

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

5th October 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 5th October 2026 at 7.30pm.** In the Glebe Centre Crawley Down 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 7th September 2026.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Correspondence** – To note correspondence received.
- 7. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
 - a) Planning Committee – next meeting: 8th October at 4.00pm.
 - b) District Planning Committee – next meeting: 15th October 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/26/2119	Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Non-Material	Permitted
DM/26/2118	Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Non material	Permitted
DM/26/1558	Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Support	Permitted
DM/26/1749	Land Adj. To 1 Pinetrees Close Copthorne West Sussex	Support	Permitted
DM/26/1462	The Stables Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB	Support	Permitted
DM/26/1146	The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA	Refused	Object
DM/26/1870	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ	Support	Permitted
DM/26/1060	5 Knowle Close Copthorne Crawley West Sussex RH10 3LR	Defer	Permitted

- 9. Updates on the Mid Sussex District Plan**- To receive and comment upon any updates in relation to the district plan.
- 10. Applications in Neighbouring Parishes**- to receive and note a list of major applications in neighbouring parishes which may affect Worth Parish, and to consider submitting comments if appropriate
- 11. Licencing**- To receive and note any new licencing applications.
- 12. Appeals** – To receive and note the following appeal.

Application	Address	WPC Decision
AP/26/0057 (DM/23/0019)	Yew Tree Cottage Wallage Lane Rowfant	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. Highway Issues**- To discuss and make comments upon any issues relating to Highways.
- 16. Proposed Upgrade to Existing Radio Base Station Installation at Cs_12639122, Land at Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EE**- To consider a response to the proposed consultation.
- 17. 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.
- 18. 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/26/2218</u>	
<u>23 Forest Close Crawley Down Crawley West Sussex RH10 4LT</u>	Worth Parish Council offers no objection to this application; however, there is

Proposed front and side single storey extension and first floor front extension over.	concern regarding the over development of the site and the impact the proposed development would have on neighboring properties.
<u>DM/26/2115</u> <u>Land To South Of Crabbet Park Equestrian Centre Turners Hill Road Turners Hill West Sussex</u> Construction of a padel tennis facility (Use Class E(d)) with ancillary offices, changing facilities and studio, member shop and café (all within Use Class E), car and cycle parking, bin storage, with associated access and works.	An extension was approved.
<u>DM/26/2139</u> <u>24 Haven Gardens Crawley Down Crawley West Sussex RH10 4UD</u> Proposed garage conversion and single 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 double garage to front drive area and new front gates (Amended description 04.09.2026)	No further Comments
<u>DM/26/2249</u> <u>8 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP</u> Oak Tree (T1 and T2) Reduce branches overhanging the garden of 5 Gage Close by up to 2 metres, back to previous pruning points	Worth Parish Council supports this application
<u>DM/26/1653</u> <u>The Birches Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u> Proposed single storey side extension. Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan received 15.09.2026	Worth Parish Council supports this application.

19. 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/26/2115</u>	

<u>Land To South Of Crabtree Park Equestrian Centre Turners Hill Road Turners Hill West Sussex</u> Construction of a padel tennis facility (Use Class E(d)) with ancillary offices, changing facilities and studio, member shop and café (all within Use Class E), car and cycle parking, bin storage, with associated access and works	
<u>DM/26/2333</u> <u>Davidson House Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u> Variation of condition No: 3 relating to planning application DM/25/2817 to retrospectively increase opening to include Sundays between the hours of 10:00 to 16:00	
Type 2 Applications	
<u>DM/26/2166</u> <u>18 Hawarden Close Crawley Down Crawley West Sussex RH10 4PQ</u> Proposed erection of double garage to front of property.	
<u>DM/26/2264</u> <u>The Stables Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS</u> Variation to conditions 2 and 3 of planning permission DM/26/0472. Condition 2 to vary the condition to replace the previously approved plans with the revised drawing set submitted with this application, showing the amended footprint, flat roof arrangement and associated design alterations. Condition 3 to vary the condition to allow the external materials and finishes shown on the revised drawings submitted with this application, including amendments to the external cladding/render and the colour of the courtyard doors and windows.	
<u>DM/26/2351</u> <u>Chandlers Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u> Variation of condition no 2 relating to planning application DM/24/1716 - to allow for design changes to the external form, detailing and fenestration of the proposed house.	
Tree applications	
No applications	

- 20. 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
- 21. 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.

22. Date of the next meeting – Monday 2nd November 2026 at 7.30pm at the Parish Hub Copthorne

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

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on 7th September 2026,
commencing at 7.30pm

Present

Cllr Casella (Chair)
Cllr Coote
Cllr Kipps
Cllr Gibson

Cllr Wilson (Vice Chair)
Cllr Dorey
Cllr Pointer
Cllr King

Hannah Smith
Ast Clerk

Cllr Hodsdon and Cllr Philips as a
member of public

10 members of the public

069 Elect a vice Chair – Cllr Wilson was nominated by Cllr Casella and Second by Cllr King.

070 Public Question Time

The Chair welcomed all members of the public to the meeting.

First Member of the Public

Raised concerns regarding parking issues on Copthorne Bank.

