

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

6th July 2026

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 6th July 2026 at 7.30pm.** In the Parish Hub Cophorne 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 1st June 2026.
- 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: 9th July 2026 at 4.00pm.
 - b) District Planning Committee – next meeting: 16th July 2026 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/26/0779	66 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/3191	Land To The South Of Burleigh Lane Crawley Down West Sussex	Defer	Refused
DM/26/1048	10 Brookview Copthorne Crawley West Sussex RH10 3RZ	Defer	Permitted
DM/26/0941	Hollyheart Cottage 12 Brookhill Road Copthorne Crawley West Sussex RH10 3QL	Defer	Permitted
DM/26/0693	4 Lamin Way Copthorne Crawley West Sussex RH10 3ZG	Defer	Permitted
DM/26/0733	Windyridge Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ	Defer	Permitted
DM/25/1384	Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Refused
DM/26/1081	1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP	Defer	Permitted
DM/26/1082	1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP	Defer	Permitted
DM/26/0569	Landfall Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/24/2401 Appeal Ref 6005539	The Platt Turners Hill Road, Crawley Down RH10 4EY	Support	Dismissed
DM/26/1004	27 Erica Way Copthorne Crawley West Sussex RH10 3XG	Defer	Permitted
DM/25/1593	Woodlands Close And Land To The North Of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ	Object	Permitted
DM/26/1075	Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW	Support	Permitted
DM/26/1083	Hoadlye Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS	Support	Permitted
DM/26/1203	Beechey Knowle Borers Arms Road Copthorne Crawley West Sussex RH10 3LU	Support	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. Crabbet Park**- To receive an update in relation to Crabbet Park.
- 15. Gatwick** – To discuss and make comments upon any issues relating to Gatwick Airport.
- 16. Highway Issues**- To discuss and make comments upon any issues relating to Highways.
- 17. Royal Oak Update**- To receive any updates in relation to the Royal oak site.
- 18. Neighbourhood Plan** - To receive an update in relation to the Neighbourhood Plan.
- 19. Terms of Reference** – to receive and make comments in relation to changes to the terms of reference in relation to the Planning and Highways committee structure.

20. 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/26/0541</u></p> <p><u>Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></p> <p>Proposed erection of an ancillary single-storey, detached garage to accommodate up to six no. cars. (Amended description and amended plans received 03.06.2026)</p>	<p>Worth Parish Council considers that the updated plans contain material changes to the previous plan and the LPA should allow proper time for them to be considered by statutory consultees. In particular, the Tree Officer should be consulted to consider the impact of the revised replacement tree position on H8, and the visual amenity of the new garage door on adjacent buildings re-assessed.</p>

21. 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/26/1220</u></p> <p><u>Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ</u></p> <p>New Dwelling</p>	
<p><u>DM/26/1431</u></p> <p><u>Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u></p> <p>Demolition of existing two storey dwelling and detached garage and erection of replacement two storey dwelling (self-build) with accommodation in roofspace and integral double garage</p>	
<p><u>DM/26/1484</u></p> <p><u>Former Fishery Car Park Lake View Road Furnace Wood West Sussex</u></p> <p>Erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping</p>	
<p><u>DM/26/1146</u></p> <p><u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u></p> <p>Replacement radio mast and antenna (Updated plans received on 09/06/2026)</p>	
Type 2 Applications	

<p><u>DM/26/1273</u></p> <p><u>Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ</u></p> <p>Variation of conditions 4 and 10 relating to Planning Application DM/17/2946 - to extend the operating hours to Monday - Sunday 07:00 to 19:30 including bank and public holidays.</p>	
<p><u>DM/26/1366</u></p> <p><u>Braemar Borers Arms Road Copthorne Crawley West Sussex RH10 3LH</u></p> <p>Proposed single rear storey extension to existing extension. Two storey side extension</p>	
<p><u>DM/26/1350</u></p> <p><u>Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX</u></p> <p>Proposed triple garage to front drive area at Brambleside</p>	
<p><u>DM/26/1006</u></p> <p><u>19 Church Lane Copthorne Crawley West Sussex RH10 3QF</u></p> <p>Proposed single storey side and rear extensions. Amended Plans received 04.06.2026 and 08.06.2026.</p>	
<p><u>DM/26/1414</u></p> <p><u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u></p> <p>Variation of condition no 2 relating to planning application DM/20/2603 - to allow for design changes</p>	
<p><u>DM/26/1253</u></p> <p><u>Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ</u></p> <p>Proposed open porch to front elevation</p>	
<p><u>DM/26/1143</u></p> <p><u>18 Squires Close Crawley Down Crawley West Sussex RH10 4JQ</u></p> <p>Single storey extension to rear elevation, new first floor extension built over existing garage, removal of existing single storey side extension and removal of existing chimney. (Tree Report received 05.06.2026, amended description and amended plans received 24.06.2026)</p>	
<p><u>DM/26/0413</u></p> <p><u>Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u></p> <p>Proposed double storey front extension, porch and outbuilding.</p>	
<p>Tree applications</p>	
<p><u>DM/26/1352</u></p> <p><u>18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU</u></p> <p>Leyland Cypress Trees (T1,T2 and T3) - Fell. (T4) - Crown reduce by 2-3m top and sides</p>	

<p><u>DM/26/1433</u></p> <p><u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u></p> <p>(T3) Oak - Crown thin by 30 percent Crown reduction by 6m.</p>	
<p><u>DM/26/1586</u></p> <p><u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u></p> <p>Oak T1 - reduce no further than previous points, approx 2.5m and remove epicormic growth to crown break. Oak T2 - reduce over extended limb closest to roof by approx. 3m.</p>	

22. **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
23. **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.
24. **Date of the next meeting – Monday 7th September 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 1st June 2026,
commencing at 7.30pm

Present

Cllr Gibson (Chair)
 Cllr Coote
 Cllr Kipps
 Cllr Wilson

Cllr Casella (Vice Chair)
 Cllr Dorey
 Cllr Pointer



Hannah Smith
 Ast Clerk

Cllr's Scott, Phillips, Williams and L
 Bannister (Chief Officer) as non-
 committee members

023 Elect a Vice Chair

It was RESOLVED to elect Cllr Casella as Vice Chair.

024 Public Question Time

No members of the public were present. It was RESOLVED that Cllr Gibson will contact all future applicants, with an invitation to attend future meetings to discuss their planning application with the committee members.

025 Apologies

Apologies were RECEIVED and NOTED from Cllr King.

026 Declarations of Disclosable Pecuniary and Other Interests

None.

027 Minutes

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 11 May 2026, and these were duly signed by the Chair.

028 Chairman's Announcements

Cllr Gibson thanked the committee for electing him as Chair and thanked his predecessor Cllr Williams for all her work over the last year.

Cllr Gibson asked the committee to consider changing the terms of reference and to no longer use the phrase 'Defer to Officer'. Cllr Gibson asked that policies should be quoted from supporting documents when submitting consultee comments when applicable. Policies to be considered include neighbourhood plans, NPPF, Infrastructure delivery plan, MSDC design guide, MSDC district plan 2014-2031 and the MS-TP Housing Post Hearings update. It was RESOLVED the ast clerk would email committee members these links.

Changes to the Terms of Reference would be considered under agenda item 17.

Correspondence

029 Cllrs NOTED the Correspondence.

030 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee - 11th June at 7pm.

Planning Committee - 18th June at 7pm.

Cllrs NOTED the notifications of committee meetings.

031 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/26/0765	Woodlands Lake View Road Furnace Wood East Grinstead West Sussex RH19 2QE	Defer	Permitted
DM/26/0491	Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted

DM/26/0737	Heathy Ridge Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Defer	Permitted
DM/26/0857	Ollen Vicarage Road Crawley Down Crawley West Sussex RH10 4JJ	Object	Refused
DM/26/0882	Fronwell Church Road Copthorne Crawley West Sussex RH10 3RD	Defer	Permitted
DM/26/0688	6 Burleigh Close Crawley Down Crawley West Sussex RH10 4UX	Defer	Permitted
DM/25/2995	Steton Works Turners Hill Road Crawley Down West Sussex	Defer	Permitted

032 Updates on the Mid Sussex District Plan

MSDC has published its list of additional sites for testing, this will go through a two-week fact check and in-combination testing. It is anticipated that this will be complete during the summer. If acceptable and agreed by the inspector, modification will be made to the district plan.

All modifications, including additional sites and amendments to policies discussed during the examination so far, will be subject to a 6-week public consultation later this year. Further details will be communicated when details are confirmed.

033 Applications in Neighbouring Parishes

Cllrs NOTED the officer report.

It was RESOLVED to include applications from wider East Grinstead area within the report.

034 Licencing

No new Licencing applications to NOTE.

035	Appeals No new appeals to NOTE.
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036 Planning Compliance Action

Cllrs NOTED the officers report

037 Highways

Cllr Williams has reported congestion in Wallage Lane Monday Morning due to a Coach trying to exit the Business Park towards the Turners Hill Road. Cllr Williams has advised she has written to WSCC and has asked them to consider large vehicles not being permitted down Wallage Lane at peak times.

It was NOTED that there will be ongoing overnight closures on the A27 eastbound. These are the last phases of the safety barrier replacement works. Overnight diversions will be in place.

There are also refurbishment works to the southern side of the M23 Pease Pottage Interchange. The southern side of the M23 Pease Pottage interchange will be closed with no access across the interchange from Pease Pottage to Crawley, there will also be lane closures. Traffic wanting to join the A264 from Pease Pottage will be diverted down the M23/A23 southbound to Cuckfield to rejoin the A23 northbound to exit at M23 junction 11 Pease Pottage Interchange.

It was NOTED that works on the B2110 Turners Hill/East Street Embankment have been postponed until the 8th of June. Concerns over the 11-mile detour route, social media post detailing Vowels Lane as an alternative option for residents.

Cllrs NOTED the officer report

038 Update the Royal Oak Site

Cllrs NOTED the update in the Officers report.

The Owner of the Royal Oak site has been in contact since the meeting pack was published to request a meeting to share potential plans for the site.

It was RESOLVED in line with our Policy for meeting with developers that Cllr Pointer and Cllr Coote would attend an online meeting with an officer present. The minutes from this meeting would then be shared with the Crawley Down Working Party to consider.

039 Planning and Highways term of reference –

It was RESOLVED that an extension will be asked from Planning officers at MSDC for all applications that require a consultee comment before the next committee meeting. This is for all type one and type two applications. 'Defer to Officer' will be removed from the terms of reference as the primary comment supplied for type 2 applications. Tree applications will usually be supported, if felling an additional comment will be made requesting that a replacement tree is planted, as per the neighbourhood plans. The terms of reference will be amended and submitted before the Full council meeting on the 15th of July 2026 to be AGREED.

040 Ratification of Planning Recommendations

Cllrs NOTED the submissions to the MSDC planning portal.

