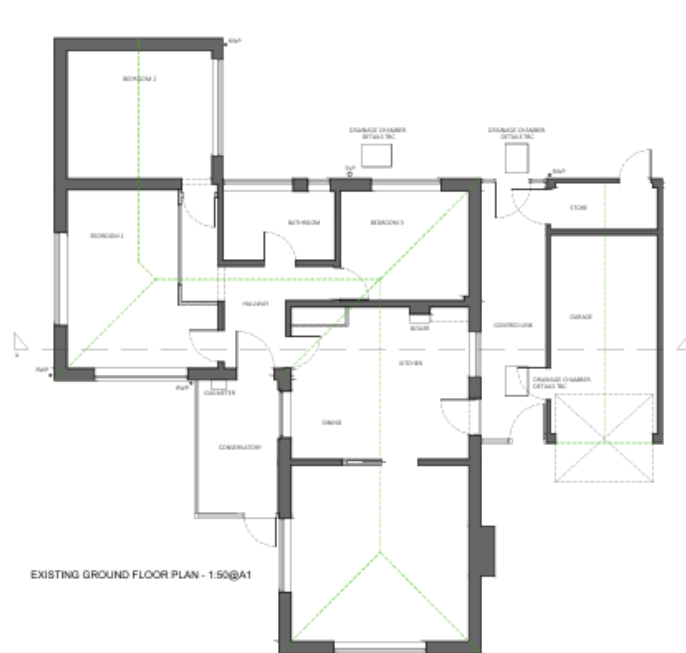
BLOCK PLAN 1:500@A4



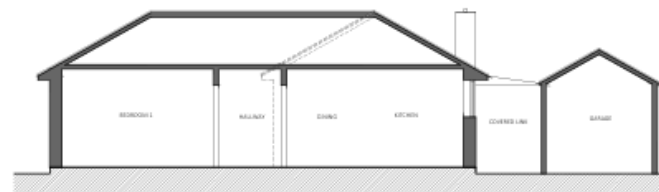
LOCATION PLAN 1:1250@A4



	CLIENT SHEDIAN		
	PROJECT 8 ELGAR WAY COPTHORNE RH10 3AJ		
	REF 614	REV 03	DATE 0
	DRAWN BLOCK PLAN		
	CHECKED EAA		
DATE OCT.25		SCALE As Shown @ A4	



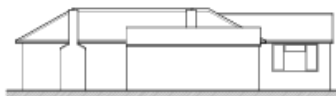
EXISTING GROUND FLOOR PLAN - 1:50@A1



EXISTING SECTION A-A - 1:50@A1



FRONT ELEVATION - 1:100@A1



SIDE REAR ELEVATION - 1:100@A1



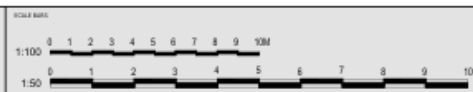
REAR ELEVATION - 1:100@A1



SIDE REAR ELEVATION - 1:100@A1



CONTACT NAME
E: Scott@EllisdonArchitecturalAssociates.co.uk
W: WWW.EllisdonArchitecturalAssociates.co.uk
M: 07828 189525