Reported vehicles parking on both sides of the road, resulting in double parking and traffic difficulties.

Second Member of the Public

Advised that they had submitted a letter to the Parish Council concerning traffic issues along Copthorne Bank.

Expressed concern that the current situation presents a significant road safety risk and that a serious accident could occur if no action is taken.

Third Member of the Public (Worsell Drive Resident)

Requested that the Council address the points raised in a letter submitted to Cllr Gibson, including:

Drainage concerns, the bus gate and lack of provision for a doctor's surgery.

Ian Gibson advised that any Freedom of Information (FOI) requests should be submitted directly to the relevant authority.

The deputy Clerk advised that the bus gate has always been monitored, however whilst the road is still not adopted, no fines can be issued.

Fourth Member of the Public

Wanted to object to planning application DM/26/1613 Land Parcel Adj. To Worsell Drive Copthorne West Sussex.

The Chair advised residents wishing to object to planning applications that objections submitted through the Planning Portal must be based on valid planning grounds.

Noted that individual complaints or personal concerns that are not planning-related would not be considered material planning considerations.

The resident also had concerns regarding parking outside their home from delivery vehicles.

The deputy clerk advised the resident to write into the office.

Fifth Member of the Public (Post Office Representative)

Spoke regarding the Prince Albert application.

Explained that the business is a family-run operation and expressed concern that the proposal could result in the closure of the Post Office.

Noted that considerable time and money had been invested in the business.

They also had traffic and Planning Concerns.

Concerns were raised regarding traffic levels at the junction associated with the application.

It was noted that Worth Parish Council had objected to a previous application and would be maintaining the same position.

Members noted that there were two separate applications under consideration.

Concern was expressed that the proposed convenience store would increase traffic congestion in the area.

071 Apologies

Apologies were received and NOTED from Cllr Clare Pointer.

072 Declarations of Disclosable Pecuniary and Other Interests

Cllr Gibson declared an interest in Agenda Item 16, Mid Sussex District Plan Main Modifications Consultation. He advised that, in his capacity as a Mid Sussex District Councillor, he wished to retain the opportunity to speak during the District Council's consideration of the matter. Accordingly, he took no part in the vote on this item.

073 Minutes

It was RESOLVED to approve the Minutes of the Planning & Highways Committee meeting held on 7th of September 2026, and these were duly signed by the Chair.

074 Chairman's Announcements

On behalf of Worth Parish Council, we would like to extend our sincere thanks to Cllr Ian Gibson for his dedication and commitment during his time as Chair of the Planning and Highways Committee.

Ian has provided steady leadership, valuable insight, and thoughtful guidance on a wide range of planning and highways matters. His hard work, attention to detail, and willingness to support both fellow councillors and the wider community have been greatly appreciated. We thank Ian for his service and contribution to the Committee.

Correspondence

075 Cllrs NOTED the Correspondence.

076 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 13th August at 4pm.
10th September at 4pm

Planning Committee – 20th August at 2pm.
17th September at 2pm

077 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	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/26/1431	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	Refused	Object
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

078 Updates on the Mid Sussex District Plan

Cllrs NOTED the update in the officer's report.

079 Applications in Neighbouring Parishes

Cllrs NOTED the officer report.

080 Licencing

Cllrs NOTED the new application

081	Appeals Cllrs NOTED the appeal, Cllr Gibson questioned Worth Parish Council's previous response and asked if the committee wanted to respond to the appeal.
------------	---

082 Planning Compliance Action

Cllrs NOTED the officers report

083 Crabbet Park

The committee AGREED to not respond to the proposed communications installation consultation.

Cllrs NOTED the Crabbett park consultation dates.

084 Tandridge District Plan

Cllrs NOTED the officer Report.

085 Mid Sussex Main Modifications District Plan

Cllr Gibson abstained

Cllr Dorey Second by Cllr King – Proposed removal of Co Living and include Cllr Gibson's figures and the section on Brighton's unmet need.

All Cllrs present with the exception of Cllr Gibson who abstained Voted in favour of draft two with the proposed changes.

086 Highways

Cllrs NOTED the officer report

- 087 Bus Service Improvement Plan (BSIP)**
The Committee AGREED to support this Plan
- 088 Update the Royal Oak Site**
Cllrs NOTED the Officer report
- 089 King George's Playing Field Copthorne**
Cllrs NOTED the officer report
- 090 Terms of Reference**
The committee AGREED to delay this agenda item until after the new chair has been elected at the Full Council meeting on Monday 21st of September 2026.
- 091 Ratification of Planning Recommendations**
Cllrs NOTED the submissions to the MSDC planning portal.

Applications to be Ratified	Submissions
<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> <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	Approved 5 th August 2026

accommodation in roofspace and integral double garage (Amended plans received 09.07.26)	
<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.