Applications to be Ratified	Submissions
<p><u>DM/26/10605</u></p> <p><u>Knowle Close Copthorne Crawley West Sussex RH10 3LR</u></p> <p>Single storey side and front extension, porch extension, partial garage conversion, new first floor with side dormer extension, installation of x3 rooflights, and alterations to the fenestration.</p>	<p>Not available to view on the MSDC portal</p>
<p><u>DM/26/0693</u></p> <p><u>4 Lamin Way Copthorne Crawley West Sussex RH10 3ZG</u></p> <p>Proposed loft conversion with velux windows (Amended plans and description 08.05.2026)</p>	<p>Defer to Officer noting any covenants that may exist on the development.</p>
<p><u>DM/26/1143</u></p> <p><u>18 Squires Close Crawley Down Crawley West Sussex RH10 4JQ</u></p> <p>Single storey extension to rear elevation, new first floor extension built over existing garage and removal of existing single storey side extension</p>	<p>Defer to Officer Withdrawn.</p>

041 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/26/1225</u></p> <p><u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Erection of self-build 2-bedroom single storey dwelling with car port</p>	<p>Worth Parish Council object to application DM/26/1225 on the grounds that the proposed dwelling fails to demonstrate sufficient architectural merit in accordance with Policies DP12 and CDNP05. The proposal does not appear to positively contribute to the visual amenity of the site or its setting and would risk setting an undesirable precedent for lower-quality development within the area.</p>
<p><u>DM/26/1146</u></p> <p><u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u></p> <p>Replacement radio mast and antenna</p>	<p>Worth Parish Council supports the application , noting that consideration should be given to the fact that the proposed replacement antenna should be securely mounted and of a scale that is unlikely to result in any significant adverse impact on the surrounding area.</p>
Type 2 Applications	
<p><u>DM/26/1147</u></p> <p><u>7 Hornbeam Place Crawley Down Crawley West Sussex RH10 4AQ</u></p> <p>Single storey rear extension</p>	<p>Worth Parish Council supports the proposal for a single storey rear extension, subject to the submission and approval of a Construction Management Plan. This should consider the amenity of neighbouring properties, including appropriate restrictions on hours of work, delivery times, and contractor parking, to minimise</p>

	disruption during the construction period.
<p><u>DM/26/1083</u></p> <p><u>Hoadlye Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS</u></p> <p>Construction of a three-metre single storey side extension, single storey front porch extension, double storey infill extension and renovation of existing house including rendered finish, new Windows and doors</p>	Worth Parish Council supports this application.
<p><u>DM/26/1075</u></p> <p><u>Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW</u></p> <p>Installation of 2x LED digital display sign boards and replacement and repositioning of existing internally illuminated sign boards</p>	Worth Parish Council Supports this application.
<p><u>DM/26/1004</u></p> <p><u>27 Erica Way Copthorne Crawley West Sussex RH10 3XG</u></p> <p>Proposed single and double storey rear extension, replacement timber cladding and porch (Amended plans received 22.05.2026)</p>	Worth Parish Council supports this application, subject to the submission and approval of a Construction Management Plan. This should consider the amenity of neighbouring properties, including appropriate restrictions on hours of work, delivery times, and contractor parking, to minimise disruption during the construction period.
Tree Applications	
<p><u>DM/26/1203</u></p> <p><u>Beechey Knowle Borers Arms Road Copthorne Crawley West Sussex RH10 3LU</u></p> <p>1 x Beech - remove 2 stems over pavement and 1 secondary stem above. Reduce secondary growth over neighbouring hedge by approx. 1m and no further than previous pruning points. Oak - remove all secondary and epicormic growth up to and including crown break. Scots Pines T1 - largest stem remove lowest branch. T2- remove 2 lowest stems back to trunk (closest to house) and lowest drooping stem to rear. T3 - remove lowest growing towards Beech tree.</p>	Worth parish Council Supports this application.

042 Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party

No Considerations

043

Consideration of items for discussion by the Village Working Parties-

The minutes from the meeting with the owner of the Royal Oak is to be shared at the next Crawley Down Working party for members to consider.

044 Date of the next meeting – Monday 6th July 2026 at 7.30pm at the Parish Hub Copthorne

Meeting closed at 8.23 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 6th July 2026, In the South Room the Parish Hub Cophorne 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 the 1st of June 2026.

5 Chairmans Announcements

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

6 Correspondence

Daily Update from GOV.UK: Ministry of Housing, communities and Local Government update 02.06.2026

District Plan update 09.06.2026

Tandridge District Plan update 23.06.2026

7

Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 9th July at 4pm.

No agenda items pertaining to Worth on the agenda.

District Planning Committee – 16th July 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/26/0779	66 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/3191	Land To The South Of Burleigh Lane Crawley Down West Sussex	Defer	Refused
DM/26/1048	10 Brookview Copthorne Crawley West Sussex RH10 3RZ	Defer	Permitted
DM/26/0941	Hollyheart Cottage 12 Brookhill Road Copthorne Crawley West Sussex RH10 3QL	Defer	Permitted
DM/26/0693	4 Lamin Way Copthorne Crawley West Sussex RH10 3ZG	Defer	Permitted
DM/26/0733	Windyridge Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ	Defer	Permitted
DM/25/1384	Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Refused
DM/26/1081	1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP	Defer	Permitted
DM/26/1082	1 Brookhill Close Copthorne Crawley West Sussex RH10 3PP	Defer	Permitted
DM/26/0569	Landfall Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/24/2401 Appeal Ref 6005539	The Platt Turners Hill Road, Crawley Down RH10 4EY	Support	Dismissed
DM/26/1004	27 Erica Way Copthorne Crawley West Sussex RH10 3XG	Defer	Permitted
DM/25/1593	Woodlands Close And Land To The North Of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ	Object	Permitted
DM/26/1075	Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW	Support	Permitted
DM/26/1083	Hoadlye Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS	Support	Permitted
DM/26/1203	Beechey Knowle Borers Arms Road Copthorne Crawley West Sussex RH10 3LU	Support	Permitted

9 Updates on the Mid Sussex District Plan

Mid Sussex District Council is expecting to proceed in line with the provisional timeline set out by the Inspector. Informal discussions with affected parish councils and ward members are expected to take place during June regarding infrastructure and policy development associated with proposed site allocations.

The P&H Committee meeting on 6 July 2026 will provide an opportunity to consider:

- Discussions held with Mid Sussex District Council;
- Feedback and advice from the village Working Groups; and
- The potential implications of the proposed sites within Worth Parish.

Notes from a meeting with MSDC regarding the district plan update have been published as part of the meeting pack. Cllrs are asked to NOTE these. Submissions from both working parties have also been sent.

10 Applications in Neighbouring Parishes

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

11 Licencing

No new Licensing Applications to NOTE.

12 Appeals

No new appeals to note- DM/24/2401 Appeal Ref 6005539 The Platts Turners Hill Road Crawley Down RH10 4EY has been dismissed.

13 Planning Compliance

Dirt on the Copthorne Road Felbridge- letter sent to the site Managers for both sites and MSDC planning investigations.

14 Crabbet Park

Wates are setting up a stakeholder liaison group to include:

Reps from WPC (only intended to be a couple of people)

Ward councillors

MSDC officers

Possibly Crawley Borough Council councilors but this is to be decided

Please could the committee agree upon attendance, this is open to Committee members and Copthorne Councillors. The committee can defer to the working party if they wish.

Wates propose to hold three meetings of this group with the following

Meeting 1 – 13 July, 2.00 -4.00pm:

Work undertaken to date, Local Plan update, site constraints and opportunities, and draft consultation strategy.

Meeting 2 – 19 August, 2.00 - 4.00pm:

Allocation of wide masterplans and proposals for our site.

Meeting 3 – 13 October, 2.00 - 4.00pm:

Reporting back on consultation feedback

These meetings will all take place at MSDC offices at Haywards Heath

15 Gatwick

Cllr Lords notes from the GACC AGM can be viewed as part of the meeting pack. Cllrs are asked to NOTE these.

16

Highways

Crawley Down Road (nr Rowplatt Lane) | **5-19 June** | Multi-way Signals | Services to Barratt development site

Crawley Down Road (David Wilson Homes Development) **27 July-11 August** | **full road closure** | Electricity to development site

Crawley Down Road junction with McIver Close | **12-28 August** | multi-way signals | Electricity to development site

M23 Pease Pottage

Due to unforeseen circumstances, there are changes to the planned closures. Please see the updates below.

- Friday 12 June 9pm to 6am
- Monday 15 June 9pm to 6am
- Saturday 27 June for 6 nights 9pm to 6am
- Monday 6 July for four nights 9pm to 6am

Full weekend closure:

- 9pm Friday 3 July to 6am Monday 6 July
- 9pm Friday 10 July to 6am Monday 13 July

M23 Crawley

Closure information:

M23 southbound junction 10A - 11 lane closures

- Monday 29 June to Friday 17 July

M23 southbound junction 10A - 11 lane closures

- Monday 20 July to Friday 28 August

M23 northbound junction 11 - 10A lane closures

- Monday 20 July to Friday 28 August

M23 northbound junction 11 - 10A lane closures

- Tuesday 1 September to Friday 9 October

TRO Consultation: Turners Hill Road Speed Limits

West Sussex County Council proposes to make a permanent Traffic Regulation Order that will extend the existing 30 MPH speed limit at the western end of Turners Hill Road in Worth to a point 475m east of its junction with Old Hollow.

The Order also introduces a 40 MPH Speed limit from the eastern end of the 30 MPH speed limit described above, eastwards to the current 30 MPH speed limit at Turners Hill. In addition to these measures, the Order introduces a 30 MPH speed limit on Old Hollow from Turners Hill Road, northwards for 175m, and a 40 MPH speed limit on Wallage Lane, from Turners Hill Road north-eastwards for 60m.

Below is a link to the TRO Team's consultation web page, containing plans showing the new restriction, the public notice, statement of reasons for proposing the Order, and the draft Order itself. WSCC would be grateful if you could accept this message as the formal consultation on the proposed new Order. If you wish to make any comments or objections to the scheme, please make them to me by e-mail before 9 July 2026.

<https://www.westsussex.gov.uk/roads-and-travel/traffic-regulation-orders/>

- 17 Royal Oak Update-** Minutes from the meeting with owner of The Royal Oak on the 19th of June 2026 have been published as part of the public meeting pack. Cllrs are asked to NOTE these.

A Letter to the leader of MSDC Cllr Robert Eggleston was sent on the 24th of June 2026 requesting respectfully that Mid Sussex District Council convene a meeting with the Owner of the Royal Oak Public House Station Road at the earliest opportunity.

This request has been acknowledged and has been forwarded to Eric Ownens and Judy Holmes at MSDC to consider.

18 Neighbourhood Plan update

Councillors can find attached as part of the meeting pack neighbourhood plan survey results for Copthorne and Crawley Down as well as a report for both villages and an overall summary.

Councillors are asked to please NOTE these reports; Cllrs have suggested in previous discussions having one neighbourhood plan. The assistant clerk will reach out to Squires Planning for a quote for a Planning and Highways committee to consider, before a decision is made at a future Full Council Meeting.

19 Terms of Reference

Cllrs are asked to CONSIDER and AGREE the changes highlighted in red.

20 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/26/0541</u> <u>Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u> Proposed erection of an ancillary single-storey, detached garage to accommodate up to six no. cars. (Amended description and amended plans received 03.06.2026)	Worth Parish Council considers that the updated plans contain material changes to the previous plan and the LPA should allow proper time for them to be considered by statutory consultees. In particular, the Tree Officer should be reconsulted to consider the impact of the revised replacement tree position on H8, and the visual amenity of the new garage door on adjacent buildings re-assessed.