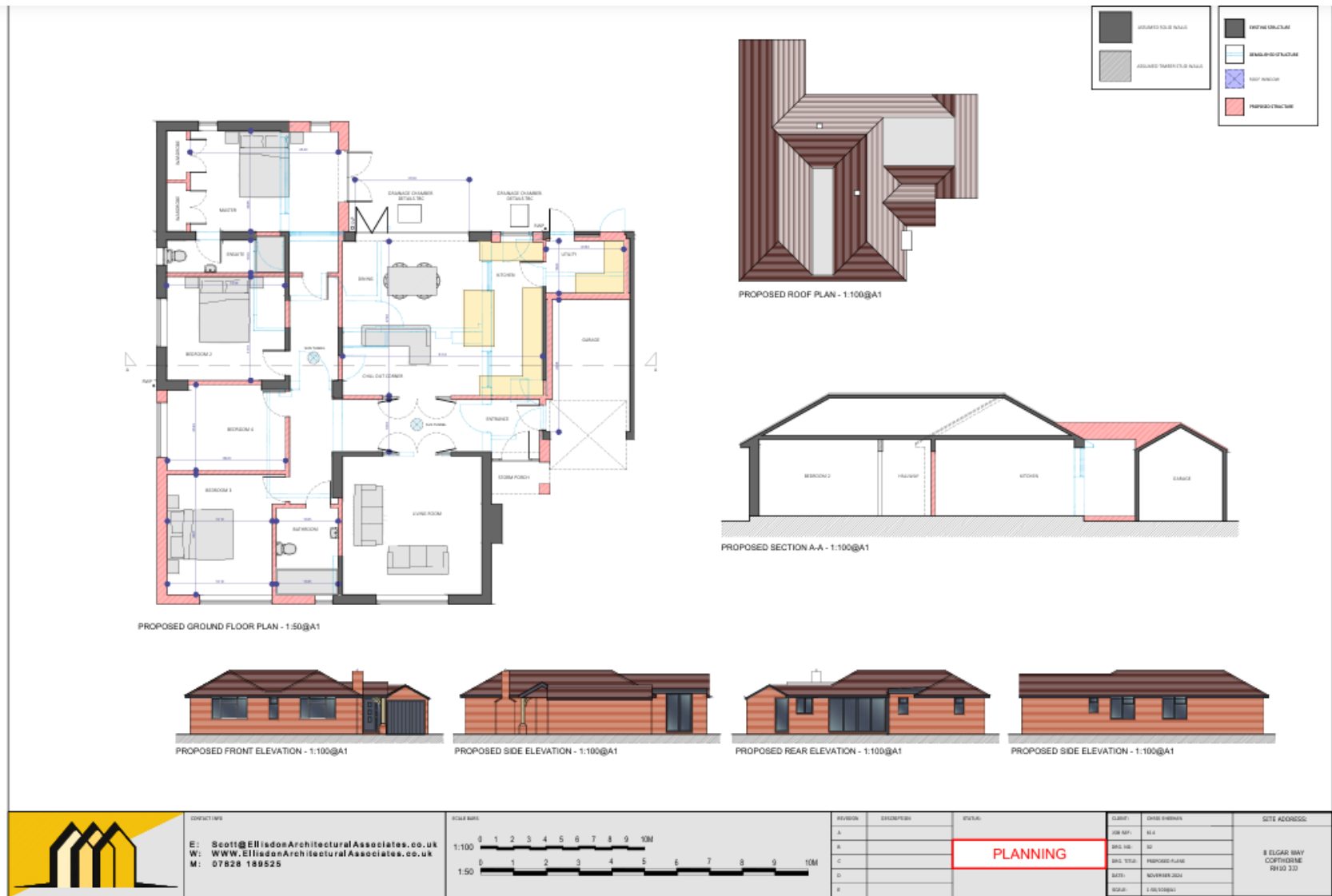


REVISION	DESCRIPTION	DATE
0	EXISTING	
A		

PLANNING

CLIENT	DATE
8 ELGAR WAY	04/11/2024
8 ELGAR WAY	04/11/2024
8 ELGAR WAY	04/11/2024
8 ELGAR WAY	04/11/2024
8 ELGAR WAY	04/11/2024

SITE ADDRESS
8 ELGAR WAY
COVENTRY
CV4 7JH



DM/25/2732

29 Spring Gardens Copthorne Crawley West Sussex RH10
3RS

T1 - mature Oak : Reduce back lower canopy 2m. T2 and T3
Mature Oaks. Remove epicormic growth on main stems to
branch break.

No Plans to show on planning portal

DM/25/2763

Tudor Oak 92 Lashmere Copthorne Crawley West Sussex
RH10 3RT

1 x Oak - remove the hanging broken/dead limb located at a height of 4m on the western side of the crown, along with any other deadwood that exceeds 50mm in diameter or 1m in length within the crown. To reduce the epicormic growth found between 3 to 5m in height on the eastern side of the crown back to the old pruning wounds. To prevent potential damage to the facias and brickwork of property and ensure the long-term vitality and growth of tree



DM/25/2810

Pinetrees 14 Pinetrees Close Copthorne Crawley West
Sussex RH10 3NX

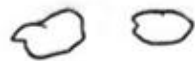
Oak Trees x 2 - (T1 and T2) - Reduce height of each by 1.5m all round and reshape. Currently 16m height, reducing to 14.5m and reduce lateral limbs by 1.5m to balance crown.

14 Pinetrees Close – Copthorne

Trees in rear garden circled in red



ognc



Rear garden

14 Pine trees
Copthorne

Applications in Neighbouring Parishes

1st December 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 26.11.2025
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> <p>8.9.2025 Condition 16 discharged.</p> <p>29.9.25 Condition 10 discharged.</p> <p>13.10.25 Ecology consultee Unable to recommend discharge until additional information submitted.</p> <p>22.10.25 – BNG statement submitted.</p> <p>24.11.2025 MSDC decision notice confirming that the following details are acceptable and that condition 9 of planning permission DM/23/0810 is discharged</p>
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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 27.10.2025</p> <p>Suggest Noting.</p> <p>Planning portal states awaiting decision</p>
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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 Status awaiting decision 26.11.2025</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.</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</p>

		Retention of hardstanding and widened vehicular access. (Retrospective)	<p>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 26.11.2025</p>
Burstow	2025/1318	<p>Land Adjacent to Oaklands Drive, Copthorne Bank, Copthorne, West Sussex</p> <p>Asprey Homes Southern Ltd in support of a full planning application for the erection of seven dwellings (2 x three bed and 3 four bed detached dwellings and one pair of 3 bed semi-detached) on land at Copthorne Bank, Copthorne</p>	<p>Comments open until December 14th</p> <p>Waste/ refuge collection Confirmed as Tandridge</p>

New Applications/Comments in bold/Red

Winter Readiness Call Member and Parish briefing session 19th November 2025

Just a few key points from this morning's call

Potholes - New contract, potholes or damages to the road surface will now be fixed permanently first time, temporary fixes will only be in certain circumstances.

Highway inspection vehicles will be fitted with new AI technology, which will scan the road surfaces, pick up defects and categorise them.

Service improvements - Gritters will be fitted with Exactrac, predetermined routes no driver experience of routes required. The system will allow drivers to record areas that require further assistance; this will send a highways steward to a location and assess further.

Current use of Dry salt, this has its own disadvantages, rolling out wet salt, less spray and is more efficient in defrosting the road surface.

Drainage/gully's- new contract means a 2-year cleansing routine rather than the previous 4.

