

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

7th September 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 7th September 2026 at 7.30pm.** In the Parish Hub Copthorne where the following business will be considered and transacted.

Leanne Bannister
Chief Officer

AGENDA

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

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

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

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 6th July 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:
 - Planning Committee – next meeting: 13th August at 4.00pm.
10th September at 4.00pm.
 - District Planning Committee – next meeting: 20th August 2026 at 2.00pm.
17th September 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/26/1147	7 Hornbeam Place Crawley Down Crawley West Sussex RH10 4AQ	Support	Permitted
DM/26/0541	Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/26/1006	19 Church Lane Copthorne Crawley West Sussex RH10 3QF	Defer	Permitted
DM/26/1352	18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU	Support	Permitted
DM/26/1586	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	Support	Permitted
DM/26/1433	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	No further comment	Withdrawn
DM/26/1253	Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ	Support	Permitted
DM/26/1627	Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG	Support	Permitted
DM/26/1366	Braemar Borers Arms Road Copthorne Crawley West Sussex RH10 3LH	Support	Permitted
DM/26/1341	Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR	Support	Permitted
DM/26/1045	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/26/1466	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	-	Withdrawn
DM/26/1273	Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ	Support	Permitted
DM/26/1594	2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Support	Permitted
DM/26/0207	Woodmans Copthorne Common Copthorne Crawley West Sussex RH10 3JU	Defer	Permitted
DM/26/1678	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Object	Refused
DM/26/1745	Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL	Support	Permitted
DM/26/0413	Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Defer	Permitted
DM/23/2493	Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Object	Refused
DM/26/1604	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ	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.

Application	Premises Address	Nature of Application
LI/26/1441	Dukes Head Turners Hill Road Crawley Down West Sussex RH10 4HH	Change of layout to premises.

12. Appeals – To receive and note the following appeal.

AP/26/0053 (DM/25/3191)

Land To The South Of Burleigh Lane Crawley Down West Sussex

Outline application with all matters reserved except for access

from Burleigh Lane, for the erection of up to eight self build/custom build dwellings, drainage and ancillary works.

WPC response Defer to Officer

- 13. Planning Compliance action-** To receive a report on any actions currently being investigated by Mid Sussex Council, and to report any further breaches.
- 14. Crabbet Park-** To receive an update in relation to Crabbet Park.
- 15. Tandridge District Plan-** To agree a consultation response
- 16. Mid Sussex Mian Modification District Plan consultation-** To agree a consultation response
- 17. Bus Service Improvement Plan-** To agree a consultation response.
- 18. Highway Issues-** To discuss and make comments upon any issues relating to Highways.
- 19. Royal Oak Update-** To receive any updates in relation to the Royal oak site.
- 20. King George's Playing Field Copthorne** – To receive any updates in relation to the site.
- 21. 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.
- 22. Ratification of Planning Recommendations–** To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority for planning applications where the deadline for consultee comments is before the next meeting date.

Applications to be Ratified	
<u>DM/26/1594</u> <u>2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> 1 x Beech - Crown reduction of 2-3m as branches are encroaching over conservatory and blocking light	Worth Parish Council Supports this application
<u>DM/25/3155</u> <u>The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down</u> New/Replacement Village Hall (Further information received regarding flood risk and drainage (12/06/2026 and 01/07/2026) and ecology (01/07/2026))	Worth Parish Council Supports this application
<u>DM/26/1627</u> <u>Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG</u> Rebuilding of storage barn following fire damage to existing structure	Worth Parish Council Supports this application
<u>DM/26/1558</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Listed Building Consent for retrospective repair works to the Granary and Outshot to Barn	Worth Parish Council Supports this application however, it is disappointed that the application has been submitted retrospectively.

<u>DM/26/1413</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19</u> Variation of condition no 2 relating to planning application DM/20/2602 - to allow for design changes	No further Comment
<u>DM/26/1683</u> <u>12 Heather Close Copthorne Crawley West Sussex RH10 3PZ</u> Variation of condition no 2 relating to planning application DM/26/0542 - to allow for design changes	Worth Parish Council Supports this application
<u>DM/26/1715</u> <u>Belmont Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u> Alterations to existing dwelling, including removal of existing roof and flat roof rear extension, proposed two storey front extension and additional first floor and new roof together with alterations to the existing garage	Worth Parish Council Supports this application however, requests that officers consider the width of the access road and its suitability for construction and delivery of vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or obstruction of the highway.;
<u>DM/26/1604</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Site entrance signage, site descriptive signage, totem pole sign Type 1/2/3/23 - Post and Panel Type 4/5/6/12/13/14/16/17/18/19 - Parking Info Totem Type 6/18 - CCTV Type 7/8/9/10 - Aluminium Parking sign Type 15 - Home Entrance Type 20/21/22 - Aluminium Panel	Worth Parish Council Supports this application
<u>DM/26/1678</u> <u>Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u> Residential development of minimum 3 dwellings and maximum 5 dwellings	Worth Parish Council objects to this application. The proposal represents a significant increase in development compared with the previously approved

	scheme for up to two self-build dwellings and is considered likely to result in overdevelopment of a sensitive semi-rural site within the Copthorne Common and Woodland Character Area. The Council considers that the proposal risks harming the established rural character of the locality, conflicts with the Copthorne Neighbourhood Plan CPN10 and relevant Mid Sussex District Plan design policy DP26 and notes the existence of a Temporary Stop Notice currently in force on the site. The application should therefore be refused.
<u>DM/26/1653</u> <u>The Birches Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u> Proposed single storey side extension	Worth Parish Council Supports this application
<u>DM/26/1749</u> <u>Land Adj. To 1 Pinetrees Close Copthorne West Sussex</u> T1 and T2 - English Oak: Reduce crowns by approximately 1.5 - 2.0 metres to nearest suitable growth points.	Worth Parish Council Supports this application
<u>DM/26/1745</u> <u>Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u> Ash tree by entrance gate - fell.	Worth Parish Council supports this application. Should Mid Sussex District Council be minded to approve the application, the Parish Council recommends that a condition be imposed requiring suitable replacement planting for any trees felled as per the Copthorne Neighbourhood plan.
<u>DM/26/1870</u>	Worth Parish Council fully supports this application. The

<u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Amendment of the northern site boundary approved under planning permission DM/23/2360, comprising the removal of the existing boundary wall and the installation of a new boundary treatment, together with all associated works.	proposed boundary amendment will facilitate a wider, safer pedestrian pathway for residents and Pavilion users. The Council welcomes improved accessibility and pedestrian safety benefits and therefore strongly supports the proposal.
<u>DM/26/1431</u> <u>Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u> 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 (Amended plans received 09.07.26)	Approved 5th August 2026
<u>DM/26/1845</u> <u>4 Hillside Crawley Down Crawley West Sussex RH10 4XD</u> Proposed garage conversion including replacement of garage door with a window. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.	Worth Parish Council Supports this application
<u>DM/26/1350</u> <u>Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX</u> Proposed triple garage to front drive area at Brambleside (Amended Plans recieved 30.07.2026)	Worth Parish Council supports this application, however, requests that officers consider the width of the access road and its suitability for construction and delivery vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or obstruction of the highway.
<u>DM/26/1060</u> <u>5 Knowle Close Copthorne Crawley West Sussex RH10 3LR</u>	Worth Parish Council Supports this application

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	
<u>DM/26/1892</u> <u>Land Referred To As Fir Trees Place Turners Hill Road Crawley Down RH10 4HQ</u> Lawful Development Certificate with regards to hardstanding in excess of 10 years This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account	Worth Parish Council notes that this application is for a Lawful Development Certificate and therefore constitutes a legal determination rather than an assessment against planning policy. Worth Parish also notes that the area which is subject of the application does not include the hatched area of hard standing marked for removal in the MSDC's recent enforcement Order and asks that Enforcement Action is expedited and not delayed by the application.