092 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.	Worth Parish Council supports this application. However, the Parish Council requests that appropriate conditions be imposed to minimise disruption, including restrictions preventing the unloading of materials within Old Hollow and the specification of clear construction working hours.
<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.).	Worth Parish Council strongly object to this development; all previous comments submitted still stand.
<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)	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)	Worth Parish Council objects to this application on the grounds that it would result in the construction of a new dwelling in the countryside, outside the built-up area, where development should be carefully controlled in

	order to protect the rural character and appearance of the area. Furthermore, the Parish Council does not consider that the proposed dwelling demonstrates the architectural quality or innovative design.
<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 (amended description 25.08.26)	Worth Parish Council Supports this application
<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.	Worth Parish Council Strongly objects to this application and will be seeking professional guidance to compose a response.
<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.	Worth Parish Council Strongly objects to this application.
<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	Worth Parish Council objects to this application. The Parish Council considers that the proposed residential development raises several significant concerns. Firstly, the site was previously identified for educational use, and the development of a school would have retained substantially more open and green space than the current proposal. The Parish Council is concerned that the scale and density of the proposed housing development would result in the loss of valuable green infrastructure and reduce opportunities for informal recreation and biodiversity. Secondly, the Parish Council believes that the submitted transport assessment should be reviewed by the

	Highway Authority. Traffic movements associated with a residential development are likely to differ considerably from those generated by a school use, both in volume and distribution throughout the day. A reassessment is therefore required to ensure that the proposed highway arrangements adequately reflect the impacts of the development now proposed. The Parish Council also wishes to highlight concerns regarding flooding. Properties located close to the adjacent brook have experienced flooding issues in the past, and residents have expressed concerns that further development of the site could exacerbate local drainage and flood risk problems. The Parish Council requests that careful consideration be given to these matters and that robust evidence is provided to demonstrate that the development will not increase flood risk either on-site or elsewhere. Should the Local Planning Authority be minded to approve the application, Worth Parish Council would request that the scheme be revised to incorporate a greater provision of accessible green space, including land suitable for recreational sport and outdoor community activities, to help mitigate the loss of open space and support the wellbeing of existing and future residents.
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.	Worth Parish Council objects to this application, The Parish Council considers that the proposed garage would be located forward of the established building line of the existing dwelling and would therefore appear unduly prominent within the street scene. The development is out of

	keeping with the character and appearance of neighboring properties, which generally maintain a consistent building line.
<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.	Worth Parish Council Supports this application.
Tree Applications	
No Applications	

093 Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party
No Considerations

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

095 Date of the next meeting – Monday 5th October at 7.30pm at the Glebe Centre Crawley Down
Meeting closed at 8.41pm

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 5th October 2026, at the Glebe Centre Crawley Down where the following business will be considered and transacted.

1 Public Question Time

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

2 Apologies

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

3 Declarations of Interest

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest 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 September 2026

5 Chairmans Announcements

Notification of Committee for Planning Application No DM/25/3155 - The Havens Sports field Car Park the Haven Centre Hophurst Lane Crawley Down West Sussex. The meeting will take place on the 8th of October at 4pm at the MSDC offices in Haywards Heath.

6 Correspondence

Request for Worth Parish Council to support a brownfield first audit 25.09.2026

The Committee are asked to consider the resident's request.

Town and Parish Briefing – Scheme of Delegations, NPPF and District Plan 29.09.2026

7 Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 8th October 2026 at 4pm.

No agenda available at the time of writing this report.

District Planning Committee – 15th October 2026 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/26/2119	Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Non-Material	Permitted
DM/26/2118	Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Non-Material	Permitted
DM/26/1558	Gibbshaven Farm Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU	Support	Permitted
DM/26/1749	Land Adj. To 1 Pinetrees Close Copthorne West Sussex	Support	Permitted
DM/26/1462	The Stables Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB	Support	Permitted
DM/26/1146	The Lynns Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA	Object	Refused
DM/26/1870	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ	Support	Permitted
DM/26/1060	5 Knowle Close Copthorne Crawley West Sussex RH10 3LR	Defer	Permitted

9 Updates on the Mid Sussex District Plan

22 September 2026

The District Plan examination hearings will resume on 3 November at 10am for 4 days. Read the [Notice of Examination Hearings \(171 KB, PDF\)](#).

Mid Sussex will publish the Inspector's Guidance Note and confirm the hearings programme on [District Plan Review - Examination - Mid Sussex District Council](#) once received.

If the Inspector finds the District Plan 'sound' the plan will be recommended to Council.

The Council published a public notice for the hearings. The Inspector has also produced a Guidance Note, Agenda, and Programme. Please find the links attached. There are no items pertaining to Worth on the agenda.

[Guidance Note](#)

[Agenda](#)

[Programme](#)

The committee is asked to consider whether they would like to submit any further written responses. The guidance is clear. Short written statements may be produced by each representator. There should be one separate statement for each matter, with the main modification of reference.

The note states that each statement can cover any of the issues identified in the agenda but should not stray beyond those issues.

10 Applications in Neighbouring Parishes

Suggested actions to consider are in red.

11 Licencing

No new licensing applications to note.

12 Appeals

Application	Address	WPC Response
AP/26/0057 (DM/23/0019)	Yew Tree Cottage Wallage Lane Rowfant	Defer to Officer

Cllrs to note the appeal and consider a response.

13 Planning Compliance

Cllrs are asked to note the correspondence from Planning Investigations at Mid Sussex District Council regarding residents' concerns of the traffic situation along Copthorne Bank.