Plush rod CCTV provision, this is new this year and each Jetter will be fitted with one.

Riparian Toolkit and Riparian responsibility toolkit now available.

[Riparian Responsibilities: A Landowner's Guide to Watercourse Management](#)

A22 / A264 Corridor Study – Stage 1 Stakeholder Engagement Summary Report



Image credit: Google 2018

JANUARY 2025

CONTENTS

1. Executive Summary	3
2. Introduction	3
3. Methodology	5
4. Results.....	5
5. Analysis	6
5.1 Survey responses.....	6
Q. Which issues, including any others that aren't listed, are most important to your organisation?	6
Q. Do you agree with the proposed objectives for the corridor study?	7
Q. How do the issues selected affect your organisation?	7
Q. Do you have any comments about these objectives, including any missing objectives that you believe are important and should be considered?	8
Q. Are any of the objectives of greater importance to your organisation and, if so, why?	9
Q. Are there any specific types of measures that you believe should be considered to help achieve the objectives for the study area?	9
Q. Are there any comments you would like to make regarding the types of measures identified in the presentation?	10
Q. Do you have any other comments in relation to the study overall or feedback on the presentation information provided?	11
5.2 Email Responses.....	12
6. Conclusions	13
Appendix A (Survey Questionnaire)	14
Appendix B (presented Corridor study objectives).....	16
Figure 1. Map of study area.	3
Figure 2. Issues most important to organisations.	6
Figure 3. Agreement on proposed objectives for the study.....	7
Figure 4. Study objectives	16

1. EXECUTIVE SUMMARY

This report provides a summary of the engagement exercise undertaken on the A22 / A264 East Grinstead to Godstone Area Corridor Feasibility Study during summer 2024. This engagement has reaffirmed the prevalence and importance of several expected transport related issues to local stakeholder organisations, including: the impact of vehicular congestion at key junctions on journey times and associated rat-running on adjacent local roads, a shortage of attractive alternative options to private car usage and an overall negative impact of transport on health and local environmental quality. Stakeholders offered feedback on the proposed objectives of any improvement measures with a keenness to see greater priority given to measures that improve outcomes for both the local business economy as well as the health and wellbeing of those living in the area. Finally, there was a desire to see specific investment in measures to improve public transport services, active travel measures and the alleviation of the negative impacts associated with congestion along the corridor.

2. INTRODUCTION

The purpose of the A22 / A264 corridor study is to address the highway related transport issues along the corridor that straddles the boundary between Surrey and West Sussex. The study area includes the A22 between M25 Junction 6 near Godstone and East Grinstead / Ashurstwood, and the A264 between M23 Junction 10 near Copthorne and Felbridge.

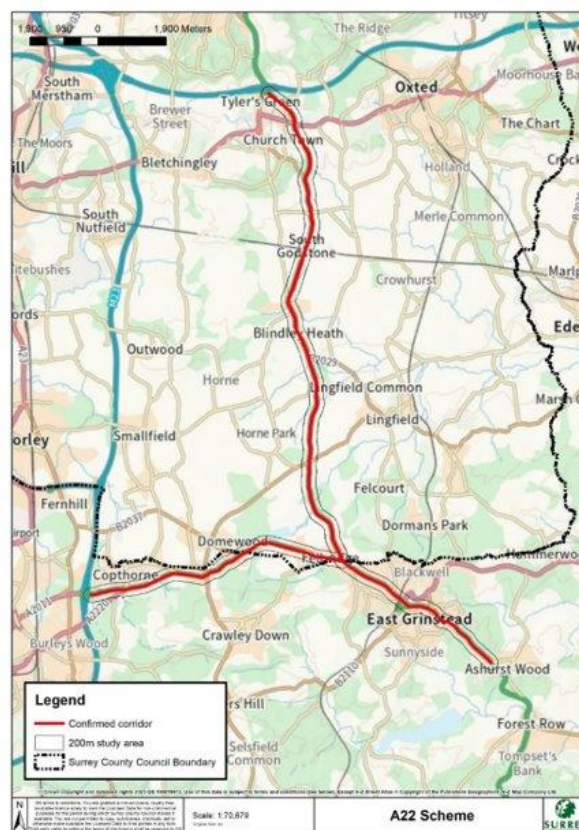


Figure 1. Map of study area.

It is important that the intended outcomes of any proposed improvements should align with the Local Transport Plans of both councils whilst also considering the ambitions held stakeholders local to the area.

This report outlines the early engagement process that was undertaken with local organisations during Stage 1 of the study.

3. METHODOLOGY

The main forum for stakeholder participation during Stage 1 of the study was a local stakeholder webinar that was held via Microsoft Teams on 8 July 2024. A wide range of stakeholders were invited to attend the webinar including: County, District, Borough and Parish Council officers and councillors from authorities along or close to the study corridor; transport operators, organisations and local access forums and interest groups; and businesses and resident groups.

During the webinar officers from Surrey and West Sussex County Council undertook a presentation to introduce the background and purpose of the study before engaging attendees in discussion at several intervals to gather feedback on specific aspects of the study. The key areas where feedback was received were: key local transport issues, the overall study objectives and suggestions for potential measures that might be considered to tackle the known transport issues and deliver on the wider objectives.

For those unable to attend the webinar a copy of the presentation slides with audio commentary was made available for stakeholders to access afterwards.