23. New Planning Applications- To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.

Type 1 applications	
<u>DM/26/1462</u> <u>Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Demolition of an existing dwelling. Erection of a new extension to the retained dwelling comprising single story living and bedroom accommodation. Extension to existing rear deck area. Front extension with bedroom wing.	
<u>DM/26/0303</u> <u>Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH</u> 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. (Revised highway plans and supporting information received 23/07/2026.).	
<u>DM/26/1146</u> <u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Replacement radio mast and antenna (mast specifications and photographs received on 07/08/2026)	

<u>DM/26/1225</u> <u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Erection of self build 2 bedroom single storey dwelling with car port (amended plans received 07.08)	
<u>DM/26/1397</u> <u>Hollandale House Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u> Demolition of the existing side extension, existing rear extension, existing rear and side greenhouses and existing garage. Proposed two storey side extension, two storey rear extension, ground floor rear extension and ground floor side attached double garage	
<u>DM/26/1613</u> <u>Land Parcel Adj. To Worsell Drive Copthorne West Sussex</u> Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure	
<u>DM/26/2053</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.	
<u>DM/26/2054</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> Sever land and erect two detached dwellings with associated access and parking.	
Type 2 Applications	
<u>DM/26/1856</u> <u>Silverlea Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Construction of garage on the existing front driveway.	
<u>DM/26/2047</u> <u>6 Bramble Close Copthorne Crawley West Sussex RH10 3QB</u> Proposed rear single storey extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.	

Tree applications	
No applications	

- 24. Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party** - to note activities to date, and to receive any recommendations
- 25. Consideration of items for discussion by the Village Working Parties, or by the Worth Parish Council Working Party** – to consider and agree items to pass to the two Working Parties, or the Co- for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.
- 26. Date of the next meeting – Monday 5th October 2026 at 7.30pm at the Glebe Centre Crawley Down**

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 6th July 2026,
commencing at 7.30pm

Present	Cllr Gibson (Chair)	Cllr Casella (Vice Chair)
	Cllr Coote	Cllr Dorey
	Cllr Kipps	Cllr Pointer
	Cllr Wilson	Cllr King
	Hannah Smith	17 Members of public
	Ast Clerk	Cllr Willians as a member of public

045 Public Question Time

Cllr Gibson welcomed all members of the public to the meeting and explained that the first 15 minutes of the Committee meeting were allocated for public questions. He advised that any questions arising from the meeting should be raised at the next meeting.

The first member of the public attended to speak in support of planning application DM/26/1366, Braemar, Bowers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LH, which was listed under Agenda Item 21. A brief overview of the proposal was provided to members. The applicant explained that, once the development was complete, there would still be space for seven vehicles on the driveway. It was also noted that neighbouring residents had been consulted and were supportive of the application.

The second member of the public raised a question concerning Agenda Item 17 – The Royal Oak, asking whether representatives of the *Save the Pub* team had been invited to attend. Cllr Gibson explained that, at the Planning and Highways Committee meeting held on 1 June, it had been RESOLVED that Cllr Coote and Cllr Pointer, accompanied by an officer, would attend a Microsoft Teams meeting with the developer. Cllr Gibson noted his concern that two additional councillors, Cllrs Williams and Wilson, had also joined the call as a formal resolution had previously been made.

The third member of the public raised concerns regarding the proposed parking improvement works at Bowers Place. It was noted that a resident with a designated disabled parking space outside their property was concerned about where they would be able to park while the works were taking place. Questions were also raised regarding the anticipated start date of the project. Members advised that the works were expected to commence in September, and the Assistant Clerk would liaise with the Project Manager to discuss arrangements for the disabled parking space.

The second member of the public also asked what had happened to the money for the Crawley Down Village Hall. Cllr Gibson advised that Worth Parish Council has no involvement in the management of the Village Hall, as it is operated independently by a board of trustees.

046 Apologies

No apologies were received all members present

047 Declarations of Disclosable Pecuniary and Other Interests

Cllr Coote declared a non-pecuniary interest, as four of the new planning applications listed under Agenda Item 21 (DM/26/1484, DM/26/1350, DM/26/1414 and DM/26/0413) relate to properties within Furnace Wood

048 Minutes

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 1st June 2026, and these were duly signed by the Chair.

049 Chairman's Announcements

Cllr Gibson reported that there were no announcements to make, it was announced that Land referred to as Fir Tree Place AP/26/0006, the appeal has been dismissed. The Committee NOTED this decision.

Correspondence

050 Cllrs NOTED the Correspondence.

Cllr Gibson referenced the sites in the proposed Tandridge District plan and urged Cllrs from Copthorne to attend the public consultation. The nearest consultation is at the Centenary Hall Smallfield on the 13th of July 2-7pm. Sites that sit near the parish boundary include
Felbridge show ground
Doves Barn
North of Borers Arms Road

051 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 9th July at 4pm.

No items pertaining to Worth- Cllrs NOTED this.

Planning Committee – 16th July at 2pm.

052 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	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

053 Updates on the Mid Sussex District Plan

Cllrs NOTED the update in the officer's report.

054 Applications in Neighbouring Parishes

Cllrs NOTED the officer report.

055 Licencing

No new Licencing applications to NOTE.

056	Appeals No new appeals to NOTE.
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057 Planning Compliance Action

Cllrs NOTED the officers report

A temporary stop notice has been issued Land at and rear of 3 Heathview Cottages Copthorne Common Road, DM/25/2379. This notice was issued on the 3rd of July, takes effect on the 4th, and remain in force until the 29th of August 2026.

058 Crabbet Park

Cllrs NOTED the officers report. Cllr's Philips and Casella will already be attending in their Mid Sussex ward Cllr capacity. Cllr's Dorey and King nominated themselves, Cllr Gibson asked if any Crawley Down representatives would like to attend. It was AGREED to refer this back to the working party groups to further consider.

059 Gatwick

Cllrs NOTED Cllr Lords report.

060 Highways

Cllrs NOTED the officers report

TRO Consultation Turners Hill Road- Cllrs raised concerns regarding signage at the business park, the HGG no right turn sign cannot be seen until the vehicle turns right.

061 Update the Royal Oak Site

Cllrs NOTED a further team meeting on the 3rd of July 2026 at 11am, to further discuss the concerns from the previous meeting. The Owner of the Royal Oak was urged to hold a public consultation, to consider the views of residents in Crawley Down.

Cllrs also noted the correspondence from the office to MSDC leader Cllr Robert Eccleston requesting respectfully that Mid Sussex convene a meeting with the owner of the Royal Oak at the earliest opportunity.

062 Neighbourhood Plan

Cllrs NOTED the update on the Neighbourhood plan and thanked the ast clerk for collating and summarising the results.

063 Terms of Reference

This agenda item has been deferred until the next planning and highways committee meeting on the 7th of September 2026.

064 Ratification of Planning Recommendations

Cllrs NOTED the submissions to the MSDC planning portal.