21	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
<p><u>DM/26/1220</u></p> <p><u>Land At Caldyne Park Wallage Lane Rowfant Crawley</u> <u>West Sussex RH10 4NQ</u></p> <p>New Dwelling</p>	<p>MSDC tree officer – No objection.</p> <p>DM/24/2799 Proposed new 4-bedroom dwelling – Withdrawn</p> <p>DM/21/1345- Proposed new 4-bedroom dwelling- Withdrawn</p> <p>Previous submission for DM/24/2799 Defer to Officer noting this site is potentially contaminated land and is transferring from an industrial/commercial site to residential. Supervised works to clear any contamination would need to be a requirement. Worth Parish Council also questions the change of use of site.</p> <p>Suggested Submission Worth Parish Council raises no objection in principle to this application, subject to Mid Sussex being satisfied that the site is suitable for residential use.</p> <p>The Council notes the previous commercial/industrial nature of the site and considers that appropriate investigations should be undertaken to establish whether any contamination is present. Should planning permission be granted, the Council recommends that suitable planning conditions are imposed.</p>

<p><u>DM/26/1431</u></p> <p><u>Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u></p> <p>Demolition of existing two storey dwelling and detached garage and erection of replacement two storey dwelling (self-build) with accommodation in roof space and integral double garage</p>	<p>Self-Build No recent planning history.</p> <p>Suggested submission Worth Parish Council raises no objection in principle to the replacement of the existing dwelling. However, the Parish Council requests that Mid Sussex District Council carefully assess whether the substantial increase in scale and massing of the proposed dwelling would maintain or enhance the character of the countryside as required by Policies DP12, DP15 and DP26 of the Mid Sussex District Plan and Policy CDNP05 of the Crawley Down Neighbourhood Plan. Weight should be given to the retention and long-term protection of the mature boundary trees and landscaping that currently mitigate the visual impact of development on this site.</p> <p>Custom, and self-build properties can take several years to complete, resulting in prolonged disruption to neighbouring residents due to construction traffic, noise, and debris. Should MSDC be minded to approve the application, the Parish Council requests that consideration be given to imposing a condition specifying a clear commencement and completion timeframe to minimise long-term disturbance.</p>
<p><u>DM/26/1484</u></p> <p><u>Former Fishery Car Park Lake View Road Furnace Wood West Sussex</u></p> <p>Erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping</p>	<p>No previous planning history.</p> <p>Suggested Submission Worth Parish Council offers no objection in principle to the proposal, subject to Mid Sussex being satisfied that the development complies with the</p>

	<p>relevant policies of the Mid Sussex District Plan and Crawley Down Neighbourhood Plan.</p> <p>The Parish Council notes that the application relates to a former fishery car park and is limited to a single bungalow with associated access and landscaping. The Council considers that redevelopment of a previously disturbed site may provide an opportunity to improve the appearance and management of the land.</p>
<p><u>DM/26/1146</u></p> <p><u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u></p> <p>Replacement radio mast and antenna (Updated plans received on 09/06/2026)</p>	<p>Previous submission</p> <p>Worth Parish Council supports the application, noting that consideration should be given to the fact that the proposed replacement antenna should be securely mounted and of a scale that is unlikely to result in any significant adverse impact on the surrounding area.</p> <p>These new proposed plans show the mast to be separate to the dwelling. Proposed 1000x1000mm concrete pad foundation.</p> <p>Suggested Submission</p> <p>Worth Parish Council objects to the application on the grounds that the revised proposal introduces a freestanding mast on a substantial concrete pad foundation, creating a more prominent and permanent form of development than previously indicated. The Council shares residents' concerns regarding the visual impact of the structure and considers that insufficient justification has been provided to demonstrate that the scale and siting of the antenna would not adversely affect the character of the</p>

	locality and neighbouring amenity.
Type 2 Applications	
<p><u>DM/26/1273</u></p> <p><u>Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ</u></p> <p>Variation of conditions 4 and 10 relating to Planning Application DM/17/2946 - to extend the operating hours to Monday - Sunday 07:00 to 19:30 including bank and public holidays.</p>	<p>Previous comment on DM/17/2946 Support.</p> <p>Suggested Submission Worth Parish Council supports this application.</p>
<p><u>DM/26/1366</u></p> <p><u>Braemar Borers Arms Road Copthorne Crawley West Sussex RH10 3LH</u></p> <p>Proposed single rear storey extension to existing extension. Two storey side extension</p>	<p>No recent relevant planning history.</p> <p>Suggested Submission Worth Parish Council supports this application.</p>
<p><u>DM/26/1350</u></p> <p><u>Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX</u></p> <p>Proposed triple garage to front drive area at Brambleside</p>	<p>No recent relevant planning history.</p> <p>Suggested Submission Worth Parish Council supports this application.</p>
<p><u>DM/26/1006</u></p> <p><u>19 Church Lane Copthorne Crawley West Sussex RH10 3QF</u></p> <p>Proposed single storey side and rear extensions. Amended Plans received 04.06.2026 and 08.06.2026.</p>	<p>Previous comment 'Defer to Officer'</p> <p>Suggested Submission Worth Parish Council Supports this application</p>
<p><u>DM/26/1414</u></p> <p><u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u></p> <p>Variation of condition no 2 relating to planning application DM/20/2603 - to allow for design changes</p>	<p>Previous comment to DM/20/2603- Defer to Officer</p> <p>Suggested Submission Worth Parish Council Supports this application</p>

<p><u>DM/26/1253</u></p> <p><u>Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ</u></p> <p>Proposed open porch to front elevation</p>	<p>No recent planning history.</p> <p>Suggested Submission Worth Parish Council supports this application</p>
<p><u>DM/26/1143</u></p> <p><u>18 Squires Close Crawley Down Crawley West Sussex RH10 4JQ</u></p> <p>Single storey extension to rear elevation, new first floor extension built over existing garage, removal of existing single storey side extension and removal of existing chimney. (Tree Report received 05.06.2026, amended description and amended plans received 24.06.2026)</p>	<p>Previous submission – Defer to Officer</p> <p>Suggested Submission Worth Parish Council Supports this application.</p>
<p><u>DM/26/0413</u></p> <p><u>Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u></p> <p>Proposed double storey front extension, porch and outbuilding.</p>	<p>Suggested Submission</p> <p>Worth Parish Council requests that Mid Sussex District Council satisfy itself that the proposed garage conversion and annex remain ancillary to the main dwelling, and that the development preserves the spacious and wooded character of Furnace Wood in accordance with Crawley Down Neighbourhood Plan Policy CDNP04.1</p>
<p>Tree applications</p>	
<p><u>DM/26/1352</u></p> <p><u>18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU</u></p> <p>Leyland Cypress Trees (T1,T2 and T3) - Fell. (T4) - Crown reduce by 2-3m top and sides</p>	<p>All previous tree applications have been permitted</p> <p>Suggested Response Worth Parish Council supports this application.</p>
<p><u>DM/26/1433</u></p> <p><u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u></p> <p>(T3) Oak - Crown thin by 30 percent Crown reduction by 6m.</p>	<p>All Previous tree applications have been permitted.</p> <p>Suggested Response Worth Parish Council supports this application.</p>

<p><u>DM/26/1586</u></p> <p><u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u></p> <p>Oak T1 - reduce no further than previous points, approx 2.5m and remove epicormic growth to crown break. Oak T2 - reduce over extended limb closest to roof by approx. 3m</p>	<p>All Previous tree applications have been permitted.</p> <p>Suggested Response Worth Parish Council supports this application.</p>
<p>22</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>23</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>24</p>	<p>Date of the next meeting – 7th September 2026 at the Parish Hub Copthorne</p>

Mid Sussex District Plan update 17.06.2026 Teams Call

Present

Leanne Bannister Chief Officer
Hannah Smith Ast Clerk
Andrew Marsh Head of Planning Policy
Mark McLaughlin S106 Officer
Cllr Tony Dorey
Cllr Chris Philips
Cllr Ian Gibson
Alice Henstock Principal Planner, Planning policy
Sarah Little Senior planning officer

Overview

The district plan is at examination stage
An additional need of 4,000 dwellings is required
MSDC has published its list of 35 additional sites on the 15th May 2026

New additional sites added for Worth Parish Council are:

Courthouse Farm Copthorne Common Road 86 dwellings
Land r/o The Martins (South of Hophurst Lane) 150 dwellings

These additional sites are now subject to in combination testing.
During the testing transport consultants, will run the sites through their modelling and look for hotspots (over capacity), MSDC are expecting these results back over the next week.

Cllr Gibson raised concerns over the capacity of roads, and that the impact of developments such as Imberhorne Farm, is yet to be seen. MSDC confirmed the modelling considers existing schemes and those that are also proposed. The modelling would also consider developments from outside the boundary area such as the proposed site Land North of Borers Arms.

Cllr Phillips asked if the neighbourhood plans had been considered CNP2, development outside the built-up area will not be supported.

MSDC confirmed they are not looking for anymore sites.

Off Site delivery

Crawley Down total allocation of 600 homes in total, gap in pre-school places with no building space.

Play areas, Mgt companies, residents feeling double taxed, problems with maintenance issues. WPC- focus on the centre of the village, contributions towards existing play areas, draw new residents into the village centre, to draw communities together.

Request that any local infrastructure requests to be secured in site policies or the next IDP.

Assess any opportunities for any on site infrastructure needs.

Courthouse Farm / The Martins

Comments to be received by the 26th of June

Considerations to include Courthouse Farm:

Copthorne – South of the A264 – 20-minute neighbourhood test

Ribbon development

Miller Homes, doctors' surgery and school sites on the Heathy Wood Estate, have they been taken into consideration. MSDC confirmed these had not been brought forward yet, and they would be considered 'Windfall rather than allocated'

Considerations to include The Martins:

WPC would not want to see a repeat of Woodland Close, where houses were being knocked down to create access.

Sustainable routes

20-minute neighbourhood, does this site meet this test?

Next Steps Timeline

Following the publication of additional sites for testing, the Inspector has proposed a timeline for next steps as follows.

The outcome of the in-combination testing will be published w/c 13th July 2026.

Subject to the in-combination testing the following timeline is provisional and only indicative. The dates will be confirmed when the in-combination testing is complete.

1. **27th July – 7th September:** Main Modifications Consultation
2. **September / October:** Inspector's review of consultation responses, production of hearings programme
3. **w/c 2nd November:** If required, further Examination Hearings

All modifications, including additional sites and amendments to policies discussed during the examination so far, will be subject to a 6-week public consultation later this year

Chief Officer Leanne Bannister raised concerns as to when the developments will start as if its 5y's then infrastructure requirements will change over time.

It was confirmed that MSDC could not mirror Crawley's standard on affordable housing at 40% across sites.