An estimated 51 individuals attended the live webinar in addition to those who may have subsequently accessed the recorded content.

Stakeholder responses were recorded and subsequently analysed via the comments received during the webinar session itself, email communications and through a dedicated feedback survey that was circulated after the webinar.

A copy of the feedback survey questions is included in Appendix A.

4. RESULTS

There were seventeen specific written responses received via email and/or feedback survey from the following organisations:

- Brambletye School
- Road Haulage Association
- Southeast Communities Rail Partnership
- High Weald National Landscape Partnership
- The Ramblers
- British Horse Society
- West Hoathly Parish Council
- Infrastructure First
- Felbridge Parish Council
- East Grinstead Business Association
- Metrobus
- East Grinstead Town Council (Environment & Sustainability Committee)
- East Grinstead Cycle Forum
- South Godstone Residents Association
- Cycle Advocacy Network, SE England
- Crawley Active Travel Forum

5. ANALYSIS

5.1 Survey responses

Q. Which issues, including any others that aren't listed, are most important to your organisation?

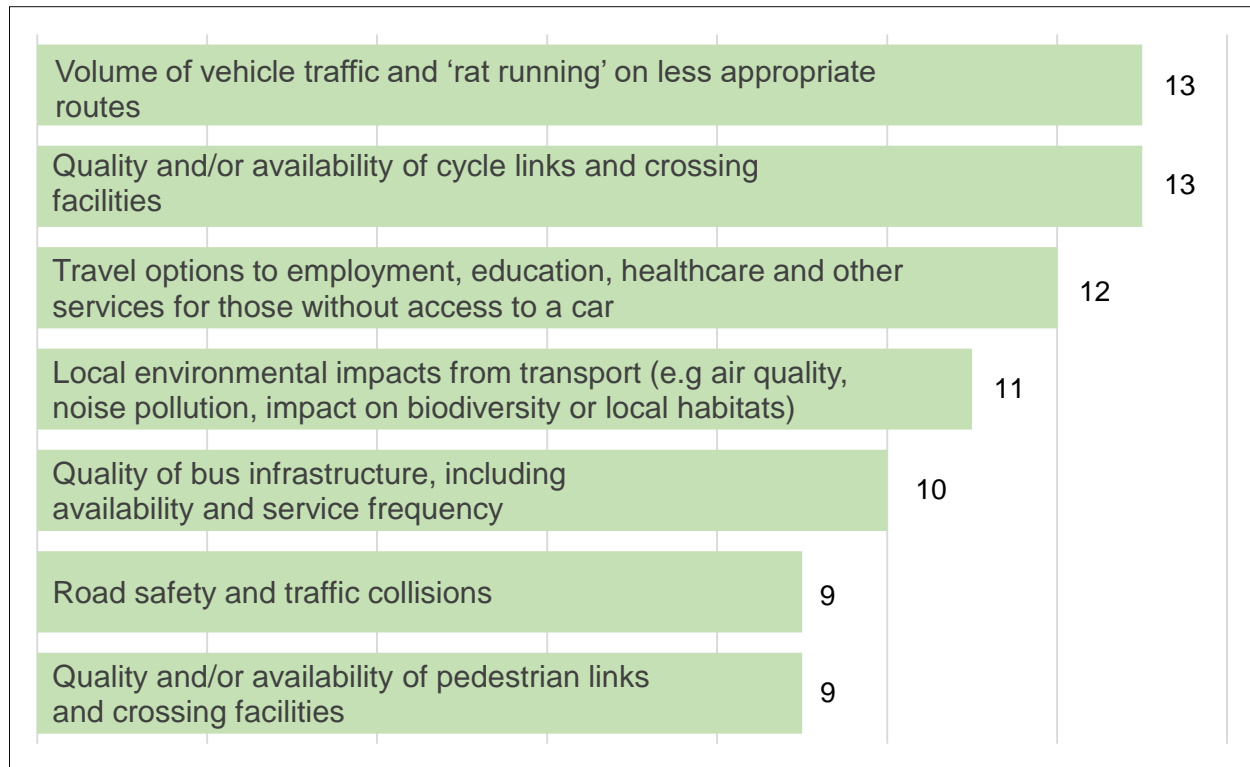


Figure 2. Issues most important to organisations.

Figure 2 displays the most important issues identified by the greatest number of survey respondents, amongst a pre-identified list of twelve issues to select from plus a free text 'Other' option. The most frequently selected responses were "Volume of vehicle traffic and 'rat running' on less appropriate routes" and "Quality and/or availability of cycle links and crossing facilities" with 13 each. These were followed closely by "Travel options to employment, education, healthcare, and other services for those without access to a car" with 12 selections. "Local environmental impacts from transport" and "Quality of bus infrastructure" were next with 11 and 10 selections by respondents. "Road safety and traffic collisions" and "Quality and/or availability of pedestrian links and crossing facilities" both received 9 responses each. Overall there was a reasonably balanced spread across the issues reported most important issues by respondents.