Applications to be Ratified	Submissions
<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.
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065 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	
<u>DM/26/1220</u> <u>Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ</u> New Dwelling	Worth Parish Council strongly objects to this proposal. The proposal conflicts with DP12 and the Copthorne neighbourhood plan. 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.
<u>DM/26/1431</u> <u>Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u> 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	Worth Parish Council supports this application. However, the Council notes that custom and self-build projects can take a considerable period to complete, potentially resulting in prolonged disturbance to neighbouring residents through construction traffic, noise, and site-related debris. The Parish Council therefore requests that appropriate conditions be imposed to minimise disruption, including restrictions preventing the unloading of materials within Sandy Lane and the specification of clear construction working hours. Should Mid Sussex District Council be minded to approve the application,

	Worth Parish Council further requests consideration be given to the imposition of a condition requiring development to commence within a defined period and to be completed within a reasonable timeframe, in order to limit the duration of construction impacts on neighbouring properties and the wider area.
<u>DM/26/1484</u> <u>Former Fishery Car Park Lake View Road Furnace Wood West Sussex</u> Erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping	Worth Parish Council objects to this application and considers the proposal to be contrary to Policy DP12 of the Mid Sussex District Plan and to the policies of the Crawley Down Neighbourhood Plan. Councillors also note the site's previous industrial use and consider that appropriate site investigations should be undertaken to determine whether any contamination is present and whether any remediation measures are required before development proceeds. Furthermore, Worth Parish Council requests that due consideration be given to the public footpath adjacent to the site. Any potential impacts on the safety, accessibility, and enjoyment of this route during both the construction and operational phases of the development should be carefully assessed and appropriately mitigated.
<u>DM/26/1146</u> <u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Replacement radio mast and antenna (Updated plans received on 09/06/2026)	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 locality and neighbouring amenity.
Type 2 Applications	
<u>DM/26/1273</u> <u>Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ</u> 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.	Worth Parish Council supports this application.
<u>DM/26/1366</u> <u>Braemar Borers Arms Road Copthorne Crawley West Sussex RH10 3LH</u> Proposed single rear storey extension to existing extension. Two storey side extension	Worth Parish Council supports this application.
<u>DM/26/1350</u> <u>Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX</u> Proposed triple garage to front drive area at Brambleside	Worth Parish Council supports this application, however, requests that officers consider the width of the access road and its suitability for construction and delivery vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or obstruction of the highway.
<u>DM/26/1006</u> <u>19 Church Lane Copthorne Crawley West Sussex RH10 3QF</u> Proposed single storey side and rear extensions. Amended Plans received 04.06.2026 and 08.06.2026.	Worth Parish Council Supports this application
<u>DM/26/1414</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Variation of condition no 2 relating to planning application DM/20/2603 - to allow for design changes	No further comments.
<u>DM/26/1253</u>	Worth Parish Council Supports this application

<u>Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ</u> Proposed open porch to front elevation	
<u>DM/26/1143</u> <u>18 Squires Close Crawley Down Crawley West Sussex RH10 4JQ</u> 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)	Worth Parish Council Supports this application
<u>DM/26/0413</u> <u>Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Proposed double storey front extension, porch and outbuilding.	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
Tree Applications	
<u>DM/26/1352</u> <u>18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU</u> Leyland Cypress Trees (T1,T2 and T3) - Fell. (T4) - Crown reduce by 2-3m top and sides	Worth Parish Council supports this application. Should Mid Sussex District Council be minded to approve the application, the Parish Council recommends that a condition be imposed requiring suitable replacement planting for any trees felled as per the Copthorne Neighbourhood plan.
<u>DM/26/1433</u> <u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u> (T3) Oak - Crown thin by 30 percent Crown reduction by 6m.	Worth Parish Council supports this application.
<u>DM/26/1586</u> <u>Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ</u> 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	Worth Parish Council supports this application.

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

No Considerations

067 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.

Both working parties are also to consider nominating members to attend the WATES Crabbet park meeting consultation dates.

068 Date of the next meeting – Monday 7th September at 7.30pm at the Parish Hub Copthorne

Meeting closed at 8.27 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 7th September 2026, In the South Room the Parish Hub Copthorne where the following business will be considered and transacted.

1 Public Question Time

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

2 Apologies

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

3 Declarations of Interest

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

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

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

4 Minutes

To approve the Minutes of the 7th of July 2026.

5 Chairmans Announcements

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

6 Correspondence

Tandridge District Plan update 14.07.2026

Proposed replacement telecommunications 14.07.2026

Planning Application Consultation Letters – Update to Resident notification wording from MSDC 20.07.2026

"Your parish or town council will be asked for their views on this planning application. If you would like your parish or town council to consider your comments, please check their website to find out when the application will be discussed."

Table of Consultees and responses for new Local List 026 – Parishes 10.08.2026

Highways, Transport and Planning Parish Newsletter –04.08.2026

7 Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 13th August at 4pm.

10th September at 4pm-

No applications pertaining to Worth on the agenda.

District Planning Committee – 20th August at 2pm.

17th September at 2pm

No agenda available 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/26/1147	7 Hornbeam Place Crawley Down Crawley West Sussex RH10 4AQ	Support	Permitted
DM/26/0541	Great Frenches Park Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/26/1006	19 Church Lane Copthorne Crawley West Sussex RH10 3QF	Defer	Permitted
DM/26/1352	18 Abergavenny Gardens Copthorne Crawley West Sussex RH10 3RU	Support	Permitted
DM/26/1586	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	Support	Permitted
DM/26/1433	Tangley House 5 Maynard Close Copthorne Crawley West Sussex RH10 3XZ	No Further Comment	Withdrawn
DM/26/1253	Blendon Brookhill Road Copthorne Crawley West Sussex RH10 3PJ	Support	Permitted
DM/26/1627	Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG	Support	Permitted
DM/26/1366	Braemar Bolders Arms Road Copthorne Crawley West Sussex RH10 3LH	Support	Permitted
DM/26/1341	Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR	Support	Permitted
DM/26/1045	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/26/1466	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	-	Withdrawn
DM/26/1273	Courtlands Snow Hill Crawley Down Crawley West Sussex RH10 3DZ	Support	Permitted
DM/26/1594	2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Support	Permitted
DM/26/0207	Woodmans Copthorne Common Copthorne Crawley West Sussex RH10 3JU	Defer	Permitted
DM/26/1678	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Object	Refused
DM/26/1745	Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL	Support	Permitted
DM/26/0413	Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Defer	Permitted
DM/23/2493	Acacia Grove Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Object	Refused
DM/26/1604	Francis Court Bolders Arms Road Copthorne Crawley West Sussex RH10 3LQ	Support	Permitted

9 Updates on the Mid Sussex District Plan

27th July 2026

Planning and Highways Committee Clerk's Report – 7th September 2026

The Mid Sussex District Plan was submitted to the Secretary of State for examination in July 2024. Following hearings held in February/March 2026, the independent Planning Inspector has recommended a number of Main Modifications which are required to ensure the District Plan is legally compliant and sound.

Mid Sussex is running a public consultation on behalf of the Inspector and in accordance with examination procedures. The consultation runs for 6 weeks from Monday 27th July until Monday 7th September at 23:59.

10 Applications in Neighbouring Parishes

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

11 Licencing

Application	Premises Address	Nature of Application
LI/26/1441	Dukes Head Turners Hill Road Crawley Down West Sussex RH10 4HH	Change of layout to premises.

12 Appeals

AP/26/0053 (DM/25/3191)

Land To The South Of Burleigh Lane Crawley Down West Sussex

Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self build/custom build dwellings, drainage and ancillary works.

WPC response Defer to Officer

13 Planning Compliance

AP/24/0058 (DM/23/2164) 27 Knowle Drive Copthorne – residents' complaints- MSDC confirmed that the owner has been contacted and asked to tidy up the front of the property.

14 Crabbet Park

Proposed communications installation for EE Ltd at Crabbet park, Crabbet park, turners hill road, Crawley, west sussex, RH10 4ST, ngr e: 530694 n: 136858.

Cllrs are asked to review the covering letter and plans attached in the meeting pack; Cllrs are asked if they wish to respond to the consultation.