I can confirm that an application has been submitted to vary the opening hours to include Sundays. The Local Planning Authority has confirmed that the premises may continue to open on Sundays while the application is being considered.

With regard to the parking issues and the benches at the front of the premises, these did not form part of the original application. As the Local Planning Authority considers that there has been no material change in this respect, it does not consider there to be a breach, and these matters will not be considered as part of the new application. the parking issues and the benches at the front of the premises, these did not form part of the original application. As the Local Planning Authority considers that there has been no material change in this respect, it does not consider there to be a breach, and these matters will not be considered as part of the new application.

14

Crabbet Park

All Cllrs have been invited to attend a meeting with Wates to discuss the Traffic strategic plan and the public consultations on Thursday 8th of October at 10am. The next Liaison meeting is on the 14th of

15 October 2026 at 2.30pm.

Highways Issues

Work is to start on the Crawley Junctions 8,9 and 14, the improvement scheme, on behalf on persimmon homes, Taylor Wimpey and West Sussex County Council.

The scheme is overlapping and following on from Breheny's ongoing improvement works at M23 Junction 10 and forms part of the wider programme of highway improvements associated with the Northeast Sector of Crawley.

16 Works are expected to start on Monday 5th October and are currently programmed to continue until the end of September 2027.

- 17 Proposed Upgrade to Existing Radio Base Station Installation at Cs_12639122, Land at Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EE-** Cllrs are asked to read the attached report in the meeting pack consider a response to the proposed consultation.

Terms of Reference- Cllrs are asked to CONSIDER and AGREE the changes highlighted in red.

18 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/26/2218</u> <u>23 Forest Close Crawley Down Crawley West Sussex RH10 4LT</u> Proposed front and side single storey extension and first floor front extension over	Worth Parish Council offers no objection to this application; however, there is concern regarding the over development of the site and the impact the proposed development would have on neighboring properties.
<u>DM/26/2115</u> <u>Land To South Of Crabbet Park Equestrian Centre Turners Hill Road Turners Hill West Sussex</u> Construction of a padel tennis facility (Use Class E(d)) with ancillary offices, changing facilities and studio, member shop and café (all within Use Class E), car and cycle parking, bin storage, with associated access and works.	An extension was requested.
<u>DM/26/2139</u> <u>24 Haven Gardens Crawley Down Crawley West Sussex RH10 4UD</u> Proposed garage conversion and single 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 double garage to front drive area and new front gates (Amended description 04.09.2026)	No Further Comments
<u>DM/26/2249</u>	Worth Parish Council Supports this application.

<u>8 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP</u> Oak Tree (T1 and T2) Reduce branches overhanging the garden of 5 Gage Close by up to 2 metres, back to previous pruning points	
<u>DM/26/1653</u> <u>The Birches Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u> Proposed single storey side extension. Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan received 15.09.2026	Worth Parish Council Supports this application.
19	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 / Suggested Comment
<u>DM/26/2115</u> <u>Land To South Of Crabbet Park Equestrian Centre Turners Hill Road Turners Hill West Sussex</u> Construction of a padel tennis facility (Use Class E(d)) with ancillary offices, changing facilities and studio, member shop and café (all within Use Class E), car and cycle parking, bin storage, with associated access and works.	Suggested comment Worth Parish Council supports this application. WPC notes the significant level of public support submitted in respect of this application and recognises the potential community, health, wellbeing and economic benefits that the proposed facility could bring to the area. The Council welcomes the provision of new sports and recreational opportunities which may encourage increased participation in physical activity and provide facilities for residents of all ages. Whilst acknowledging the positive public response, the Council would ask Mid Sussex District Council to ensure that appropriate consideration is given to:

	Highway safety and vehicle movements on Turners Hill Road and the surrounding highway network. Adequacy of parking provision and measures to prevent overspill parking on nearby roads. Any potential impact from lighting, noise and activity on neighbouring properties and the wider rural setting. Landscape impact and the effectiveness of any proposed planting and screening. Sustainable travel measures, including cycle parking and pedestrian access. Drainage and surface water management arrangements – Turners Hill Road and the access road to the application is known to flood in this area.
<u>DM/26/2333</u> <u>Davidson House Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u> Variation of condition No: 3 relating to planning application DM/25/2817 to retrospectively increase opening to include Sundays between the hours of 10:00 to 16:00	Worth Parish Council supports this application.
Type 2 Applications	
<u>DM/26/2166</u> <u>18 Hawarden Close Crawley Down Crawley West Sussex RH10 4PQ</u> Proposed erection of double garage to front of property.	Suggested Comment Worth Parish Council Supports this application
<u>DM/26/2264</u> <u>The Stables Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PS</u>	DM/26/0472 - Erection of a single storey side and rear extension to form additional bedrooms, office, playroom and courtyard, including flat roof