Q. Do you agree with the proposed objectives for the corridor study?

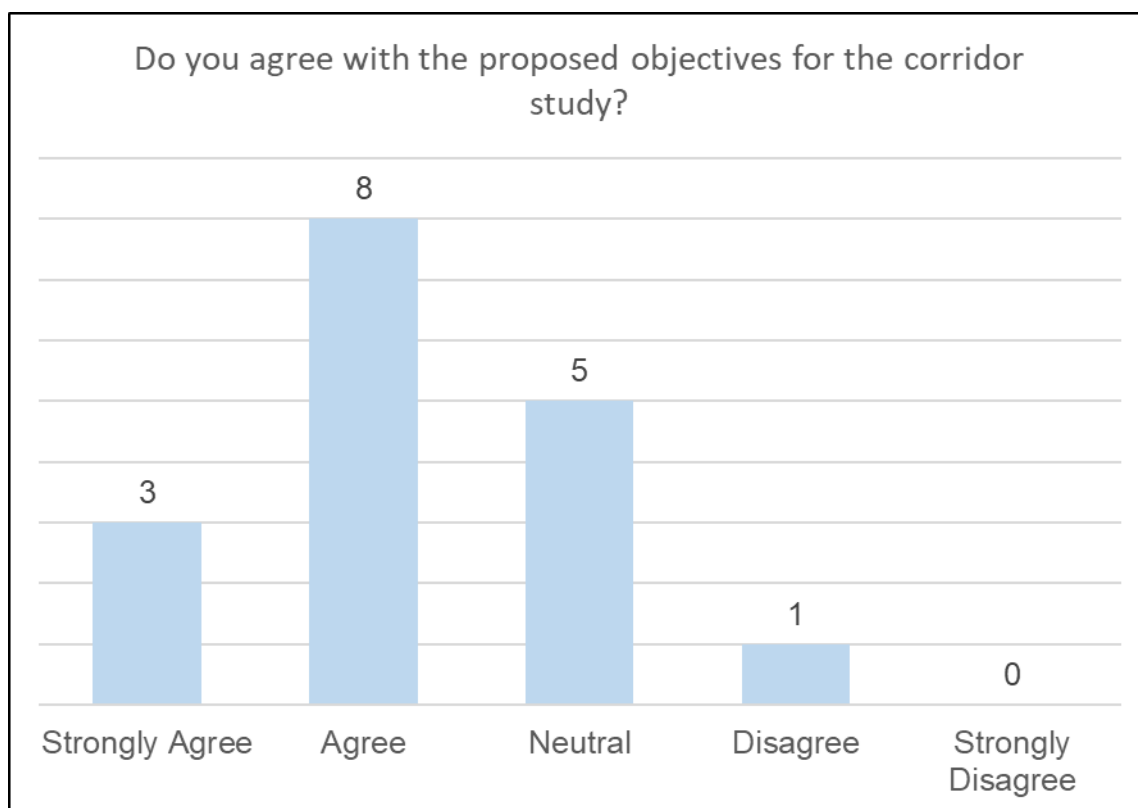


Figure 3. Agreement on proposed objectives for the study.

Stakeholders were also invited to comment on whether they supported the study objectives as included in Appendix B.

Figure 3 shows that overall, there was a reasonable level of agreement amongst respondents with the objectives proposed for the corridor study with one disagreement and none strongly against.

Q. How do the issues selected affect your organisation?

The key reported issues affecting organisations were high levels of congestion/traffic in the study area impacting journey times; traffic collisions; delays in deliveries/haulage and resultant loss of trade; noise and pollution; appeal, cost and reliability of public transport including bus stop infrastructure in need of improvement; safety of pedestrian and cycle travel along the A22 and A264; and a general lack of cycle infrastructure in the area.

Additional issues raised by organisations were the lack of active travel crossings across the A22 and A264, a lack of infrastructure provided for equestrians, speeding traffic in parts of the study area, the need for the study to demonstrate how it complies with the highway authorities statutory duty to conserve and enhance the High Weald Area of Outstanding Natural Beauty (AONB)/National Landscape, the lack of encouragement for more inter-urban journeys to use sustainable transport, and improvements needed to rail services.

Q. Do you have any comments about these objectives, including any missing objectives that you believe are important and should be considered?

There was overall agreement with the objectives set out for the study with some minor changes and additions suggested.

Some responses highlighted some additional objectives that could be considered as an addition to the current ones set out during the presentation. This included taking account of and mitigating the associated growth in traffic demand. Stakeholders also requested that facilitating growth amongst businesses local to the corridor should be made an explicit aspect of the objectives. Another suggestion was to emphasise on minimising habitat loss over biodiversity gain and making sure schemes do not harm the environment. It was suggested that delivery timing should be considered amongst the objectives to ensure that outputs are delivered to a meaningful timeframe. There was a suggestion for emphasis on how economic viability of local places is being constrained by congested transport links. Another suggestion was that adherence to best practice design guidance (e.g. LTN1/20) should form part of the objectives. With regards to an objective around growth, there was a suggestion that this should be explicitly linked to a focus on road traffic reduction. Another request was that support for equestrians be explicitly included as part of the study objectives.

Other responses received did not directly address the question and contained suggestions for measures that should be included as part of the study. These suggestions included real time information at bus stops, improved rail station access for disabled, improving existing traffic signals, additional cycle lanes and a suggestion to permit bus services to use cycle lanes. One response also highlighted guarding against new road construction, while another highlighted the potential reduced road maintenance costs from reducing “rat running” on inappropriate ‘C’ class routes.

With regard to the deliverability element of the objectives information presented, one comment suggested that the bullet point ‘have the support of local stakeholders’ is replaced with ‘have taken account of local stakeholders’, while they suggested adding a statement about mitigating growth in traffic demand.