Cllrs are also asked to note the minutes from the first stakeholder's liaison meeting at the Mid Sussex offices in Haywards Heath on the 13th of July 2026.

15 Tandridge District Plan

A copy of Worth Parish Council's response to the proposed Tandridge District Local Plan can be found in the meeting pack. The response was submitted to Tandridge District Council on 1 August 2026.

16 Mid Sussex District Plan Main Modifications

Two alternative draft responses to the Mid Sussex District Plan Main Modifications have been prepared for consideration by the Committee.

The first draft, prepared by Cllr Ian Gibson with additional contributions from the Copthorne Working Party, takes a more critical position on several aspects of the Main Modifications.

In particular, it questions the increase in the housing requirement, raises concerns regarding the sustainability of the proposed spatial strategy, seeks the removal of additional allocations within Worth Parish pending further assessment of cumulative impacts, and requests further consideration of alternative development scenarios and transport modelling assumptions. It also includes many of the detailed concerns raised in the second draft regarding highways, infrastructure, healthcare, governance, education, and water resources.

The second draft incorporates feedback from the the first draft and the Crawley Down Working Party and supports adoption of the District Plan and adopts a general plan-led approach. It focuses on ensuring that future development is accompanied by appropriate infrastructure, transport improvements, community facilities, healthcare provision, environmental mitigation, economic benefits, and effective governance arrangements. It does not challenge the overall housing requirement but seeks stronger safeguards and policy provisions in relation to major developments, particularly Crabbet Park.

Both drafts share several common concerns, including:

The cumulative impact of development on Copthorne and Crawley Down.

Transport impacts the A264 corridor and local road network.

Delivery and timing of infrastructure.

Healthcare and education capacity.

Water supply and environmental resilience.

Community facilities, sports provision and local governance implications arising from large-scale development.

The principal distinction between the two drafts is that the first seeks more fundamental changes to the plan, including a reduction in housing requirements and reconsideration of certain proposed allocations. whereas the second broadly supports adoption of the District Plan subject to improvements and safeguards

Members are therefore requested to review both drafts and determine which approach more accurately reflects the views of Worth Parish Council and should form the basis of the Council's formal response to the Inspector's Main Modifications.

ANY CHANGES OR ERRORS REQUIRED NEED TO BE REPORTED TO deputyclerk@worth-pc.gov.uk AS SOON AS POSSIBLE DUE TO THE CONSULTATION DEADLINE.

Highways

17

Please be advised that works will shortly be undertaken in association with a Road Safety Scheme on Turners Hill Road, Worth. The scheme involves implementing a reduced speed limit of 40mph, extending existing 30mph, carriageway resurfacing, and vegetation clearance.

The works are due to commence on the 15 September, and scheduled to take place over four weeks, between 7:30am to 5:30pm. There will be night work times and road closures for worker safety between 15-23 September 8pm-6am.

Please note that these works are weather dependent and may be cancelled at short notice, but we will endeavor to inform you should there be significant changes to the programme.

Please see the attached FAQs in the meeting pack for further details.

For further information, visit [one.network](#) or follow us on Twitter **@WSHighways** for updates. If you have any questions regarding this specific scheme, please email Highways.Improvements@westsussex.gov.uk

Skyline London to Brighton Cycle Ride Sunday 13th September 2026

Traffic control points on the B2808 Turners Hill Road to allow cyclists to turn right onto Wallage Lane and traffic light controls at the crossroads in Turners Hill. Busy period expected to be between the hours of 7am-3pm.

M23 J10 London Bound on slip – Drainage Surveys

M23 slip road closures, Monday 7th September for 7 nights between the hours of 9pm and 6am.

18 **Bus Service Improvement Plan (BSIP)**

Garden Centre - Ref RH10 3PD, Worth, Mid Sussex, – Consultation (179)

Please see the attached plan in the meeting pack.

The BSIP is looking for support on the attached drawing in the meeting pack, which has been funded through the BSIP grant.

The BSIP grant is central government funding from the Department for Transport (DfT) to local transport authorities (LTA) in England to improve local bus services. The purpose of which aims to make buses more frequent, more reliable, cheaper and better value while been easier to use and more integrated into communities. West Sussex County Council (WSCC) intends to use part of the funding to improve infrastructure at bus stop throughout the County which contributes towards the national bus strategy 2021.

This design shows:

- Garden Centre;
 - Construction of a 1.8m wide footway connecting the existing footpath to a new hard standing area and pedestrian refuge.
 - Installation of new bus stop posts and the encroaching vegetation is to be cleared from existing footways. (see plan: UK0028367.1096-WSP-XX-XX-DR-LP-0100-179)

Comments to be received by 9th September 2026 at the latest to ensure that the project meets the expected timescales for procurement.

Correspondence should be sent to the main inbox – busstops@westsussex.gov.uk

19 Royal Oak Update-

Attached in the meeting pack are the notes from the last meeting held on the 3rd of July 2026. Public online consultation 24th August, WPC shared the consultation details. The Parish Council is clear that they cannot endorse or oppose the plans in any way at this stage. This is so that neutrality is maintained ahead of considering the planning application

Concerns raised through the public consultation included parking and the absence of an offsite loading bay for delivery vehicles as well as privacy concerns for the Royal Oak cottages adjacent.

20 King George's Playing Field Copthorne

Copthorne Sports and Community Association have provided Worth Parish Council with a Notice 1 form; the notice has been submitted to the Council as Landowners as a planning application will be submitted shortly. The proposal relates to the development of a two-lane cricket net facility. Cllrs are asked to note this form.

21 Terms of Reference

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

22 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/26/1594</u> <u>2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> 1 x Beech - Crown reduction of 2-3m as branches are encroaching over conservatory and blocking light	Worth Parish Council supports this application
<u>DM/25/3155</u> <u>The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down</u> New/Replacement Village Hall (Further information received regarding flood risk and drainage (12/06/2026 and 01/07/2026) and ecology (01/07/2026))	Worth Parish Council supports this application

<u>DM/26/1627</u> <u>Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG</u> Rebuilding of storage barn following fire damage to existing structure	Worth Parish Council supports this application
<u>DM/26/1558</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u> Listed Building Consent for retrospective repair works to the Granary and Outshot to Barn	Worth Parish Council supports this application; however, it is disappointed that the application has been submitted retrospectively.
<u>DM/26/1413</u> <u>Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19</u> Variation of condition no 2 relating to planning application DM/20/2602 - to allow for design changes	No Further Comment
<u>DM/26/1683</u> <u>12 Heather Close Copthorne Crawley West Sussex RH10 3PZ</u> Variation of condition no 2 relating to planning application DM/26/0542 - to allow for design changes	Worth Parish Council supports this application.
<u>DM/26/1715</u> <u>Belmont Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u> Alterations to existing dwelling, including removal of existing roof and flat roof rear extension, proposed two storey front extension and additional first floor and new roof together with alterations to the existing garage	Worth Parish Council supports this application; however, requests that officers consider the width of the access road and its suitability for construction and delivery of vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or

	obstruction of the highway.
<u>DM/26/1604</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Site entrance signage, site descriptive signage, totem pole sign Type 1/2/3/23 - Post and Panel Type 4/5/6/12/13/14/16/17/18/19 - Parking Info Totem Type 6/18 - CCTV Type 7/8/9/10 - Aluminium Parking sign Type 15 - Home Entrance Type 20/21/22 - Aluminium Panel	Worth Parish Council Supports this application.
<u>DM/26/1678</u> <u>Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u> Residential development of minimum 3 dwellings and maximum 5 dwellings	Worth Parish Council objects to this application. The proposal represents a significant increase in development compared with the previously approved scheme for up to two self-build dwellings and is considered likely to result in overdevelopment of a sensitive semi-rural site within the Copthorne Common and Woodland Character Area. The Council considers that the proposal risks harming the established rural character of the locality, conflicts with the Copthorne Neighbourhood Plan CPN10 and relevant Mid Sussex District Plan design policy DP26 and notes the existence of a Temporary Stop Notice currently in force on the site. The application should therefore be refused.
<u>DM/26/1653</u> <u>The Birches Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u>	Worth Parish Council supports this application.