Applications in Neighbouring Parishes

6th July 2026

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 soft. The properties will not exceed 3-storeys.	<p>WPC has commented on the proposals and asked to be kept updated.</p> <p>Confirmed EIA required.</p> <p>No change 26/05/2026</p>
East Grinstead	DM/25/1665	<p>Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810</p>	<p>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.</p> <p>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).</p> <p>The information submitted pursuant to the afore mentioned conditions as follows: Condition 9 (Archaeology) 230233 WSIv5 230233-ev-2025100-V1reduced</p> <p>Condition 10 (Air Quality Assessment) 444669-02(03) Air Quality Assessment Report-Crawley Down Road Felbridge</p> <p>Condition 16 (Arboriculture Method Statement) 10948_AMS.001</p>

Updated

			<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 Environmental 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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Updated

			<p>22.01.2026 Place services- recommendation to not remove condition 20 until additional information has been provided. Planning Portal states awaiting decision 01.07.2026</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>Suggest Noting. Planning portal states pending consideration 01.07.2026</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 Notice Refused 28.11.2025 No Appeals as of the 26.05.2026</p>

Burstow	2025/1318	Land Adjacent to Oaklands Drive, Copthorne Bank, Copthorne, West Sussex 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	Comments open until December 14 th Waste/ refuge collection Confirmed as Tandridge Oakland Drive Residents – Do not object to the layout of the development, concerns are raised of the potential damage to and the drainage system and damage and deterioration of the road in Oaklands Drive especially at the bellmouth. Refused 27th February 2026 No Appeals as of the 26/05/26
Burstow	2025/1376	Development Site East of Farthings Copthorne Bank North of Borers Arms Road, Copthorne Bank, Copthorne, Crawley, Surrey, RH10 3JF Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road.	Comments are due by the 8th of March 2026. The case has been allocated to Steven King at MSDC. Health impact statement – States that the children of this new development will be able to walk to school. S106 Draft terms- Obligations and/or contributions may be secured in relation to the following provisions: On-site provision (i) On-site provision of affordable housing (50%). (ii) On-site community open space. (iii) Travel Plan. iv) Biodiversity net gain. Off-site provision (v) Sustainable Transport measures. (vi) Biodiversity net gain. The Applicant will work with the Councils (Mid Sussex and Tandridge) to secure the requisite contributions to be secured through the provisions as set out in (i) The Tandridge District Core Strategy 2008, (ii) The Tandridge Local Plan Part 2: Detailed Policies 2014-2029; and (iii) Appendix 5 of the Submission draft Mid Sussex Local Plan

			<p>Transport assessment- Mentions safe pedestrian footpath along Copthorne Bank</p> <p>A proposed gateway traffic calming feature on Copthorne Bank, offering the opportunity to deliver a scheme that slows traffic as it enters the village has been discussed with SCC Transport Development Control Officers. At a site visit Officers were supportive of the principle, as well as the opportunity to extend the footway on the eastern side of Copthorne Bank.</p> <p>The development will also provide a new pedestrian/cycle link between Copthorne Bank to Borers Arms Road via the development internal road layout</p> <p>05.05.2026 Surry Wildlife trust formally objects</p> <p>05.05.2026- WSCC Highways- recommendation Advice Conclusion Based on the information within the TA the LHA would not consider the application would result in a Severe the adjoining highway network in accordance with Paragraph 116 of the National Planning Policy Framework (NPPF).</p> <p>22.05.2026 SCC Flood and Water services Team- The applicant has addressed our previous comments. Flood Risk, Planning, and Consenting Team Whitebeam Lodge Merrow Lane Guildford Surrey GU4 7BQ Recommendation Further/amended information required No objection No objection – Subject to conditions X Objection We are satisfied that the proposed surface water drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to our advice below. Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.</p> <p>WPC objection comments have been submitted.</p>
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Updated

			Not yet determined 26.05.2026
East Grinstead	DM/26/0843	Land South of Floran Farm Hophurst Hill Crawley Down West Sussex RH10 4LP Outline application (means of access and Layout only: other matters reserved for 9 self-build dwellings).	

New Applications/Comments in bold/Red

Updated

GACC AGM - 22 Jun 2026

At the GACC (Gatwick Area Conservation Campaign) AGM, members were updated on the ongoing campaign against the proposed expansion of Gatwick Airport through use of the Northern Runway. The chair highlighted concerns that the expansion would increase passenger numbers from 46 million to over 80 million annually, making Gatwick comparable in scale to Heathrow before the pandemic.

The organisation's primary focus over the past year has been a legal challenge against the Secretary of State's approval of the project. Court proceedings began in late 2024, and members were informed that the judicial review decision would be announced the following day. Regardless of the outcome, further appeals are expected from either GACC or Gatwick Airport.

A major theme of the meeting was fundraising. GACC has raised approximately £51,000 through donations, crowdfunding, parish council support, and local fundraising activities, but still faces legal liabilities approaching £80,000, with potential appeal costs increasing the total requirement to around £100,000.

The report also outlined GACC's wider activities, including representation on aviation and environmental bodies such as GATCOM, the Gatwick Noise and Track Keeping Group, the Aviation Environment Federation, No Airport Expansion, and Stay Grounded. Members continue to campaign on aircraft noise, airspace changes, environmental impacts, and airport expansion nationally and internationally.

Particular concern was expressed about aviation noise and health impacts. Recent government and Civil Aviation Authority research was welcomed because it confirmed long-standing concerns that aircraft noise causes greater annoyance and health effects than previously recognised. GACC intends to use this evidence to press for stronger government action.

The AGM approved the annual accounts and re-elected the existing committee. Members acknowledged the challenge of recruiting younger volunteers and committee members, while emphasising the need for continued community involvement.

The meeting concluded with fundraising reports, including a sponsored walk around Gatwick that raised £2,500, and plans for future fundraising events. Speakers stressed that community support remains essential if the campaign against Gatwick expansion is to continue.

There are approximately 400 members of GACC, with just 21 members present at the AGM.

Update: Following the AGM, GACC's judicial review challenge against the government's approval of Gatwick Airport's Northern Runway project was unsuccessful. Consistent with statements made at the meeting, the organisation has announced its intention to appeal the decision and continue opposing the airport's expansion plans. The legal campaign, and the associated need for further fundraising, therefore remains ongoing.

Eddie Lord

Meeting notes - Royal Oak

19th June 2026

Attendees: P Coote, L Williams, T Wilson, L Bannister, C Pointer, M Khadr

MK updated that their planning consultant had concerns about the initial drawing and the impact on residential neighbours to the left of the site (if looking from Station Road). Therefore, another plan was shown that showed the Royal Oak building as it was before (with residential flats above and a community space below), with a second building to the side for commercial purposes, which had office space above. This provided a servicing space on the road side but no parking spaces.

The planners believe the green space to the side of the building will be required.

MK is engaging with a retailer who is on board with the new design.

Concerns were raised with the new design including:

- Lack of space on road for buses/vehicles to pass delivery vehicles.
- Unused space at back of site.
- CGI doesn't accurately portray width of road.
- Lack of parking spaces – there is already inadequate parking on site.

Based on previous feedback, demolition of the existing building hasn't been considered.

Retailer has suggested that most of their customers are pedestrians. This was disputed.

Concerns were raised with safety/structure of the building.

MK confirmed no pre-app has been completed yet.

MSDC have been in touch with MK, and they are keen that the site is redeveloped for the benefit of the community.


It was strongly suggested that MK holds a public consultation displaying the design ideas to get input from the wider community. MK amenable to this and will work to prepare for this in autumn.

MK intends to do a full application, not a permission in principle.


LW raised that she has become aware of a third party offering the site for sale. MK confirmed that this is not valid and should not be interacted with.

Responses Overview Active


Responses

344 

Average Time

12:27 

Duration

430 Days 

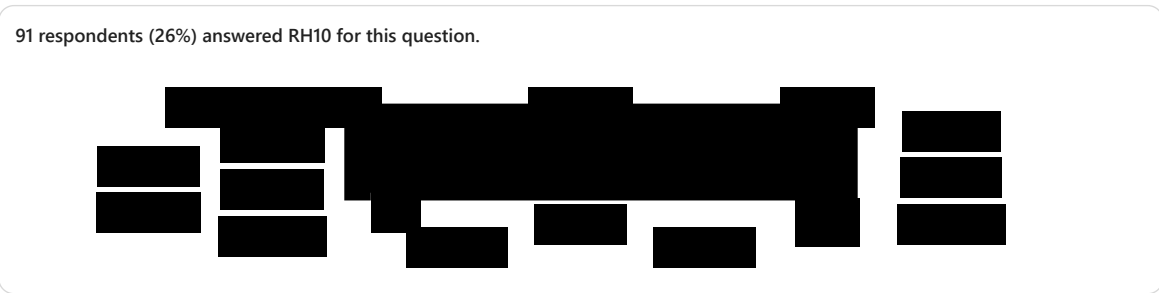
1. Please enter your address

344
Responses

Latest Responses

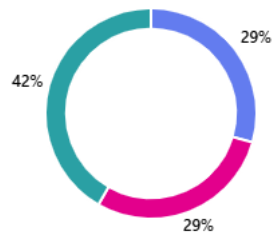


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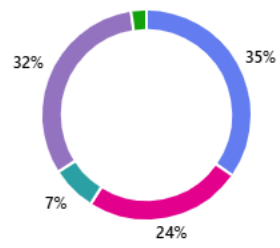
2. Did you complete the 2019 Housing Survey?

- Yes 101
- No 99
- Unsure 143



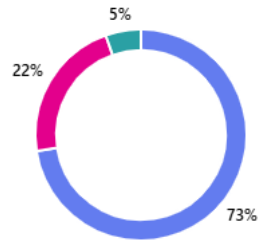
3. What channels do you use to access local information about Crawley Down?

- Social media 249
- Notice boards 173
- The Parish Council website 50
- Parish magazines 227
- Other 17



4. How would you like Worth Parish Council to contact residents?

● Email	241
● Post	73
● Other	18



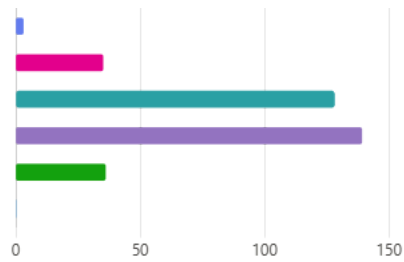
5. Do you own, rent or part own/rent your home?

● Own	329
● Rent	8
● Part own/rent	3
● Other	1



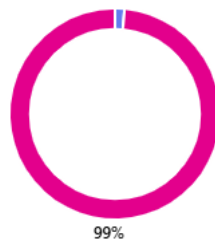
6. How many bedrooms does your home have?

● 1	3
● 2	35
● 3	128
● 4	139
● 5+	36
● 0 (Studio accommodation)	0



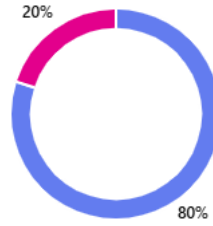
7. Have you added any bedrooms since 2019?

● Yes	5
● No	336



8. If your answer to Question 7 was yes, how many bedrooms have you added?

● 1	4
● 2	1
● 3+	0



9. Do you intend to add any bedrooms in the next 5 years?

● Yes	6
● No	310
● Unsure	20



10. Do you have any comments on how the neighbourhood plan supports extensions to existing homes generally?

94
Responses

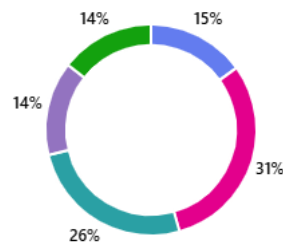
Latest Responses
...

19 respondents (20%) answered extensions for this question.