Q. Are any of the objectives of greater importance to your organisation and, if so, why?

In response to the question, many organisations emphasised the significance of public transport and active travel as central to promoting health, with these often named as top priorities. Additionally, respondents frequently highlighted environmental objectives and the importance of active travel, suggesting that these are viewed as a clear direction for the study.

In summary responses focused on:

- **Increasing public transport use:** Many organisations expressed an interest in increasing public transport usage to alleviate congestion and reduce emissions.
- **Optimising existing infrastructure:** There was a preference for improving current infrastructure before building new developments, aiming to make the best use of available resources.
- **Community cohesion:** Some responses mentioned the need to address issues in the Public Right of Way (PRoW) network to support connectivity, accessibility, and cohesion within the community.
- **Encouraging walking and access to green spaces:** Respondents recognised the health benefits of walking and access to green spaces, linking these to broader environmental and wellbeing objectives.
- **Supporting leisure and commuter travel:** The need for accessible travel options for both leisure and commuting were emphasised as essential to meet the diverse travel needs of the study area.
- **Promoting health and well-being through active travel:** There was a clear emphasis on how active travel modes can positively impact physical health and mental well-being.
- **Bus priority and service enhancements:** Many advocated for bus priority measures and improvements to public transport services, indicating strong support for making bus travel a more viable and attractive option.
- **Addressing environmental concerns:** Environmental sustainability was a recurring theme, with respondents urging for objectives that reduce carbon emissions, protect natural spaces, and promote greener travel options.

These responses reflected a clear focus on health, environmental and sustainable travel options, emphasising that improvements in public transport and active travel are key desires for organisations in the study area.

Q. Are there any specific types of measures that you believe should be considered to help achieve the objectives for the study area?

Several specific measures were suggested for consideration within the study area, with a strong focus on active travel infrastructure and connectivity improvements. One of the most frequently mentioned suggestions was the development of continuous cycle lanes, including better connections to existing PRoW to enhance safety and accessibility for cyclists and pedestrians.

Measures recommended included:

- **Active travel infrastructure:** Continuous cycle lanes were highlighted as important, along with improved cycling routes through the East Grinstead gyratory, providing safer, more direct routes for cyclists and pedestrians.
- **PRoW and equestrian access:** Enhancing PRoW networks, crossing points and incorporating provisions for equestrian access were also emphasised to improve community connectivity and accommodate various users of shared spaces.
- **Vehicular road enhancements:** Suggestions included adding new roundabouts to streamline traffic flow and create safer junctions, especially for side roads joining major routes such as the A22.
- **Stakeholder engagement:** Continuous engagement with stakeholders was recommended as a key strategy for aligning the study's objectives with community needs and ensuring that feedback is incorporated throughout the planning process.
- **Public transport infrastructure investment:** Investment in public transport infrastructure was also seen to be important, providing a robust, reliable alternative to car travel and supporting reduced congestion and emissions.
- **One-way system review:** There was a response asking to review the current one-way system in East Grinstead to assess its efficiency and explore possible improvements to traffic flow and safety.

Q. Are there any comments you would like to make regarding the types of measures identified in the presentation?

Respondents raised several comments regarding potential measures identified in the presentation. An identified issue was the limited parking at Oxted, Lingfield and Dormans rail stations within the study area; with it being noted that efforts to encourage rail usage could potentially add parking pressure to roads nearby rail stations. Additionally, some noted that PRoW severance was more widespread than reported and suggested a more thorough review.

Improving the frequency of, access to, and reliability of public transport and active travel facilities was raised as a high priority, while a comment requested targets for active travel infrastructure delivery. Respondents also recommended that new crossings and traffic lights incorporate advanced technology, like adaptive signal control and bus priority, to improve traffic flow. There were concerns about "rat running" on roads like Imberhorne Lane, highlighting the need for measures to reduce unintended traffic congestion on smaller roads.

It was noted that future planning should account for the anticipated demand from new developments and the potential expansion of Gatwick Airport, which would increase travel to key destinations. Respondents also suggested improving active travel safety for commuting to destinations like Gatwick and Crawley.

In summary, the main points raised included:

- **PRoW severance:** More instances of severance than initially reported.
- **Rail station parking pressure:** Current capacity is insufficient, increasing roadside parking pressure.

- **Rat running:** on roads like Imberhorne Lane. Measures were suggested to address traffic congestion on primary routes that encourage rat running elsewhere.
- **Enhanced public transport and active travel options:** Increased reliability and frequency are high priorities.
- **Accounting for future travel demands:** Planning must consider new developments and Gatwick's expansion.
- **Improved junction technology:** Recommended to optimise traffic flow and bus priority.
- **Promoting active travel:** Improvements for safer cycling and walking options to major destinations.
- **Sustainable transport in new developments:** Emphasis on integrating active travel options early to reduce car dependence.

These comments underscore the need for a sustainable, forward-thinking approach that improves both accessibility and resilience within the transport network.

Q. Do you have any other comments in relation to the study overall or feedback on the presentation information provided?

Respondents offered additional feedback on the study and presentation, highlighting several key areas for consideration. It was suggested that Forest Row along the A22 be included in the study area, given its connection to East Grinstead, and this was linked to a comment about reconsideration of an East Grinstead relief road.

Respondents also recommended seeking more input from local public transport providers, as many proposed measures would depend on their cooperation.