Proposed single storey side extension	
<u>DM/26/1749</u> <u>Land Adj. To 1 Pinetrees Close Copthorne West Sussex</u> T1 and T2 - English Oak : Reduce crowns by approximately 1.5 - 2.0 metres to nearest suitable growth points.	Worth Parish Council supports this application
<u>DM/26/1745</u> <u>Little Dippen Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u> Ash tree by entrance gate - fell.	Worth Parish Council supports this application. Should Mid Sussex District Council be minded to approve the application, the Parish Council recommends that a condition be imposed requiring suitable replacement planting for any trees felled as per the Copthorne Neighbourhood plan.
<u>DM/26/1870</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u> Amendment of the northern site boundary approved under planning permission DM/23/2360, comprising the removal of the existing boundary wall and the installation of a new boundary treatment, together with all associated works.	Worth Parish Council fully supports this application. The proposed boundary amendment will facilitate a wider, safer pedestrian pathway for residents and Pavilion users. The Council welcomes improved accessibility and pedestrian safety benefits and therefore strongly supports the proposal.
<u>DM/26/1431</u> <u>Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u> 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 (Amended plans received 09.07.26)	Approved 5 th August 2026

<u>DM/26/1845</u> <u>4 Hillside Crawley Down Crawley West Sussex RH10 4XD</u> Proposed garage conversion including replacement of garage door with a window. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into Account.	Worth Parish Council Supports this application
<u>DM/26/1350</u> <u>Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX</u> Proposed triple garage to front drive area at Brambleside (Amended Plans recieved 30.07.2026)	Worth Parish Council supports this application, however, requests that officers consider the width of the access road and its suitability for construction and delivery vehicles. Given the potential constraints of the road, appropriate measures should be put in place to ensure that the movement of materials and construction traffic can be undertaken safely and without undue inconvenience to neighbouring residents or obstruction of the highway.
<u>DM/26/1060</u> <u>5 Knowle Close Copthorne Crawley West Sussex RH10 3LR</u> 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.	Worth Parish Council Supports this application
<u>DM/26/1892</u> <u>Land Referred To As Fir Trees Place Turners Hill Road Crawley Down RH10 4HQ</u> Lawful Development Certificate with regards to hardstanding in excess of 10 years This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account	Worth Parish Council notes that this application is for a Lawful Development Certificate and therefore constitutes a legal determination rather than an assessment against planning policy. Worth Parish also notes that the area which is subject of the application does not

	include the hatched area of hard standing marked for removal in the MSDC's recent enforcement Order and asks that Enforcement Action is expedited and not delayed by the application.
23	New Planning Applications- To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.

Type 1 applications	Planning History
<u>DM/26/1462</u> <u>Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Demolition of an existing dwelling. Erection of a new extension to the retained dwelling comprising single story living and bedroom accommodation. Extension to existing rear deck area. Front extension with bedroom wing.	DM/25/1967 - Demolition of an existing dwelling. Erection of a new extension to the retained dwelling comprising single storey living and bedroom accommodation. Extension to existing rear deck area. Permitted
<u>DM/26/0303</u> <u>Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH</u> 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. (Revised highway plans and supporting information received 23/07/2026.).	WPC Previous response was Strongly object
<u>DM/26/1146</u> <u>The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u> Replacement radio mast and antenna (mast specifications and photographs received on 07/08/2026)	WPC Previous response 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 locality and neighbouring amenity
<u>DM/26/1225</u> <u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Erection of self build 2 bedroom single storey dwelling with car port (amended plans received 07.08)	DM/24/2646 - Erection of replacement ancillary domestic building comprising garage, garden store and gym.
<u>DM/26/1397</u> <u>Hollandale House Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u> Demolition of the existing side extension, existing rear extension, existing rear and side greenhouses and existing garage. Proposed two storey side extension, two storey rear extension, ground floor rear extension and ground floor side attached double garage	No previous planning history
<u>DM/26/1613</u> <u>Land Parcel Adj. To Worsell Drive Copthorne West Sussex</u> Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated Infrastructure	Previous Doctors and School sites on the Heathy Wood estate.
<u>DM/26/2054</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u> Sever land and erect two detached dwellings with associated access and parking.	New application for the site, previous planning history is DM/24/2957 - Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park. Refused
<u>DM/26/2053</u> <u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u>	WPC Previous response strongly object

Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.		
Type 2 Applications		
<u>DM/26/1856</u>		No recent relevant planning applications.
<u>Silverlea Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA</u>		
Construction of garage on the existing front driveway.		
<u>DM/26/2047</u>		No previous planning history
<u>6 Bramble Close Copthorne Crawley West Sussex RH10 3QB</u>		
Proposed rear single storey extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.		
Tree applications		
No Applications		
24	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	
25	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.	
26	Date of the next meeting – 5th October 2026 at the Glebe Centre Crawley Down	

Applications in Neighbouring Parishes

7th September 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.	WPC has commented on the proposals and asked to be kept updated. Confirmed EIA required. No change 03/09/2026
East Grinstead	DM/25/16 65	Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810	Submission of details pursuant to the discharge of Conditions 9, 10, 16 and 20 of Planning Permission DM/23/0810 for 200 homes at Land South of Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PP. pursuant to the Discharge of Conditions 9 (Archaeology), 10 (Air Quality Assessment), 16 (Arboriculture Method Statement) and 20 (Biodiversity Net Gain Plan) attached to the Full Planning Permission regarding Land South of Crawley Down Road (Ref. DM/23/0810). The information submitted pursuant to the afore mentioned conditions as follows: Condition 9 (Archaeology) 230233 WSIv5 230233-ev-2025100-V1reduced Condition 10 (Air Quality Assessment) 444669-02(03) Air Quality Assessment Report-Crawley Down Road Felbridge Condition 16 (Arboriculture Method Statement) 10948_AMS.001 Condition 20 (Biodiversity Net Gain Plan) Land at Felbridge - HMMPT 1.0 (Revision b)

Updated

			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). 17.07.2025 Enviromental protection Re: Cond 10 Air Quality The condition requires a scheme to be submitted in accordance with the value stated in the RSK AQ assessment. It appears that the applicant has re-submitted the original report rather than a specific and agreed scheme. Not recommended for discharge at this stage. 18.07.2025 Condition 16 – approval for discharge from MSDC. 8.9.2025 Condition 16 discharged. 29.9.25 Condition 10 discharged. 13.10.25 Ecology consultee Unable to recommend discharge until additional information submitted. 22.10.25 – BNG statement submitted. 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 22.01.2026
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			Place services- recommendation to not remove condition 20 until additional information has been provided. Planning Portal states PERMITTED 03.09.2026
East Grinstead	DM/22/0718	Land Rear Of 61 Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP 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.	Pending consideration Still live 27/02/2025. To be superseded by DM/23/0810? Suggest Noting. Planning portal states pending consideration 03.09.2026
Burstow	2025/468	Land South of Tagzvondeni Kennels, Shipley Bridge Lane, Shipley Bridge, RH6 9TL Use of land as a private gypsy and traveller caravan site for 4 pitches, including parking. Retention of hardstanding and widened vehicular access. (Retrospective)	Pending Consideration- comments by the 4th of July 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. 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. 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. Decision Notice Refused 28.11.2025 No Appeals as of the 03.09.2026