Variation to conditions 2 and 3 of planning permission DM/26/0472. Condition 2 to vary the condition to replace the previously approved plans with the revised drawing set submitted with this application, showing the amended footprint, flat roof arrangement and associated design alterations. Condition 3 to vary the condition to allow the external materials and finishes shown on the revised drawings submitted with this application, including amendments to the external cladding/render and the colour of the courtyard doors and windows.	with parapet wall and alterations to fenestration. Permitted Suggested comment The Council notes that the application seeks to make amendments to a previously approved scheme and understands that the principle of development has already been established through the original permission. The Council requests that Mid Sussex District Council carefully assess: Whether the amended footprint and flat roof design remain appropriate within the character of the site and surrounding area. The visual impact of the revised external appearance, including the proposed cladding, render and colour treatments. Any implications arising from the amended design in terms of neighbouring amenity, overlooking, loss of privacy, overshadowing or visual impact. Whether the proposed alterations remain consistent with the scale and appearance of the development, previously considered acceptable. Subject to the Local Planning Authority being satisfied that the proposed amendments do not result in any material harm to the character of the area or neighbouring amenity, Worth Parish Council raises no objection to the application.
<u>DM/26/2351</u>	WPC's previous comment Defer to the opinion of the officer. Suggested comment-

<u>Chandlers Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u>		The Council notes that the principle of development has already been established through planning permission and that this application relates to revisions to the approved design. The Council requests that Mid Sussex District Council assess whether the proposed amendments: Remain appropriate to the character and appearance of the site and surrounding area. Do not result in any adverse impact on neighbouring amenities, including overlooking, privacy or visual impact. Represent an acceptable evolution of the design previously approved. Worth Parish Council raises no objection to the application and continues to defer to the opinion of the Planning Officer regarding the acceptability of the proposed amendments and their compliance with relevant planning policies.
Tree applications		
No Applications		
20	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
21	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.
22	Date of the next meeting – 2nd November 2026 at the Parish Hub Copthorne	

Agenda item 6 Planning and Highways meeting 5th October 2026

-----Original Message-----

From: Charlotte Freeman <charlotte.freeman@outlook.com>

Sent: 21 September 2026 21:22

To: Leanne Bannister - Worth Parish Council Clerk <clerk@worth-pc.gov.uk>

Subject: Request for Worth Parish Council to support a brownfield-first audit

Dear Ms Bannister,

I am writing to ask Worth Parish Council to formally support a request for a transparent, independently reviewable brownfield-first audit before the proposed Crabbet Park development progresses further.

CPRE's State of Brownfield 2026 research identifies capacity for at least 1.54 million homes on brownfield land across England, including more than 850,000 potential homes on sites that already have planning permission. Although these national figures do not establish local capacity by themselves, they reinforce the need for Mid Sussex and Crawley to publish clear, current evidence showing that all reasonable brownfield, regeneration and higher-density opportunities have been properly assessed.

This is particularly relevant to Crabbet Park because the proposal is being advanced partly in response to housing need that Crawley is unable to accommodate within its own administrative boundary. The environmental and infrastructure consequences would, however, fall heavily upon Worth Parish and neighbouring communities.

A meaningful audit should cover Mid Sussex and Crawley and identify:

- every brownfield and previously developed site considered;
- the estimated housing capacity and density assumptions for each site;
- allocated or permitted housing that remains unbuilt;
- vacant buildings and underused commercial, employment and public land;
- opportunities for town-centre regeneration and development above existing premises;
- whether increased densities could be achieved on existing allocations;
- the availability, suitability, achievability and viability of each opportunity;
- the reason for excluding any site; and
- measures that could unlock constrained or stalled sites.

The findings should be explicitly compared with Crabbet Park through the Sustainability Appraisal and reasonable-alternatives process. Residents should be able to see why each realistic brownfield or urban option was accepted, rejected or assigned a particular capacity before countryside development is treated as necessary.

Agenda item 6 Planning and Highways meeting 5th October 2026

I respectfully ask Worth Parish Council to consider:

1. formally supporting the call for a transparent brownfield-first audit;
2. writing to Mid Sussex District Council and Crawley Borough Council requesting that the evidence be published;
3. asking how much of Crawley's unmet housing need Crabbet Park is expected to accommodate;
4. requesting evidence that reasonable alternatives within the existing urban area have been exhausted;
5. asking that the audit include permitted but unbuilt housing and the reasons for non-delivery;
6. recording the Parish Council's position in the minutes of an appropriate meeting; and
7. incorporating this request into any future Parish Council representation concerning Crabbet Park.

This is not opposition to the provision of housing. It is a request for evidence that the most sustainable opportunities have been properly pursued before countryside, habitats and existing communities are subjected to permanent development and additional infrastructure pressure.

Please could you circulate this request to Worth Parish councillors and advise whether it can be placed on the agenda of an appropriate Planning and Highways Committee or Full Council meeting?

Dear Hannah,

Thank you for confirming that my correspondence will be considered by the Planning and Highways Committee on 5 October.

Unfortunately, I will be away and unable to attend the public meeting. I would therefore be grateful if you could confirm:

1. Whether my correspondence will be included in full within the committee papers;
2. Whether the attached statement, or a shortened version of it, can be read to members during the meeting; and
3. Whether members will be invited to decide upon a specific course of action, rather than simply noting that the correspondence has been received.