A comment highlighted considering air quality hotspots with regard to study measures.

Concerns were raised about an over-reliance on previous studies, particularly an earlier study of the Felbridge Junction, with some respondents suggesting its limited relevance due to its age. Continued stakeholder engagement was stressed as essential, with suggestions to ensure consistent updates for those impacted by the study.

Pedestrianisation of the high street in East Grinstead was proposed to encourage active travel, and some respondents voiced concerns that the study's current measures lack the ambition needed for meaningful impact.

Key feedback included:

- **Forest Row (A22):** Suggested extension of the study area to include the village due to its connection to East Grinstead, and reconsideration of East Grinstead relief road.
- **Public transport provider input:** Essential for developing effective measures.
- **Increased ambition for modal shift:** Current measures may not be transformative enough.
- **Over-reliance on previous studies:** Concerns regarding dated previous study of Felbridge Junction.
- **Ongoing stakeholder engagement:** Recommended for transparency and feedback.
- **Pedestrianisation of East Grinstead High Street:** Proposed to support active travel.

- **More detailed proposals:** Requested for clarity on specific measures.

5.2 Email Responses

In reviewing the feedback received through email, several key issues stood out that were commonly shared by respondents. A top concern was the prevalence of rat-running with reports that motorists divert through local roads to avoid congestion on main routes. One comment suggested the study should start by surveying the extent of this rat running across local roads to evidence the business case for interventions, while another comment highlighted the need to consider any further rat running that might be facilitated by A22/Lingfield Road junction improvements via Lingfield to Blindley Heath. Another issue raised was the project's timeline, with a need for more clarity to lay out expectations for stakeholders involved.

The diurnal trends in traffic flow issues was also raised, with respondents indicating that congestion is not limited to peak periods and frequently becomes an issue throughout the day. Related to this, there were suggestions to look into sustainable fuel options for public transport, reflecting a desire for greener, more sustainable transportation following the targets of each council's local plan.

Concerns about school drop-off and pick-up times highlighted the impact of heavy car use around schools and the congestion that results. Emergency vehicle access along the study corridor was also raised as an issue, with congestion along the study area reported to affect arrival times of emergency services. Shared-use footways were suggested to help pedestrians and cyclists move more safely along these routes, and there were ideas about introducing new light rail solutions as a possible alternative mode of transport along the Worth Way between East Grinstead and Crawley, and alternative public transport fleets to reduce pollution.

Stakeholder respondents also wanted to see more frequent rail and bus services, and improved connections, to reduce dependency on private cars, along with improved cycling infrastructure in alignment with Local Cycling and Walking Infrastructure Plans (LCWIPs), with the Forest Way potential links to Ashurst Wood and Forest Row also highlighted. The need for more pedestrian crossings, and improved signal priorities towards pedestrian traffic was highlighted. One comment favoured investment in cycling infrastructure on routes which can facilitate faster cycle design speeds, rather than promotion of longer distance commuter cycling on leisure-based routes such as the Worth Way.

Questions were raised about the impact beyond the study area of expanding road capacity, particularly around traffic spillover into nearby communities, while the need to engage with East Sussex County Council about study impacts on the A22 through Ashurst Forest was also highlighted.

Suggestions were made about reducing traffic speeds on rat running routes in the study area, for example 40mph limits on 'C' class roads, and 20mph in village centres.

There was interest in establishing new bridleway connections to support equestrians.

There was also a suggestion to formally consider Crawley as a key settlement within the study area, given its connections to East Grinstead. The need to make improvements to the Worth Way in particular was highlighted, including surface condition and crossings of the busier and higher speed roads at key locations.

Finally, concerns were raised about how new housing developments might affect traffic and strain existing infrastructure, highlighting the need for planning that balances growth with transportation capacity.

6. CONCLUSIONS

The stakeholder engagement for the A22 A264 corridor study has identified several key transport challenges that impact organisations in the area including the impact of vehicle congestion on journey time reliability and environmental quality, a lack of high-quality alternatives to private vehicle usage and a perceived low level of road safety. There was an ambition amongst the represented organisations to see a reduction in congestion, better planning for the impact of future development, and a greater variety and connectivity of sustainable transport options.

The types of improvement measures that were highlighted as being desirable to the area included: active travel infrastructure; interventions to improve public transport connectivity, frequency and journey times; as well as measures to alleviate queuing and discourage rat running, without encouraging an increase in the overall flow of road traffic.

The feedback received from the engagement exercise was invited to help refine the study objectives and prioritisation and shortlisting of study measures. As the study moves into its next phase, the aspirations for the area will be considered alongside the technical feasibility of delivering the shortlist of measures.

Continued dialogue with local stakeholder organisations is recognised as being important to the development of proposals in these early stages and it is envisaged that the project team will initiate another round of engagement during Stage 2 of the study after a package(s) of measures have been developed, their impact has been tested and their potential value for money has been assessed.