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 14th 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 03.09.2026 Appeal 1 2025/1318 Not yet determined.
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

			Transport assessment- Mentions safe pedestrian footpath along Copthorne Bank 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. The development will also provide a new pedestrian/cycle link between Copthorne Bank to Borers Arms Road via the development internal road layout 05.05.2026 Surry Wildlife trust formally objects 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). 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. WPC objection comments have been submitted.
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Updated

			Not yet determined 03.09.2026
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).	MSDC Drainage- Concern is not the proposed discharge rate or the principle of attenuated discharge. Rather, it relates to the lack of evidence regarding the downstream private drainage network and receiving system upon which the proposed development relies. The Flood Risk and Drainage Team also has concerns regarding the proposed discharge of treated foul effluent via the existing private drainage network, as insufficient information has been provided to demonstrate the condition, capacity and suitability of the downstream infrastructure and ultimate discharge location. Pending Consideration 03.09.2026

New Applications/Comments in bold/Red

Updated

**Worth Parish Council
1st Floor,
The Parish Hub,
Borers Arms Road,
Copthorne,
RH10 3ZQ**

Email: clerk@worth-pc.gov.uk

Ref: COL.MOD.UK.0010102_1 - SKY - CRABBETT PARK

Date: 27th July 2026

Dear Sir/Madam

PROPOSED COMMUNICATIONS INSTALLATION FOR EE LTD AT CRABBETT PARK, CRABBET PARK, TURNERS HILL ROAD, CRAWLEY, WEST SUSSEX, RH10 4ST, NGR E: 530694 N: 136858.

In partnership with Government departments and other partners, the Home Office is replacing Airwave TETRA, the current communications system used by the Emergency Services, with a new system called the Emergency Services Network (ESN). ESN is a critical voice and broadband data communication system running over mobile network. A key requirement of ESN is that it continues to provide coverage for the three emergency services when the service is impacted by events such as power outages, storm damage or vandalism. The Emergency Services Mobile Communications Programme is responsible for delivering ESN for the three emergency services of Fire, Police and Ambulance and to achieve this EE have been instructed to install a new permanent back-up power generator across a portfolio of sites.

The proposal seeks to install a new 10kVA generator on new concrete base. Power duct to be installed from source to genny. AMF panel to be installed on the new pole fixed to concrete base. Proposed concrete collar. Proposed Roxtec gland to be installed on cabin wall at low level. Retain Eltek PSU cabinet.

The installation as currently proposed requires a code notification to the planning authority. As such, Cellnex is committed to keeping local communities informed of its plans and this letter includes details about the proposal and provides contact details should you wish to make further enquiries.

Should you require any additional information then please do not hesitate to contact me directly, my contact details are given below.

Yours sincerely,

Caitlyn Richmond

Caitlyn Richmond AssocRTPI
Senior Town Planner
c.richmond@whptelecoms.com
02891240990



Tandridge District Council Regulation 18: Spatial Development Strategy Consultation

Thank you for the opportunity to comment on the Regulation 18 consultation of the Tandridge District Local Plan 2024-2044 ('the Plan').

Cumulative Impact Across the A264 Corridor

The proposed allocations on the Burstow and Copthorne boundary cannot be assessed in isolation. Any assessment of transport, infrastructure and environmental impacts must consider the cumulative impact of planned growth across the wider A264 corridor, including allocations and promoted sites within Tandridge District and neighbouring Mid Sussex District.

These include sites at:

- *Copthorne Bank (approximately 800 dwellings)
- *Oaks Farm (approximately 100 dwellings)
- *Existing promoted site south of Copthorne (approximately 235 dwellings)
- *West Park Road (approximately 84 dwellings)
- *Land opposite Haskins (approximately 100 dwellings)
- *Land opposite Dove's Barn (approximately 150 dwellings)
- *Crawley Down Road (approximately 45 dwellings)
- *Felbridge Showground (approximately 230 dwellings)

In addition, the Mid Sussex District Plan Main Modifications now include:

- *Crabbet Park, Copthorne (approximately 1,950 dwellings)
- *Land west of Turners Hill Road, Crawley Down (approximately 393 dwellings)
- *Land rear of The Martins, Crawley Down (approximately 150 dwellings)
- *Courthouse Farm, Copthorne Common Road (approximately 86 dwellings)

Taken together, these sites amount to well in excess of 4,000 dwellings across the wider Copthorne, Crawley Down, Felbridge and Burstow corridor. This represents a substantially greater level of development than has previously been considered through existing transport evidence and reinforces the need for a comprehensive cumulative assessment of impacts on the A264 corridor, the Star Junction, Dukes Head junction, local road network, healthcare provision, education infrastructure and other community services.

Traffic Impacts and the A264 Corridor

The A264 already experiences significant congestion, particularly around:

Copthorne

Crawley Down

Felbridge

The Dukes Head junction

The Star Junction

London Road approaches

Connections to Crawley and Gatwick Airport

The cumulative impact of more than 1,700 new dwellings, together with the proposed Crabtree Park development, would add substantial traffic to a network that is already under considerable pressure.

Particular concern should be given to the findings of the Surrey County Council and West Sussex County Council A22/A264 Corridor Study. Despite extensive investigation, the study failed to identify reasonable highway interventions capable of significantly resolving congestion issues at the Star Junction and along London Road.

If substantial additional housing growth is now proposed, the evidence base underpinning the Local Plan must be revisited. Any transport modelling undertaken previously may no longer be robust if it does not account for these additional development scenarios.

The Council should therefore demonstrate:

That cumulative transport modelling includes all relevant Tandridge and Mid Sussex allocations.

That the modelling includes the latest housing numbers proposed across the corridor.

That any mitigation measures remain effective when accounting for all planned growth.

That the Local Plan remains sound when tested against realistic traffic generation assumptions.

Failure to undertake such work risks underestimating future congestion and undermining the soundness of the Plan.

Sustainable Transport and Active Travel

Given the location of many of the proposed sites, there is a significant risk that future residents will be highly dependent on private cars.

The Local Plan should place greater emphasis on delivering genuine active travel and sustainable transport links between new developments and the area's principal employment centres, particularly:

Crawley

Gatwick Airport

Manor Royal Business District

New development should not proceed without a clear strategy for:

Continuous cycle routes

Safe walking routes

Improved bus services

Direct sustainable travel connections to employment areas

Without such infrastructure, claims of sustainable development are unlikely to be realised in practice.

The Council should also support strategic transport improvements within the wider Gatwick area, including consideration of an eastbound arm at Junction 9 of the M23 Gatwick interchange. Such infrastructure could help reduce pressure on local roads during periods of congestion, incidents and disruption on the strategic road network.

Gatwick Expansion, Flight Paths and Long-Term Uncertainty

In addition to existing aircraft noise impacts, the Local Plan must consider the implications of both current and potential future airport expansion.

While the approved Northern Runway project is expected to increase capacity and aircraft movements over coming decades, there is also a longstanding safeguarding area to the south of Gatwick Airport which has historically been protected for the possibility of a full-scale southern runway.

Should a southern runway ever be progressed, aircraft departing from that runway could potentially pass directly over parts of Copthorne and the proposed housing sites on the Burstow/Copthorne boundary.

The Council must therefore consider not only current flight paths but also longer-term aviation safeguarding constraints and future aviation growth scenarios over the lifetime of the Local Plan.

There is a fundamental question as to whether it is appropriate to allocate substantial new residential development in locations that may be increasingly affected by aircraft operations during the Plan period and beyond.