11. How many useable garage and off road parking spaces does your home have?

● 1	50
● 2	102
● 3	85
● 4	48
● 5+	48

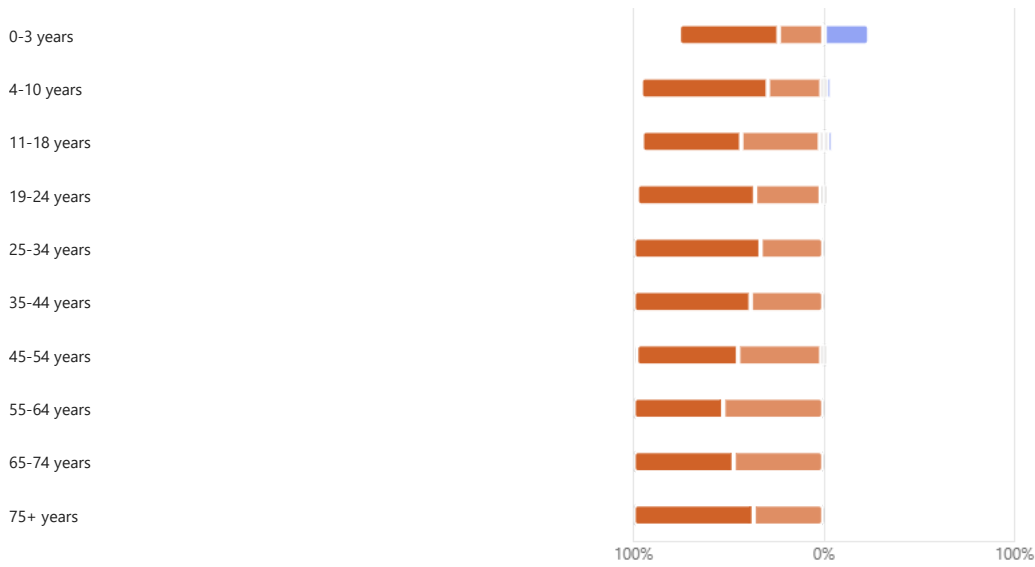


12. Do your off road parking spaces have dedicated facilities to charge an electric vehicle?



13. Please indicate the number of children and adults living in your household

1 person 2 persons 3 persons 4 persons 5 persons



14. How many children in your household attend the village school? (if no one in your household currently attends any schools please move onto question 22)

68 Responses

Latest Responses ...

16 respondents (24%) answered 1 for this question.

child in preschool
 A My son one **1** place
 None **2** village school n't get a place

15. How many children in your household attend another primary school?

51
Responses

Latest Responses
"1"
...

9 respondents (18%) answered None for this question.

2 **None** 1 One

16. How many children in your household attend Imberhorne School?

57
Responses

Latest Responses
...

17 respondents (30%) answered 1 for this question.

One **1** 2
None

17. How many children in your household attend another secondary school?

47
Responses

Latest Responses
...

5 respondents (11%) answered None for this question.

2 **None** 1 Two

18. If children in your household do attend another secondary school, which one do they attend.

27
Responses

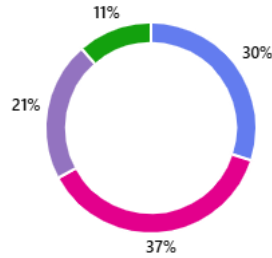
Latest Responses
...

3 respondents (11%) answered Lingfield College for this question.



19. How do the children in your household travel to school.

Walk	21
Bus	26
Bicycle	0
Car	15
Other	8



20. Were your children allocated a place in your preferred school?

Yes	55
No	6



21. Do you have any comments on local schools?

48
Responses

Latest Responses
...

23 respondents (48%) answered schools for this question.



22. How many years have you lived in your current

329
Responses

Latest Responses

"5"
"47"
"4"
...

35 respondents (11%) answered years for this question.



23. How many years have you lived in Crawley Down?

328
Responses

Latest Responses

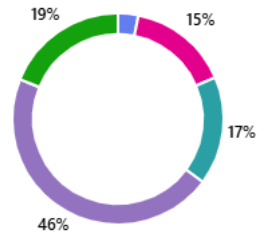
"5"
"47"
"41"
...

33 respondents (10%) answered years for this question.



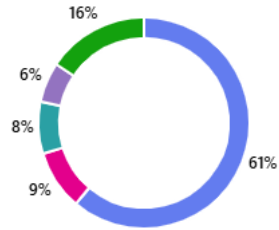
24. What is the main reason that you chose to live in Crawley Down?

- Born here 11
- Work in the village or nearby 55
- Have relatives in the village or nearby 59
- Attracted by village life, schools, etc 163
- Other 67



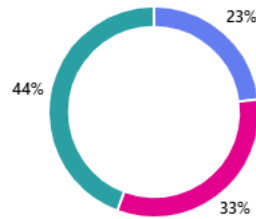
25. Do you expect to move home in the near future?

● No	208
● In the next 2 years	31
● In 3-5 years	27
● In 6-10 years	21
● Not sure	53



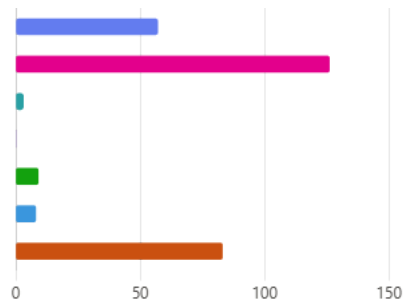
26. If you were to move, would you move to another property in Crawley Down?

● Yes	75
● No	106
● Unsure / Maybe	144



27. What would be the main reason for wanting to move?

● Bigger property	57
● Smaller property	126
● Move from rented to owned	3
● Move from owned to rented	0
● Work opportunities	9
● Want non-village life, schools, etc	8
● Other	83



28. Is anyone in your household likely to be seeking to move to their own property in the village in the next 2 years, 3-5 years or 6-10 years and if so how many?

146 Responses

Latest Responses ...

12 respondents (8%) answered years for this question.



29. If you have answered yes to Question 26, what type of accommodation are they likely to require?



30. If you have answered question 26 and 27, how many bedrooms would they be looking for?

123
Responses

Latest Responses
"2"
...

32 respondents (26%) answered 2 for this question.



31. Do you believe that there are sufficient levels of social housing available in the village?



32. Does anyone in your household play, or is otherwise involved in, one or more village sports clubs?



33. If yes which ones. Please list.

62
Responses

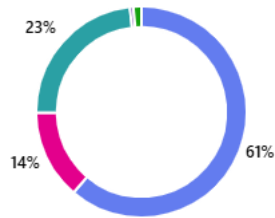
Latest Responses
"Football"
"Football, Cricket"
...

15 respondents (24%) answered tennis for this question.



34. Do members of your household use the local network of paths and bridleways for exercise? If so, what type of exercise?

Walking	307
Jogging	69
Cycling	117
Horse Riding	3
Other	6



35. Do you have any comments on the sports or other exercise facilities available in the village?

109
Responses

Latest Responses
"4G Football Pitch"
...

25 respondents (23%) answered No for this question.



36. Is anyone in your household members of any local social clubs? If so which ones.

107
Responses

Latest Responses
"Haven Centre"
...

13 respondents (12%) answered WI for this question.



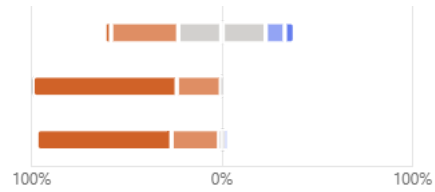
37. How many cars, vans or motorbikes does your household have?

0 1 2 3 4+

Cars

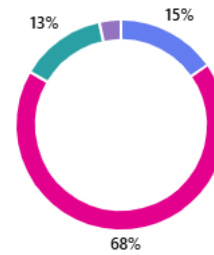
Vans

Motorbikes



38. Over the next 5 years do you expect the number of cars, vans or motorbikes owned by your household to...

● Decrease 51
● Stay the same 226
● Increase 44
● Unsure 11



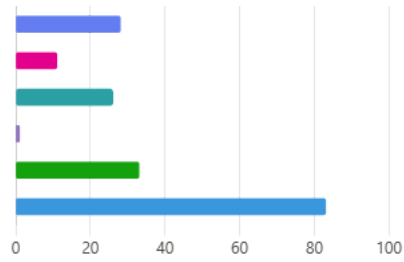
39. Do any members of your household travel to work ?

● Yes 182
● No 147



40. If you answered yes to question 39 please specify where.

● East Grinstead	28
● Gatwick	11
● Crawley	26
● Horley	1
● London	33
● Other	83



41. If you selected 'other' in question 40 please specify.

92
Responses

Latest Responses

"Rowfant"

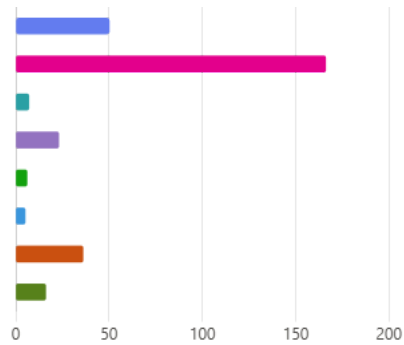
...

10 respondents (11%) answered London for this question.



42. How do members of your household travel to work?

● Train	50
● Car	166
● Motorbike	7
● Bus	23
● Bicycle	6
● Foot	5
● Work from home	36
● Other	16



43. What is your typical journey time?

177
Responses

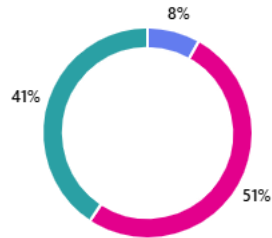
Latest Responses
"45-60 minutes"
"10mins"
"20mins"
...

39 respondents (22%) answered minutes for this question.



44. Over the last 4 years, has your journey time...

Decreased	15
Stayed the same	94
Increased	75



45. What public transport improvements could reduce your journey time/complexity?

116
Responses

Latest Responses
"More frequent buses to Three Bridges and East Grinstead"
"Bus straight to Ifield"
...

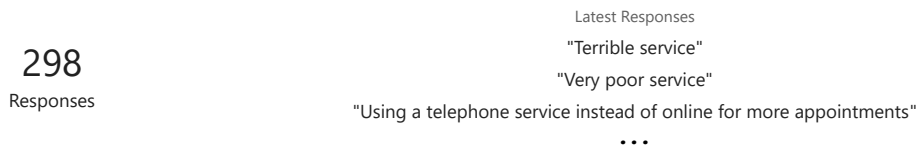
64 respondents (55%) answered busses for this question.



46. Are any of the members of your household registered with the Crawley Down Health Centre?



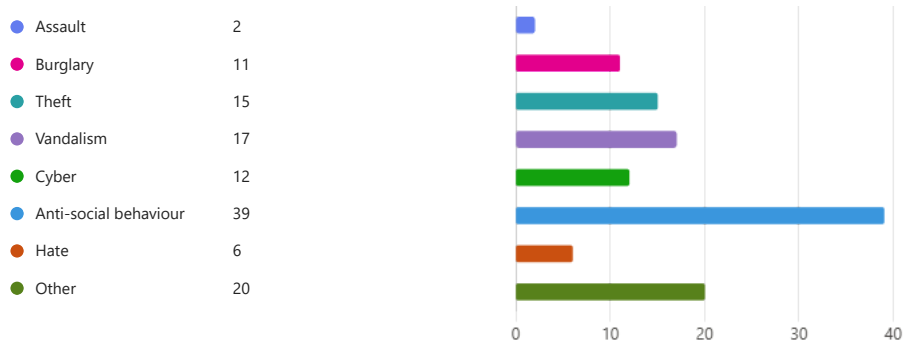
47. Do you have any comments on the medical services available to village residents?



102 respondents (34%) answered appointment for this question.



48. Have any members of your household suffered from any type of crime in the last 12 years? If so, what type of crime?



49. If you answered Question 48, was a report made to the police?



50. Do you have any comments on crime or policing in the village?

203
Responses

Latest Responses

"How many people have been arrested and got crime records, should be named"

"Good in general"

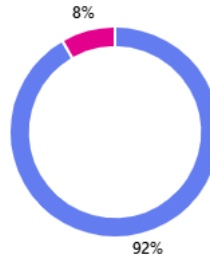
...