APPENDIX A (SURVEY QUESTIONNAIRE)

ABOUT YOU

1. Full name
2. Title
3. Email address
4. Name of organisation represented

ISSUES

5. The study has identified the following transport-related issues impacting the study area. Which issues, including any others that aren't listed, are most important to your organisation? (You can choose multiple answers)
 - *Volume of vehicle traffic and 'rat running' on less appropriate routes*
 - *Impact of congestion on vehicle journey times to destinations along the corridor*
 - *Impact of congestion on vehicle journey times for longer distance trips to destinations beyond the corridor*
 - *Availability and/or frequency of rail services*
 - *Quality of bus infrastructure, including availability and service frequency*
 - *Impact of congestion on bus journey times*
 - *Travel options to employment, education, healthcare and other services for those without access to a car*
 - *Quality and/or availability of pedestrian links and crossing facilities*
 - *Quality and/or availability of cycle links and crossing facilities*
 - *Road safety and traffic collisions*
 - *Local environmental impacts from transport (e.g. air quality, noise pollution, impact on biodiversity or local habitats)*
 - *Delivery of housing development from the emerging Tandridge and Mid Sussex Local Plans*
 - *Other*
6. How do the issues above (if any) affect your organisation?

OBJECTIVES

7. Do you agree with the proposed objectives for the corridor study?
 - a. Strongly agree
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly disagree
8. Do you have any comments about these objectives, including any missing objectives that you believe are important and should be considered?
9. Are any of the objectives of greater importance to your organisation and, if so, why?

MEASURES AND OTHER COMMENTS

10. Are there any specific types of measures that you believe should be considered to help achieve the objectives for the study area?
11. Are there any comments you would like to make regarding the types of measures identified in the presentation?
12. Do you have any other comments in relation to the study overall or feedback on the presentation information provided?

APPENDIX B (PRESENTED CORRIDOR STUDY OBJECTIVES)

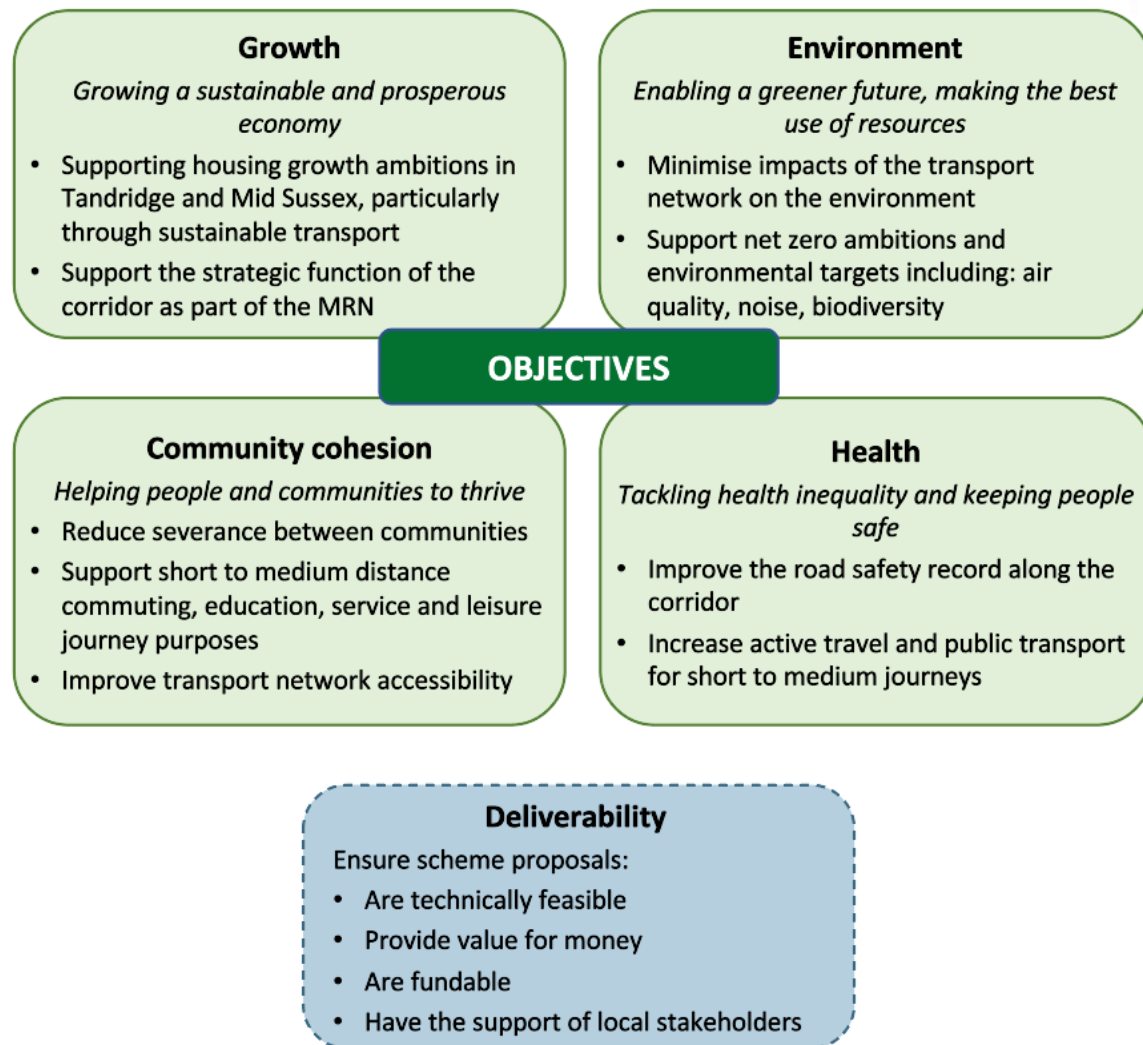


Figure 4. Study objectives