It should also be recognised that if land safeguarded for future airport expansion were ever released, alternative opportunities for housing delivery could become available closer to existing services, employment and transport infrastructure within Crawley, potentially reducing pressure for development in surrounding villages.

Accordingly, the Council should demonstrate that proposed allocations remain suitable under both existing and potential future aviation scenarios and assess the cumulative impacts of aircraft noise, traffic growth and airport expansion on residential amenity.

Strategic Sites Versus Village Expansion

While concerns remain regarding the scale of proposed growth, there is an important distinction between large strategic developments and smaller dispersed sites around existing villages.

Strategic sites such as Crabbet Park have the potential to deliver:

New schools

Healthcare facilities

Community services

Public transport improvements

Open space and recreation facilities

Supporting infrastructure as part of a comprehensive masterplan

By contrast, piecemeal development around villages such as Burstow, Copthorne and Crawley Down risks placing additional pressure on existing services and facilities that are already heavily utilised.

The Local Plan should therefore carefully consider whether growth is better directed towards comprehensively planned strategic sites capable of delivering their own supporting infrastructure, rather than relying upon existing village services to absorb significant additional demand.

Lessons from the Heathy Wood Development

A particularly important consideration is the precedent established through the Heathy Wood development in Copthorne

Heathy Wood was promoted as a significant residential-led development, with the wider scheme planned to deliver substantial housing alongside community infrastructure. Sources associated with the development indicate that the wider allocation was intended to provide around 500 homes together with supporting facilities.

It is understood that concerns regarding traffic impacts on Shipley Bridge Road resulted in restrictions being introduced, including a bus gate arrangement, rather than allowing unrestricted vehicular access.

This raises a fundamental question for the Local Plan:

If unrestricted access onto Shipley Bridge Road was not considered acceptable or viable for the Heathy Wood development, how can it now be considered acceptable for developments that could collectively generate traffic associated with up to 1,000 additional dwellings?

The Council must clearly demonstrate what has changed since the assessment of Heathy Wood to justify such a significant increase in traffic loading on the same road network

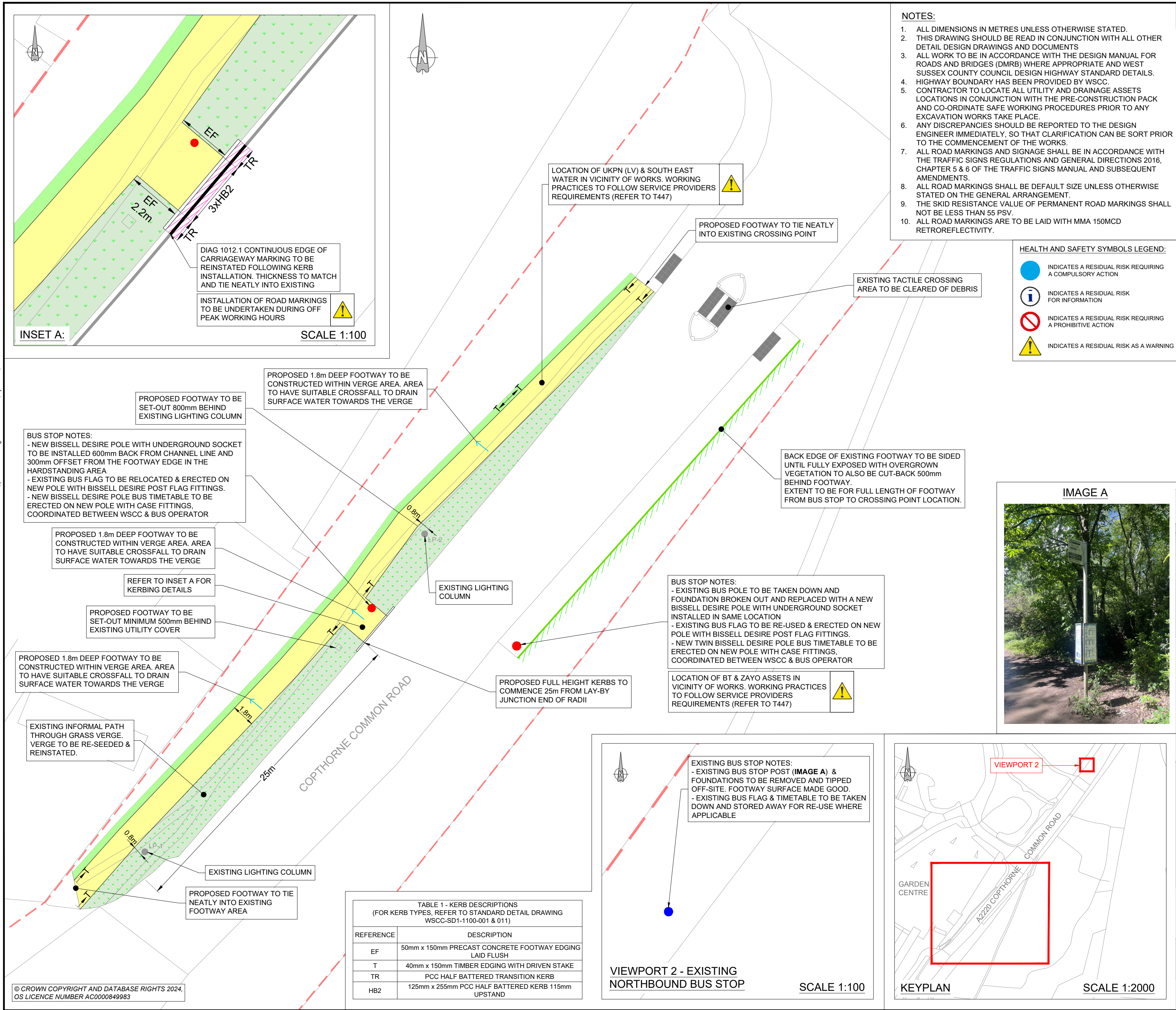
Without compelling evidence, the proposal appears inconsistent with previous planning decisions and transport assessments.

Conclusion

In conclusion, while the need for new housing is recognised, the proposed scale of development on the Burstow, Copthorne, Crawley Down and Felbridge corridor raises serious concerns regarding its cumulative impact on transport infrastructure, community services, healthcare provision, education, environmental quality and residential amenity.

A more strategic approach, focused on locations capable of delivering their own supporting infrastructure and services, would provide a more sustainable solution than piecemeal expansion around existing villages which are already facing increasing pressure on local facilities and transport networks.