25 respondents (12%) answered police presence for this question.



51. Does your household have adequate access to the internet?

● Yes 309
● No 28



52. Who is your broadband service provider?

325
Responses

Latest Responses

"BT"

"BT"

"Sky"

...

102 respondents (31%) answered BT for this question.



53. What are your views on the Village Centre ?

290
Responses

Latest Responses
"Reopen the Royal Oak"
"Very good, still need a takeaway"
"Good"
...

155 respondents (53%) answered pub for this question.



54. What Village facilities do you currently use? Please list. (For Example The Glebe, Haven Centre, Post Office)

331
Responses

Latest Responses
"Haven Centre, Post Office"
"PO, Butcher, Pharmacy, Duman, Coffee Shop, Haven, Co-op, Mankind"
"Post Office never open!"
...

241 respondents (73%) answered post office for this question.



55. What facilities would you like to see in the Village? Please specify.

261
Responses

Latest Responses
"See 53"
"Takeaway"
"Takeaway shop - Chinese/Indian, also a pub and bigger Co-op"
...

127 respondents (49%) answered Pub for this question.



56. Do you have any other comments you would like to make about Crawley Down?

233
Responses

Latest Responses

"See 53"

"Loving village, shame about vandalism"


"Very nice - noticed a rise in burglaries recently"


...


92 respondents (39%) answered village for this question.



Responses Overview Active

Responses
350 

Average Time
17:34 


Duration
415 Days 

1. Please enter your address

350
Responses

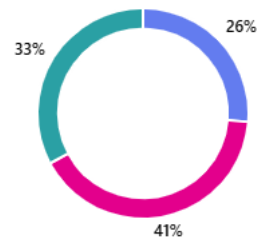


109 respondents (31%) answered Copthorne for this question.



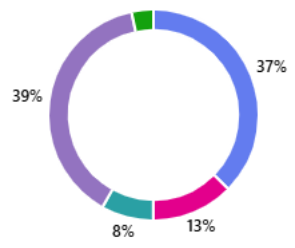
2. Did you complete the 2019 Housing Survey?

- Yes 92
- No 143
- Unsure 115



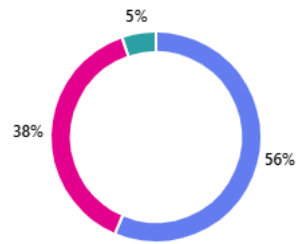
3. What channels do you use to access local information about Copthorne?

- Social media 257
- Notice boards 87
- The Parish Council website 55
- Parish magazines 265
- Other 23



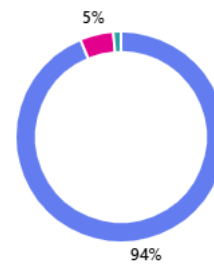
4. How would you like Worth Parish Council to contact residents?

● Email	194
● Post	132
● Other	18



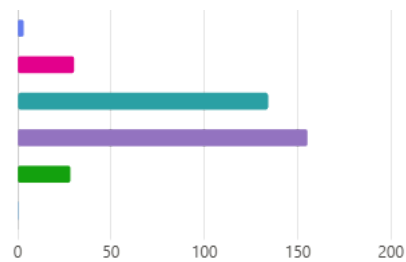
5. Do you own, rent or part own/rent your home?

● Own	328
● Rent	18
● Part own/rent	4
● Other	0



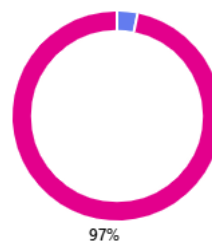
6. How many bedrooms does your home have?

● 1	3
● 2	30
● 3	134
● 4	155
● 5+	28
● 0 (studio accommodation)	0



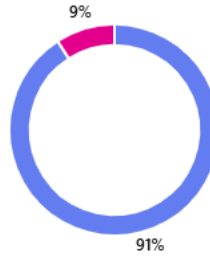
7. Have you added any bedrooms since 2019?

● Yes	11
● No	336



8. If your answer to Question 7 was yes, how many bedrooms have you added?

● 1	10
● 2	1
● 3+	0



9. Do you intend to add any bedrooms in the next 5 years?

● Yes	8
● No	302
● Unsure	35



10. Do you have any comments on how the neighbourhood plan supports extensions to existing homes generally?

86
Responses

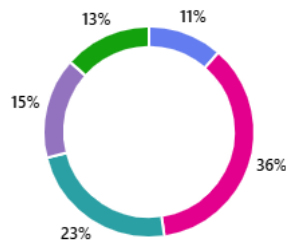
Latest Responses
...

5 respondents (6%) answered Extensions for this question.



11. How many useable garage and off road parking spaces does your home have?

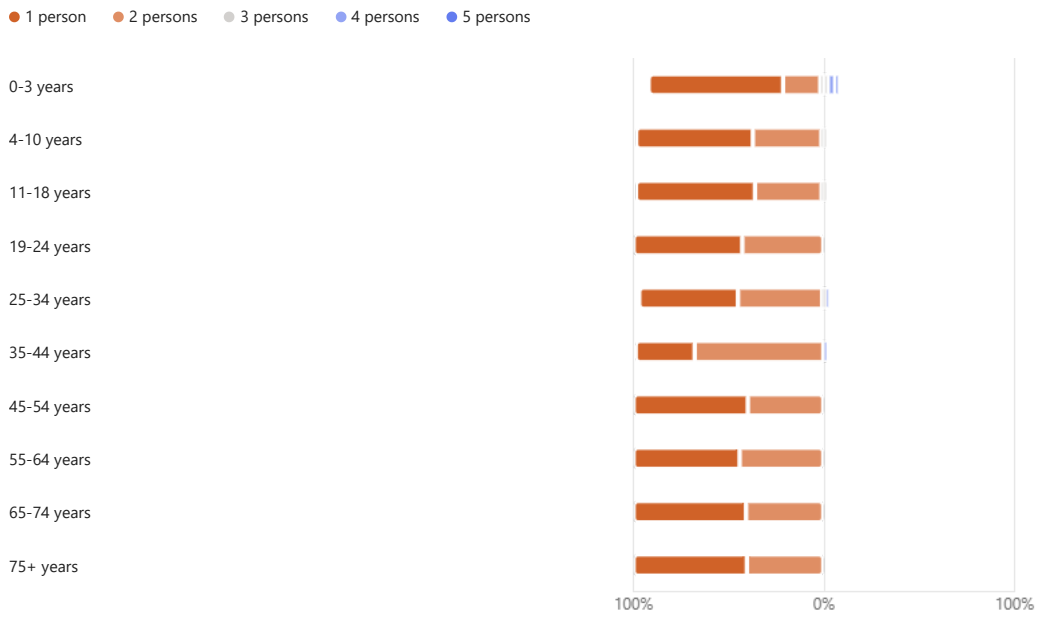
● 1	39
● 2	124
● 3	80
● 4	53
● 5+	46



12. Do your off road parking spaces have dedicated facilities to charge an electric vehicle?



13. Please indicate the number of children and adults living in your household



14. How many children in your household attend either the Fairway Infant School or Copthorne C of E Junior School? (if no one in your household currently attends any schools please move onto question 22)

100 Responses

Latest Responses ...

35 respondents (35%) answered 1 for this question.

Two 1 September
 None 2 No

15. How many children in your household attend another primary school? If yes please specify

62
Responses

Latest Responses
...

5 respondents (8%) answered School for this question.

A word cloud containing the following text: lingfield, Copthorne, Meath, Copthorne Prep, college prep, Horley, Primary School, School, None, Crawley, POUNDHILL JUNIOR, Green, st children e, village school, prep school, Junior School Margaret.

16. How many children in your household attend Imberhorne Secondary School

75
Responses

Latest Responses
...

19 respondents (25%) answered 1 for this question.

A word cloud containing the following text: September, 1, eldest child, Nine, None, 2, year, One, Imberhorne.

17. How many children in your household attend another secondary school?

60
Responses

Latest Responses
...

7 respondents (12%) answered 1 for this question.

A word cloud containing the following text: Zero, 1, None.

18. If your child attends another secondary school, which one?

29
Responses

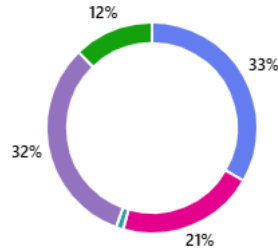
Latest Responses
...

1 respondents (3%) answered Lvs hassocks for this question.



19. How do the children in your household travel to school

Walk	30
Bus	19
Bicycle	1
Car	29
Other	11



20. Were your children allocated a place in your preferred school?

Yes	77
No	10



21. Do you have any comments on local schools?

57
Responses

Latest Responses
...

30 respondents (53%) answered schools for this question.



22. How many years have you lived in your current

340
Responses

Latest Responses
"48 years"
"37"
"37"
...

101 respondents (30%) answered years for this question.



23. How many years have you lived in Copthorne?

336
Responses

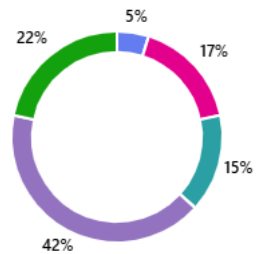
Latest Responses
"48 years"
"37"
"37"
...

100 respondents (30%) answered years for this question.



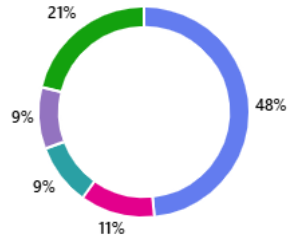
24. What is the main reason that you chose to live in Copthorne?

- Born here 19
- Work in the village or nearby 66
- Have relatives in the village or nearby 59
- Attracted by village life, schools, etc 163
- Other 85



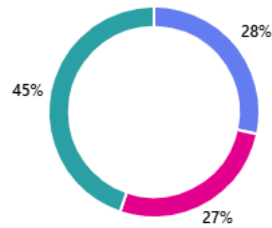
25. Do you expect to move home in the near future?

No	169
In the next 2 years	40
In 3-5 years	33
In 6-10 years	33
Not sure	74



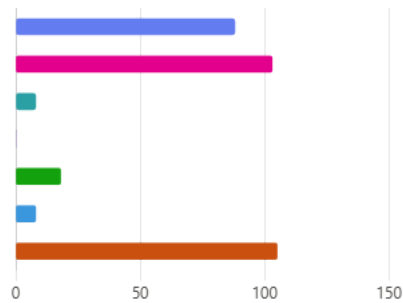
26. If you were to move, would you move to another property in Cophorne?

Yes	95
No	90
Unsure / Maybe	150



27. What would be the main reason for wanting to move?

Bigger property	88
Smaller property	103
Move from rented to owned	8
Move from owned to rented	0
Work opportunities	18
Want non-village life, schools, etc	8
Other	105



28. Is anyone in your household likely to be seeking to move to their own property in the village in the next 2 years, 3-5 years or 6-10 years and if so how many?

195
Responses

Latest Responses
"4"
"NO"
...

13 respondents (7%) answered years for this question.



29. If you have answered yes to Question 26, what type of accommodation are they likely to require?



30. If you have answered question 26 and 27, how many bedrooms would they be looking for?

106
Responses

Latest Responses
"3"
...

22 respondents (21%) answered 2 for this question.