To make the action I am requesting clear, I would respectfully ask the Committee to consider the following proposed resolution:

“Worth Parish Council formally requests that Mid Sussex District Council publishes a transparent and independently reviewable assessment of realistic and deliverable brownfield capacity before the proposed Crabbet Park development is progressed further, and that the Parish Council incorporates this request into its representations concerning the proposal.”

I am not asking Worth Parish Council to commission or fund a district-wide audit itself. I am asking it to use its position as a statutory consultee to request that Mid Sussex District Council demonstrates transparently that reasonable brownfield alternatives have been properly examined.

Could you also please advise whether this proposed resolution must be submitted or proposed by a parish councillor before it can be considered, and whether there is a particular member I should approach?

Agenda item 6 Planning and Highways Committee meeting 5th
October 2026

Thank you again for ensuring that the matter is put before elected members.

Kind regards,

A solid black rectangular box used to redact a signature.

Applications in Neighbouring Parishes

5th of October 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 01.10.2026
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 01.10.2026
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 11 th 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.

Updated

			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 01.10.2026
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 Dismissed
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
--	--	--	---

Updated

			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. Comments extended to the 8th of October 2026 Not yet determined 01.10.2026
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. Existing drainage and infrastructure Clarification Note – 10.09.2026 District Licence impact plan – 23.09.2026 MSDC drainage 24.09.2026- The Flood Risk and Drainage Team is satisfied that a viable means of surface water and foul drainage has been demonstrated in principle, proportionate to the outline nature of the application. Pending Consideration 01.10.2026

New Applications/Comments in bold/Red

Updated

Worth Parish Council
Parish Clerk
First Floor
The Parish Hub
Borers Arms Road
Copthorne
RH10 3ZQ

CONTACT: Katherine Williams
PHONE: 01444 477214
E-MAIL: katherine.williams@midsussex.gov.uk
OUR REF: DM/25/3155
DATE: 29th September 2026

Dear Sir/Madam

PROPOSAL: NEW/REPLACEMENT VILLAGE HALL (FURTHER INFORMATION RECEIVED REGARDING FLOOD RISK AND DRAINAGE (12/06/2026 AND 01/07/2026) AND ECOLOGY (01/07/2026)).

LOCATION: THE HAVENS SPORTSFIELD CAR PARK THE HAVEN CENTRE HOPHURST LANE CRAWLEY DOWN WEST SUSSEX

I refer to the above application. This will be considered by the Planning Committee on 8th October 2026.

The meeting starts at 4.00 pm and will be held at the Council Chamber, Mid Sussex District Council, Oaklands Road, Haywards Heath under Covid secure conditions.

The application is recommended for **Permission**.

The agenda will be available for inspection on the Council's website **www.midsussex.gov.uk/agendas** - use the 'Planning committee' link at the bottom of the page and then select 'Browse meetings and agendas for this committee', 5 days prior to the committee meeting on 8th October 2026.

There is an opportunity for up to 2 objectors, a representative of the Parish/Town Council and up to 2 supporters to address the Committee. Each speaker is able to address the meeting for a maximum of 2 minutes. No questions or further comment will be permitted from the speakers.

Please note there is a requirement for those wishing to speak to register by emailing committees@midsussex.gov.uk between **10.00am and 1.00pm three working days prior to the meeting**. Please indicate if you are intending to speak for, or against the application. Following registration, the first two speakers who register in each category will be accepted, we will be in touch about how to attend. **A written copy of your submission is required**, and all submissions are **due by 1.00pm, the day prior to the meeting** to committees@midsussex.gov.uk.

If you only wish to observe the proceedings, the meetings will be livestreamed on the Council's YouTube page. Should you wish to observe in person, you must reserve your seat by **4pm** on the day prior to the committee (subject to availability). You can do this by emailing committees@midsussex.gov.uk or by phone on 01444 477222.

While there is the opportunity to speak at planning meetings, there is no obligation to do so. Comments sent in writing will still be considered, whether you choose to speak at the meeting or not. There may be occasions where an application is withdrawn by the applicant and in these circumstances, it may not be possible to advise you prior to the meeting.

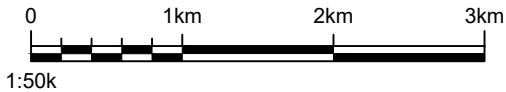
Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'E' followed by a circular loop and a horizontal line.

Interim Assistant Director Planning and Sustainable Economy

DP77CI

SITE LOCATION

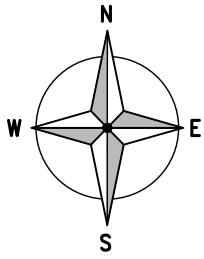


SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract
based upon Landranger map series
with the permission of the controller of
His Majesty's Stationery Office
Licence No. 100022432
Crown copyright.