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DO NOT SCALE

KEY:

- EXISTING HIGHWAY BOUNDARY
- EXISTING BUS STOP
- PROPOSED BISSELL DESIRE POLE WITH UNDERGROUND SOCKET, FLAG FITTING AND NEW TIMETABLE CASE AS PER MANUFACTURERS INSTALLATION GUIDELINES.
- EXISTING GRASS VERGE TO BE DUG OUT AND PREPARED FOR PROPOSED FOOTWAY CONSTRUCTION. REFER TO FOOTWAY TYPE A (FLEXIBLE CONSTRUCTION) STANDARD DETAIL WSCC-SD1-1100-041
NOTE: FORMATION TO BE TREATED WITH AN APPROVED RESIDUAL WEEDKILLER AND THEN A GEOTEXTILE TERRAM 1500 MEMBRANE TO BE LAID OR SIMILAR APPROVED
- GENERAL VEGETATION CLEARANCE / CUT-BACK UP TO 0.5m BEHIND EXISTING FOOTWAY
- EXISTING EDGE OF FOOTWAY TO BE SIDED UNTIL EXISTING EDGING EXPOSED
- CARRIAGEWAY REINSTATEMENT WORKS OF 500mm WIDTH AROUND NEW KERBS IN ACCORDANCE TO STANDARD DETAIL WSCC-SD1-0700-021/1_2
- EXISTING MARKING(S) TO BE REFRESHED, REFER TO PLAN FOR REFERENCE
- EXISTING GRASS VERGE AREA TO BE REPROFILED TO SUIT THE NEW PROPOSED HARDSTANDING INSTALLATION
- EXISTING VERGE AREA TO BE REINSTATED WITH TOPSOIL AND RE-SEED IN ACCORDANCE TO STANDARD DETAIL WSCC-SD1-3000-001

WSCC TO UNDERTAKE A BUS STOP ASSESSMENT FOR THE RELOCATION OF THE NORTHBOUND BUS STOP PRIOR TO WORKS COMMENCING

COI	DATE	BY	DESCRIPTION	CHK	APP
C01	21/08/2026	RS	DRAWING UPDATED TO SUIT WSCC REVIEW & STATUS CHANGED FOR CONSTRUCTION	RR	TRA
P01	30/06/2026	JM	FIRST ISSUE	RR	TRA

DRAWING STATUS:

S5 - FOR CONSTRUCTION

CLIENT:

West Sussex County Council
Highways, Transport and Planning
County Hall, West Street
Chichester
West Sussex
PO19 1RQ
(01243) 642105

SITE/PROJECT:

BSIP 2026/27
Phase 5

TITLE:

Copthorne Common Road, Copthorne, Crawley
General Arrangement
Bus Stop Name: Garden Centre
(RH10 3PD)

SCALE @ A2:	CHECKED:	APPROVED:
1:200	RR	TRA

PROJECT NO:	DESIGNED:	DRAWN:	DATE:
UK0028367.1096	JM	JM	June 26

DRAWING No:	REV:
UK0028367.1096-WSP-XX-XX-DR-LP-0100-179	C01

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Funded by
UK Government



FAQs

Turners Hill Road, Worth
Road Safety Scheme

Construction planned 15 September 2026 for 4 weeks
Inc. Night working – 15 – 23 September 2026

July 2026

Version 1

Scheme: Turners Hill Road, Worth

Type: Road Safety Scheme

Road: Turners Hill Road, Wallage Lane and Old Hollow

Parish: Worth

WSCC Local Member: Cllr Mel Winn

Cabinet Member: Cllr Erika Woodhurst-Trueeman

Summary

Date: 15 September 2026 – 9 October 2026

Description of Work:

For this project we will be:

- Implementing a reduced speed limit of 40mph from 475m east of Old Hollow to 60m west of St Leonards Church
- Extending the 30mph speed limit to 475m east of Old Hollow
- Carriageway patching to replace speed roundels
- Carriageway resurfacing at Wallage Lane junction including installation of High Friction surfacing (HFS), vegetation clearance and sign replacement.

To protect the workforce and the public these works will include some overnight road closures. The road will be closed between 8pm and 6am on the dates listed below.

Location 1 - 15.09.26 to 17.09.26 and 21.09.26 to 23.09.26 – 200m North of World of Water to 100m North of Wallage Lane including Wallage Lane junction (Two dates are required to allow concrete curing time.)

Location 2 – 17.09.26 to 18.09.26 Between the junction with Old Hollow for 200m eastward

Location 3 – 18.09.26 to 19.09.26 Between the junctions with Hazelhurst Drive and The Holiday Inn

Extent:

Turners Hill Road from Hazelhurst Drive to St Leonards Church, Wallage Lane junction off Turners Hill Road and 200m into Old Hollow.

Frequently Asked Questions

Q. Why does this work have to take place?

A. The scheme has been submitted through our Road Safety team due to a number of incidents. Works are to improve Road Safety.

Q. What work has to be done?

A. Implementing a reduced speed limit by installing new signs and lining. Carriageway resurfacing of Wallage Lane junction, installation of High Friction surfacing (HFS), vegetation clearance and sign replacement.

Q. What will the benefits be once it is finished?

A. The aim is to improve road safety.

Q. Will any roads have to be closed during the works?

A. A series of road closures will take place from 15-23 September between 8pm-6am. This is to allow resurfacing of the carriageway, concrete curing and laying High Friction surfacing.

Q. What time of day will the work take place?

A. Our hours of operation will generally be between 7am to 4.30pm.

Q. What disruption can motorists or bus passengers expect?

A. There will be minor delays as the work will be carried out using temporary traffic signals, these will move along Turners Hill Road as work progresses. Overnight road closures will also be in place 15-23 September, diversions will be in place.

Q. Will any diversion routes for traffic have to be put in place?

A. Yes, these will be signed accordingly.

Q. I am expecting a delivery during the works. What will happen?

A. During the day the road will be open and work will be carried out using temporary traffic signals.

Q. Could weather impact the proposed works?

A. Wet weather conditions will impact on the delivery of the scheme and therefore it may not be possible to complete in the time window indicated. The works will be completed as soon as the surface is dry.

Q. How do I report a fault or problem on the highway?

A. The most effective way to report a fault or problem on the highway is to use our online reporting application with multiple options. For further information, please visit - [Make an enquiry or report a problem with a road or pavement](#) via the West Sussex Council website.

For the latest information follow us on X previously known as Twitter @WSHighways

Meeting notes- Royal Oak

3rd July 2026

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

MK updated that the planning consultants still had several concerns and were aiming to make the application compliant as possible.

MK advised that since the previous discussion she had been advised that demolition of the site would make the application unlikely to be approved.

Concerns from the previous conversation

- Lack of parking spaces – there is already inadequate parking on site.
 - Adjacent to existing parking
 - Proposed relocation of existing business with no allocated parking

A survey was carried out on site on a Friday and Sunday to look at parking and traffic, Cllrs were concerned that a survey was carried out on a Sunday but accepted that a Friday was also used. Survey acknowledges that there were 139 spaces available in the car parks and road during the survey period. Cllrs have asked MK for dates and times as to when the survey was carried out.

- Lack of space on road for buses/vehicles to pass delivery vehicles.
 - Co – op has existing offsite delivery provision, proposed new delivery bay on Station Road, with cross hatchings on road.
 - Empty cages could be kept to the side and back of building.
- Unused space at back of site
 - This will be a grass area – no development

Cllrs had concerns over the frontage of the proposed site of retail, and would it match the royal oak site, MK advised she would go back to the planners and suggest a mix of brick and white to be in keeping with the street scene.

In the last meeting it was strongly suggested that MK hold a public engagement session, this was reiterated, MK agreed to consider an online consultation so that the public has an opportunity to comment and consider on the proposed plan.

NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

*(to be published in a newspaper and, where relevant, on a website
or to be served on an owner* or a tenant** in the case of an application for planning permission)*

Proposed development at:

Property number or name

Street

Town

County

Postcode

I give notice that: *(Applicant's name)*

Title

First name

Last name

is applying to the: *(LPA name)*

Council

for planning permission to: *(Description of proposed development)*

Any owner* or tenant** who wishes to make representations about this application should write to the Council at:

(Address of the Council as appropriate)

by: *(DD/MM/YYYY)*

Date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

In the event that an appeal is made against a decision of the Council, and that appeal then proceeds by way of the expedited procedure under the written representations procedure to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure***, any representations made by the owner* or tenant** to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations. Any owner or tenant wishing to make representations should do so by the date given above.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

*** The expedited procedure in relation to written representations is set out in The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended)

Signed:

Title

First name

Last name

On behalf of: *(if applicable)*

Date: *(DD/MM/YYYY)*

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

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