31. Do you believe that there are sufficient levels of social housing available in the village?



32. Does anyone in your household play, or is otherwise involved in, one of the village sports clubs?



33. If yes which ones ? Please list

61
Responses

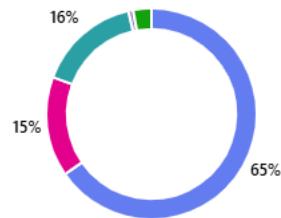
Latest Responses
"CV Golf Club"
...

20 respondents (33%) answered Copthorne for this question.



34. Do members of your household use the local network of paths and bridleways for exercise? If so, what type of exercise?

Walking	281
Jogging	66
Cycling	68
Horse Riding	3
Other	12



35. Do you have any comments on the sports or other exercise facilities available in the village?

123
Responses

Latest Responses
"The new sports hub/pavilion is an asset at King George's Field."
"Good selection"
...

31 respondents (25%) answered No for this question.



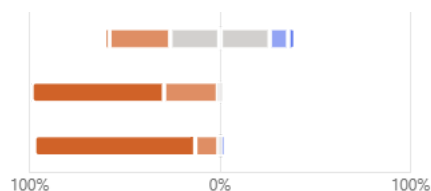
36. How many cars, vans or motorbikes does your household have?

- 0
- 1
- 2
- 3
- 4+

Cars

Vans

Motorbikes



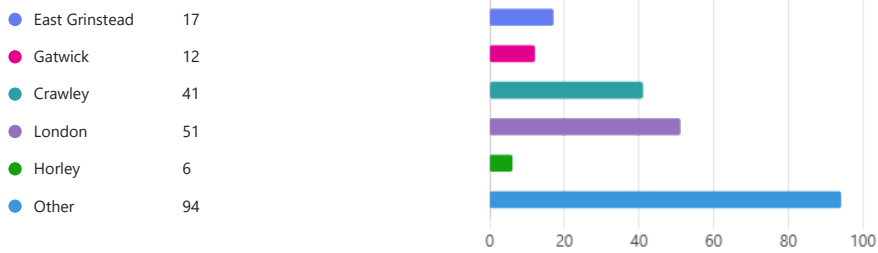
37. Over the next 5 years do you expect the number of cars, vans or motorbikes owned by your household to...



38. Do any members of your family travel to work



39. If yes where?



40. If you answered 'other' please specify below

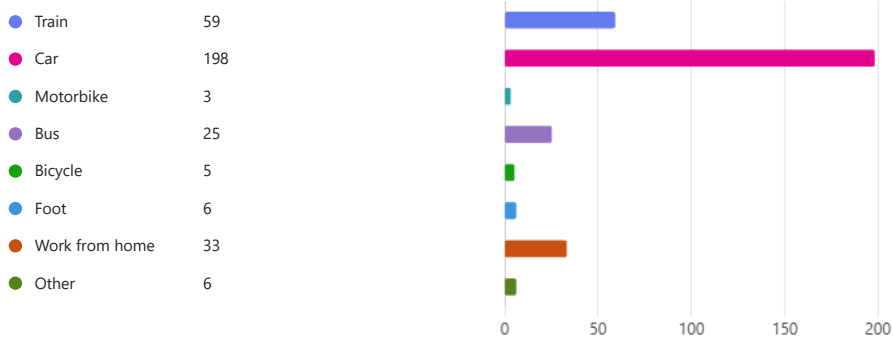
87 Responses

Latest Responses
"Reigate & E. Surrey"
...

9 respondents (10%) answered Brighton for this question.



41. How do members of your household travel to work?



42. What is your typical journey time?

206
Responses

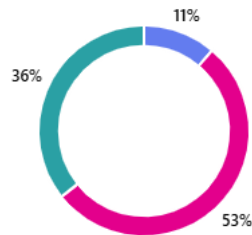
Latest Responses
"25 minutes"
...

69 respondents (33%) answered minutes for this question.



43. Over the last 4 years, has your journey time...

● Decreased	25
● Stayed the same	119
● Increased	80

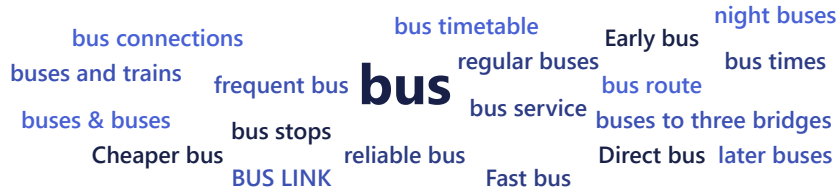


44. What public transport improvements could reduce your journey time/complexity?

125
Responses

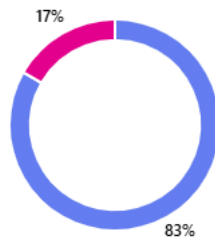
Latest Responses
"Bus"
...

74 respondents (59%) answered bus for this question.



45. Are any of the members of your household registered with Copthorne Surgery?

● Yes 284
● No 57



46. Do you have any comments on the medical services available to village residents?

235
Responses

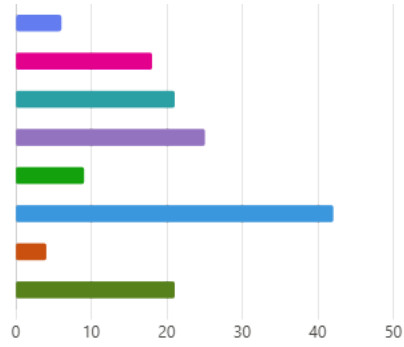
Latest Responses
"The current surgery is inadequate for the number of people living in the village."
"It's always difficult to get an appt, but the staff & doctors are generally excellent."
"Bring back being able to book online. Difficult to get appointments"
...

82 respondents (35%) answered appointment for this question.



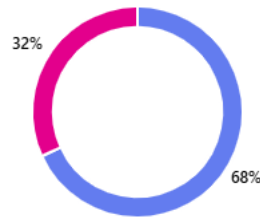
47. Have any members of your household suffered from any type of crime in the last 12 years? If so, what type of crime?

Assault	6
Burglary	18
Theft	21
Vandalism	25
Cyber	9
Anti-social behaviour	42
Hate	4
Other	21



48. If you answered Question 47, was a report made to the police?

Yes	77
No	36



49. Do you have any comments on crime or policing in the village?

196 Responses

Latest Responses
 "What policing ?"
 "Invisible! Except for large events."
 ...

73 respondents (37%) answered police for this question.



50. Does your household have adequate access to the internet?

Yes	316
No	27



51. Who is your broadband service provider?

326
Responses

Latest Responses
"Sky"
"Talk Talk"
...

87 respondents (27%) answered BT for this question.



52. What are your views on the Village Centre?

196
Responses

Latest Responses
"What village centre ? Do you mean the Green ?"
"Copthorne is still a lovely, pleasant village to live in but area around Morrison's &..."
...

26 respondents (13%) answered good for this question.



53. What facilities in the village do members of your household currently use? (For example Oliver's, Post Office, hairdressers)

323
Responses

Latest Responses
"Hairdresser, Post Office and Barber ."
"Olivers, Post Office, CVGC, pubs, shops, pizza shop, cafe, rec, green etc."
...

263 respondents (81%) answered post office for this question.



54. What facilities would you like to see in the village?

236
Responses

Latest Responses

"Prince Albert to be improved. The new play area for children to be opened."

"Post Office, Olivers, Hub."

...

40 respondents (17%) answered shops for this question.



55. Do you have any other comments you would like to make about Copthorne?

201
Responses

Latest Responses

"Time something was done about the Prince Albert . It is a shameful eyesore. It co... "

"Lovely to have annual events, carnival etc."

...

85 respondents (42%) answered village for this question.



WORTH PARISH COUNCIL

Report to Council

Title: Neighbourhood Plan Summary Crawley Down

Meeting: Planning and Highways

Date: 6th July 2026

Agenda Item: 17

Crawley Down Neighbourhood Plan Housing Survey 2025 – Summary for Planning & Highways Committee.

The housing survey received 344 responses, which was a mix of postal and online forms.

Key housing findings:

The vast majority of respondents are owner occupiers (329 households), with very few renting or in shared ownership arrangements.

Most homes are larger family properties, with 3- and 4-bedroom homes accounting for the majority of responses.

There is limited intention to extend existing homes, with only 6 households planning to add bedrooms in the next five years, although comments generally supported the principle of sensible home extensions.

Respondents identified a future need for housing within the village, particularly for younger household members seeking their own accommodation over the next 2–10 years. When asked about likely requirements, most respondents indicated a preference for owner-occupied homes, with demand particularly focused on 2–3-bedroom properties.

There was uncertainty regarding the adequacy of social housing provision, with responses split between those who believed provision was insufficient and those who were unsure.

Highways and transport findings:

Car ownership remains high, with most households owning two or more vehicles, and the majority expecting this level to remain unchanged over the next five years.

Most properties have off-road parking, typically providing between one and three spaces.

Commuting is heavily reliant on the private car, although train travel also plays an important role for those travelling to employment centres such as London, Crawley, East Grinstead and Gatwick.

Many respondents reported that their journey times have increased over the past four years.

The most frequently requested transport improvement was better bus services, particularly more frequent and direct connections to Three Bridges, East Grinstead, Crawley and rail stations.

Schools and Education

The village primary school remains an important local facility, with many respondents reporting children attending Crawley Down Village CE School.

Most respondents whose households included school-age children were allocated places at their preferred school.

Comments on education were generally positive, although some residents raised concerns regarding school place availability, SEN provision, traffic around schools and access to secondary education.

Sports, Recreation and Open Space

Use of the village's network of footpaths and bridleways is very high, particularly for walking, followed by cycling and jogging.

A significant number of residents are involved in local sports clubs, particularly football, cricket and tennis clubs.

Comments were generally supportive of existing sports facilities, although suggestions included improved football facilities, a 4G pitch, additional exercise opportunities and gym provision.

Community Facilities and Social Groups

Many respondents participate in local social clubs and community groups, including the Haven Centre, WI, choir groups and various community organisations.

The Haven Centre, Post Office, pharmacy, shops and village green facilities were identified as key community assets.

Healthcare

Most respondents are registered with Crawley Down Health Centre.

The dominant concern raised throughout the survey was difficulty obtaining GP appointments, with many respondents reporting challenges accessing medical services in a timely manner.

Crime and Policing

While the majority of respondents had not experienced serious crime, anti-social behaviour was the most commonly reported issue among those who had experienced crime.

Residents frequently commented on a perceived lack of visible policing and requested an increased police presence within the village.

Concerns were raised regarding anti-social behaviour, vandalism and burglary.

Broadband and Digital Connectivity

Most households reported adequate internet access.

Broadband provision is primarily supplied through BT, Sky, EE and other major providers.

Village Centre and Local Facilities

There was strong support for improvement and regeneration of the village centre.

The most frequently raised issue was the loss of the village pub, with many residents identifying the former Royal Oak site as a significant concern and prioritising its reopening or redevelopment.

Residents highly value the Post Office, pharmacy, local shops, Haven Centre and other village services.

Requests for additional facilities most commonly included a pub, restaurant/takeaway options, and enhanced retail provision.

Overall Conclusions

The survey demonstrates strong support for maintaining Crawley Down's village character whilst planning for future housing needs. Residents identified a need for homes that allow younger generations to remain in the village, alongside improvements to public transport, healthcare access, policing visibility, and village centre facilities. The responses also highlight the importance of protecting community assets, recreational facilities, footpaths, green spaces and the wider village environment.