SITE PHOTOGRAPH

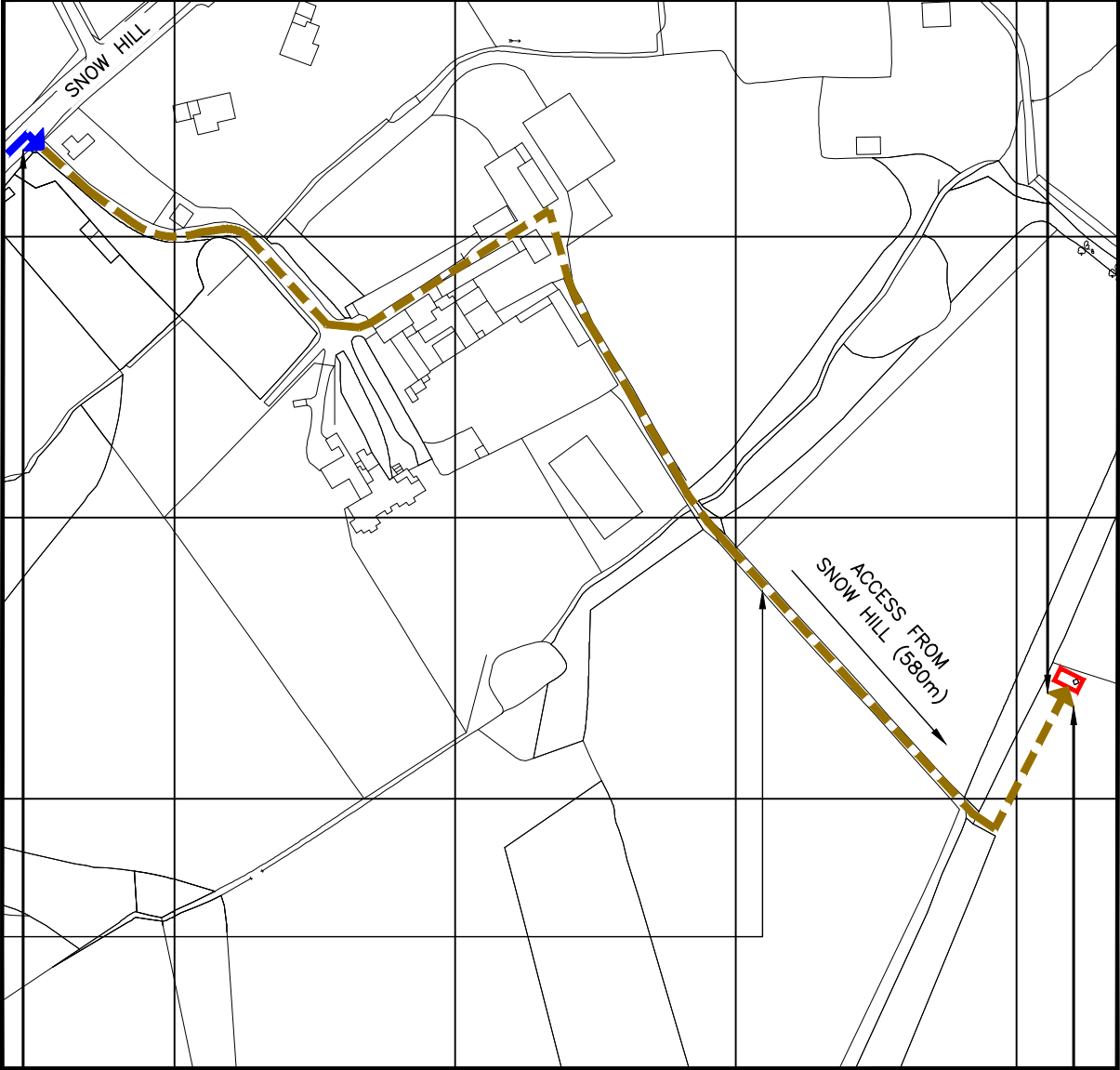


ACCESS TRACK IS DIRT/GRAVEL,
4X4 ACCESS/ TRACKWAY
REQUIRED IN WET CONDITIONS

= Right of Access

= Public Access Route

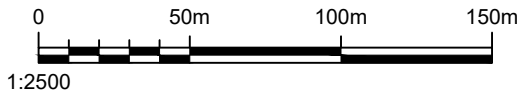
SITE LOCATION



jazzy.healthier.book
twin.fumes.rating

DETAILED SITE LOCATION
(Scale 1:2500)

Based upon Ordnance Survey map extract
with the permission of the Controller of
His Majesty's Stationery Office.
Crown copyright.
Licence No. 100022432