Lead Officer

Hannah Smith

WORTH PARISH COUNCIL

Report to Council

Title: Copthorne Neighbourhood Plan Summary Report

Meeting: Planning and Highways Committee

Date: 6th July 2026

Agenda Item: 17

Copthorne Neighbourhood Plan Survey 2025 Summary for the Planning and Highways Committee

The 2025 Copthorne Housing Survey received 350 responses, which was a mix of postal and online responses.

Housing

The vast majority of respondents are owner occupiers (328 households), with relatively few renters or shared ownership households.

Most respondents live in 3 or 4-bedroom homes, reflecting the predominantly family-oriented housing stock within the village.

Only a small proportion of residents have added bedrooms since 2019 or intend to do so in the next five years. Comments generally supported extensions where appropriate and in accordance with planning policy.

There is evidence of future local housing demand, particularly from younger family members seeking accommodation within Copthorne over the next 2–10 years. The greatest demand appears to be for owner-occupied homes, especially 2 and 3-bedroom properties.

Opinions regarding the adequacy of social housing provision were mixed, with a large proportion of respondents indicating they were unsure whether current provision meets local needs.

Schools and Education

Many respondents have children attending Fairway Infant School, Copthorne C of E Junior School and Imberhorne School, highlighting the importance of local education facilities.

Most respondents with children reported receiving a place at their preferred school.

Comments were generally positive regarding local schools, with respondents praising school quality and community value. However, concerns were raised regarding school places, SEN provision and future capacity pressures resulting from development.

Children most commonly travel to school by walking and car, with bus travel also playing a significant role.

Highways and Transport

Car ownership is high, with most households owning two or more vehicles and expecting ownership levels to remain largely unchanged over the next five years.

Most properties have access to off-road parking and a growing number have electric vehicle charging facilities.

Residents are heavily reliant on the car for commuting, with journeys commonly made to Crawley, London, Gatwick, East Grinstead and surrounding towns.

A significant number of respondents reported that journey times have increased during the past four years.

The most common request was for improved bus services, including more frequent services, better connections to Three Bridges and rail services, later evening services and more reliable public transport links.

Sports, Recreation and Open Space

The network of footpaths and bridleways is well used, particularly for walking, jogging and cycling.

Residents participate in a variety of local clubs including football, cricket, golf, table tennis, youth football and walking football.

The Sports Hub and pavilion at King George's Field were mentioned positively.

Residents generally value existing facilities but identified demand for further recreational provision, including improved play facilities, gym facilities, swimming provision and additional sports opportunities for young people.

Healthcare

Most respondents are registered with Copthorne Surgery.

The most common concern related to healthcare was the difficulty in obtaining GP appointments.

Some respondents felt the surgery is under pressure due to population growth and highlighted the need for expanded healthcare provision.

Crime and Policing

Anti-social behaviour, vandalism, theft and burglary were the most commonly reported forms of crime experienced by respondents.

A recurring theme throughout the survey was concern regarding a lack of visible policing.

Many residents called for increased police patrols, improved response times, additional CCTV and a stronger community policing presence.

Broadband and Digital Connectivity

The overwhelming majority of households reported adequate internet access.

Broadband services are supplied by a variety of providers including BT, Sky, Hyperoptic, EE and TalkTalk.

A small number of respondents raised concerns regarding broadband speed and availability in certain parts of the village.

Village Centre and Community Facilities

Residents generally expressed positive views about Copthorne as a place to live, with many highlighting the attractive village environment and strong sense of community.

Key facilities regularly used by residents include the Post Office, Oliver's, local shops, pubs, Morrisons, hairdressers, sports clubs and community facilities.

Several comments focused on the condition and future of the Prince Albert public house, which many respondents considered an important village asset requiring improvement.

Residents expressed support for maintaining and improving local shops, pubs, cafés and community facilities.

Whilst a small number of respondents referenced the Copthorne Hotel within their comments, the survey results did not identify hotel residents as a significant or recurring issue. The principal concerns raised by residents related to housing provision, transport, healthcare, policing, village facilities and the protection of Copthorne's village character

Additional Community Feedback

Many responses highlighted concerns regarding traffic, speeding, road safety and congestion, particularly on key routes through the village.

Respondents consistently expressed a desire to retain Copthorne's village character, sense of community and green spaces while ensuring infrastructure keeps pace with future development.

Overall Conclusions

The survey demonstrates strong support for preserving Copthorne's village identity whilst planning for future housing needs. Key themes include the need for suitable homes for younger residents, improved public transport, better access to healthcare appointments, greater policing visibility, enhanced recreational facilities and careful consideration of transport and infrastructure impacts. Respondents also placed significant value on village facilities, green spaces and the wider community environment.

Lead Officer

Hannah Smith

WORTH PARISH COUNCIL

Report to Council

Title: Neighbourhood Plan overall summary report

Meeting: Planning and Highways Committee

Date: 6th July 2026

Agenda Item: 17

Neighbourhood Plan overall summary report.

The surveys demonstrate strong support for maintaining the distinct character of Crawley Down and Cophorne whilst planning for future housing needs. Key themes across both villages include:

Providing suitable housing for younger residents and local families.

Protecting village character and community identity.

Ensuring infrastructure keeps pace with development.

Improving public transport connections.

Supporting healthcare capacity.

Increasing police visibility and tackling anti-social behaviour.

Protecting community facilities, green spaces and recreational assets.

The findings provide a valuable evidence base to inform the review of the Worth Parish Neighbourhood Plan and future planning policy considerations

Lead Officer

Hannah Smith

Worth Parish Council
Planning & Highways Committee
Terms of Reference

The Planning & Highways Committee is a Standing Committee of the Council. It has no remit to spend; any expenditure must be authorised by the General Purposes & Finance Committee.

MEMBERSHIP:

- The Committee shall have a membership of up to 12 Councillors.
- The membership will be confirmed at the Annual Council Meeting.
- The Chairman of the Committee shall be appointed at the Annual Council Meeting.
- The Vice Chairman of the Committee shall be appointed at the first meeting of the Committee after the Annual Council Meeting.

QUORUM:

- A quorum will one third of the membership, or four Councillors.
If a quorum is not present or during the meeting the number of Councillors falls below the required quorum the meeting shall be adjourned, and no business transacted.

MEETINGS:

Meetings will be held according to the Schedule of Meetings agreed by the Council. Such meetings are open to the public and Agendas and Minutes are published on the Council's website and on the Council's notice boards.

ACTIVITIES:

Subject to observance of decisions of the Council on matters of principle or policy, and to Council's powers and duties shall be delegated to the Planning & Highways Committee in accordance with the following terms of reference:

- a) The making of representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with the Local Government Act 1972, Section 20, Schedule 16, and other relevant legislation.
- b) The making of representations in respect of appeals against the refusal of planning permission
- c) The making of recommendations regarding street naming
- d) To consider and monitor the district and other developmental plans and the making of all appropriate representations.
- e) To make representation to the Local Planning Authority in relation to infrastructure requirements which should be considered in any Section 106 agreement
- f) To consider and monitor Enforcements matters.
- g) To monitor developments in neighbouring parishes and consider their effect on the parish of Worth and make representation to the appropriate authority accordingly.
- h) To receive and note representations from landowners and developers relating possible future development within the parish.
- i) The making of representations to the appropriate Planning Authority in respect of other planning matters not otherwise referred to in Terms of Reference (a) - (h) above.
- j) **With reference to Standing Orders Clause 15.xvi, where the statutory consultation deadline for a planning application falls before the next scheduled Planning &**

Highways Committee meeting, the Council will request an extension of time from Mid Sussex District Council Planning Officers for all Type 1 and Type 2 applications in order for the application to be considered by Committee.

If an extension is not granted and a response is required before the next meeting, the application may be referred to the Chairman, or in their absence the Vice-Chairman of the Planning & Highways Committee, in conjunction with the Chief Officer/Assistant Clerk, for consideration and submission of comments to Mid Sussex District Council.

- k) The making of representations to the appropriate authority in respect of highways matters, such as roads, drainage, footpaths and PROWs.
- l) The making of representations to the appropriate authority in respect of public transport services.
- m) The making of representations to the appropriate authority in respect of Waste & Mineral matters.
- n) Dealing with matters specifically referred by the Council or any other Standing Committee and with all matters not specifically referred or delegated to any other Standing Committee.
- o) To receive and consider recommendations from the following Working Parties
 - i. Copthorne Village Working Party
 - ii. Crawley Down Village Working Party
 - iii. Worth Parish Council Working Party
- p) All members should regularly attend planning training sessions as organised by WPC, WSALC and or MSDC.
- q) To develop a vision for the future development of the Neighbourhood Plan Areas in accordance with the overall vision of Worth Parish Council, to include:
 - The Committee will have delegated powers to act on behalf of the Council to work on both Copthorne and Crawley Down Neighbourhood Plans to submit to the Council for approval
 - To draft, monitor and revise the Copthorne/Crawley Down Neighbourhood Plans in accordance with current Planning Law and the Guidance issued by Government and the Local Planning Authority.
 - To plan, management and report events and other activities as considered necessary to prepare, monitor and revise the Copthorne/Crawley Down Neighbourhood Plans.
 - To involve and engage with the residents of the Neighbourhood Plan Areas in its activities and will maintain records of such activities in addition to the minutes of its meeting.
 - The Committee may on occasion have need to meet with parties interested in neighbourhood planning, such as Local Authorities, Landowners, Developers etc. Notes of such meetings will be kept, with the Chief Officer/Assistant Clerk in attendance.
 - To consider on an ongoing basis whether the parish would be better served by a single Worth Parish Neighbourhood Plan.

Criteria for the consideration of Planning Application.

Planning applications will be considered under the following criteria.

Type 1

- New housing applications, whether for a single or multiple dwellings.
- Applications pertaining to commercial use, new build or otherwise, including changes of use.
 - Care homes.
 - Applications where there are neighbour comments on the planning portal.
 - Retrospective applications.
 - Garage conversions (to ensure these are compliant with both Neighbourhood Plans parking policies).
 - Conversion of outbuildings.
 - Applications where a Councillor has declared an interest
 - Applications where the applicant or a neighbour has requested to speak at committee
 - Applications which, in the view of the Chairman/Chief Officer/Assistant clerk, merit detailed discussion.

Full comments will be supplied to MSDC for all type one applications

Type 2 Applications

- Extensions, including porches.
- New fencing and gates.

Full comments will be supplied to MSDC for all type two applications.

Tree Applications

Tree applications will usually be supported; where felling is proposed, an additional comment will be made requesting that a replacement tree is planted in accordance with the Neighbourhood Plans.

Amended applications.

These will follow the precedent set by the original application. Where amended applications are received and the statutory consultation deadline falls before the next scheduled Planning & Highways Committee meeting, the Council will request an extension of time from Mid Sussex District Council Planning Officers to enable the application to be considered by Committee

Agenda

Agendas will be issued with the applications grouped into the above classifications. Should a Councillor wish for the classification to be changed prior to the meeting, then they should advise the Chairman and the Assistant Clerk.

*It should be noted that these may be lodged after the agenda has been issued, necessitating a change in classification at the meeting.

Extraordinary meeting

An extraordinary meeting can be called as and when necessary for reasons such as;

- An application received for a contentious or large development.
- If the Chairman considers that application worthy of being 'called in'.

Agreed October 2023

Reviewed September 2024

Reviewed May 2025

Reviewed July 2026