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

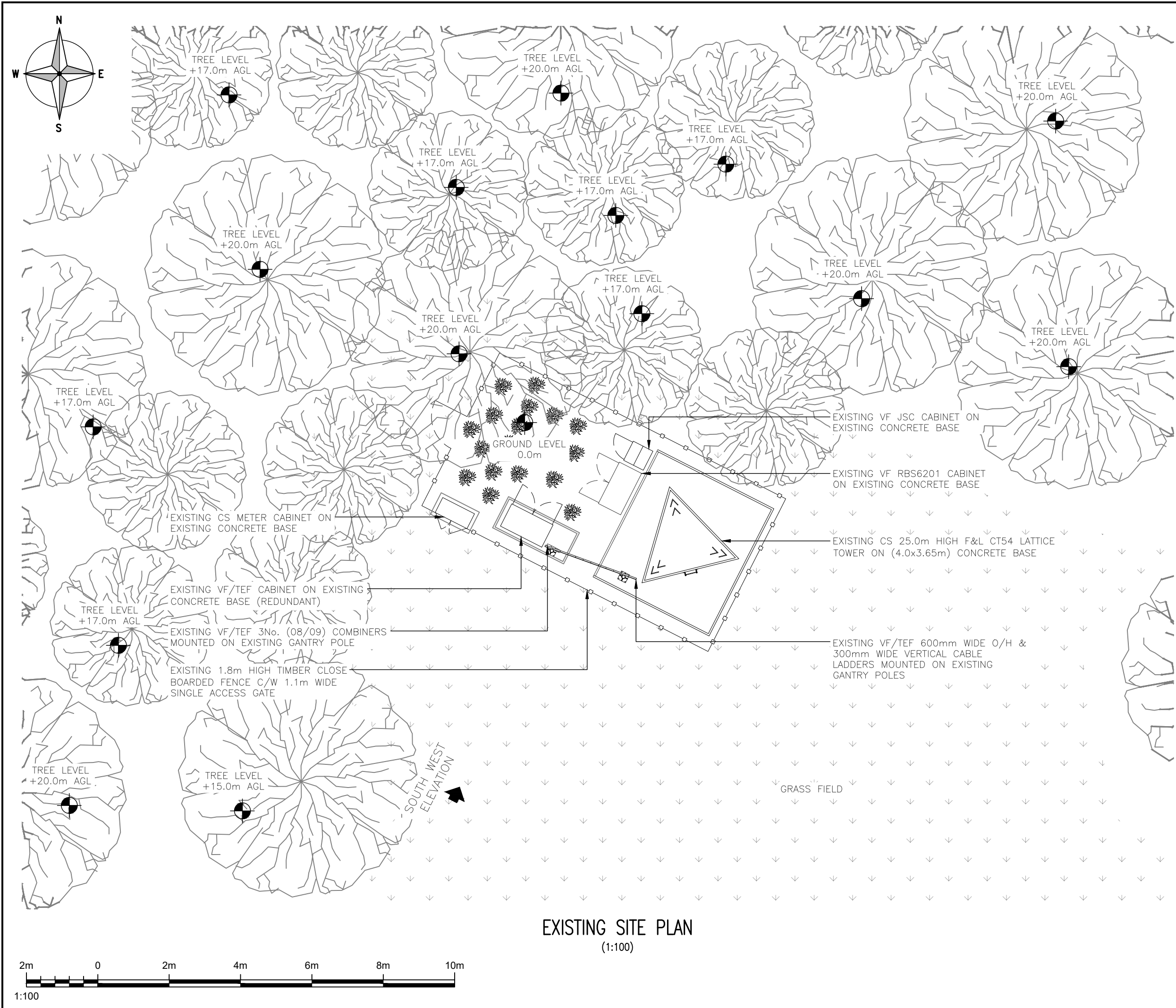
N.G.R | E: 534321 | N: 139241

DIRECTIONS TO SITE:

HEAD SOUTH ON M23 TOWARD EXIT 10.
AT JUNCTION 10, TAKE THE A264 EXIT TO
CRAWLEY/E GRINSTEAD. AT THE
ROUNDBOUT, TAKE THE 1ST EXIT ONTO
COPTHORNE WAY/A264. CONTINUE TO
FOLLOW A264. GO THROUGH 2
ROUNDBOUTS AND AFTER APPROX 2.5
MILES TURN RIGHT INTO RESTRICTED USAGE
ROAD. FOLLOW THE ROAD TO THE SITE,
THROUGH FARM LAND AND ALONG THE
PROFILE OF TREES. SURROUNDING AREA IS
- PRIVATE. DISTANCE TO PUBLIC HIGHWAY
APPROX. N/A

1A	FIRST PLANNING ISSUE	JBA	AJ	11/08/26
REV	MODIFICATION	BY	CH	DATE

Cell Name		Opt.
GREAT FRENCHES PARK		A
Cell ID No		
CSID	✓ VF	TEF
12639122	85794_11	17222
Project No.	-	-
E312132	-	-
Site Address / Contact Details		
SNOW HILL, CRAWLEY DOWN CRAWLEY WEST SUSSEX ENGLAND RH10 3EE		
Drawing Title: SITE LOCATION MAPS		
Purpose of issue: PLANNING		Dwg Rev:
Drawing Number: 100		1A
Surveyed By: KTL	Original Sheet Size: A3	Pack Issue:
Drawn: JBA	Date: 11/08/26	Checked: AJ Date: 11/08/26 1A



EXISTING SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 534321 | N: 139241

NOTES:

1A | FIRST PLANNING ISSUE | JBA | AJ | 11/08/26

REV | MODIFICATION | BY | CH | DATE



Cell Name | Opt.

GREAT FRENCHES PARK | A

Cell ID No

CSID | VF | TEF

12639122 | 85794_11 | 17222

Project No. | - | - | -

E312132 | - | -

Site Address / Contact Details

SNOW HILL, CRAWLEY DOWN
CRAWLEY
WEST SUSSEX
ENGLAND
RH10 3EE

Drawing Title:

EXISTING SITE PLAN

Purpose of issue: | Dwg Rev:

Drawing Number: | 1A

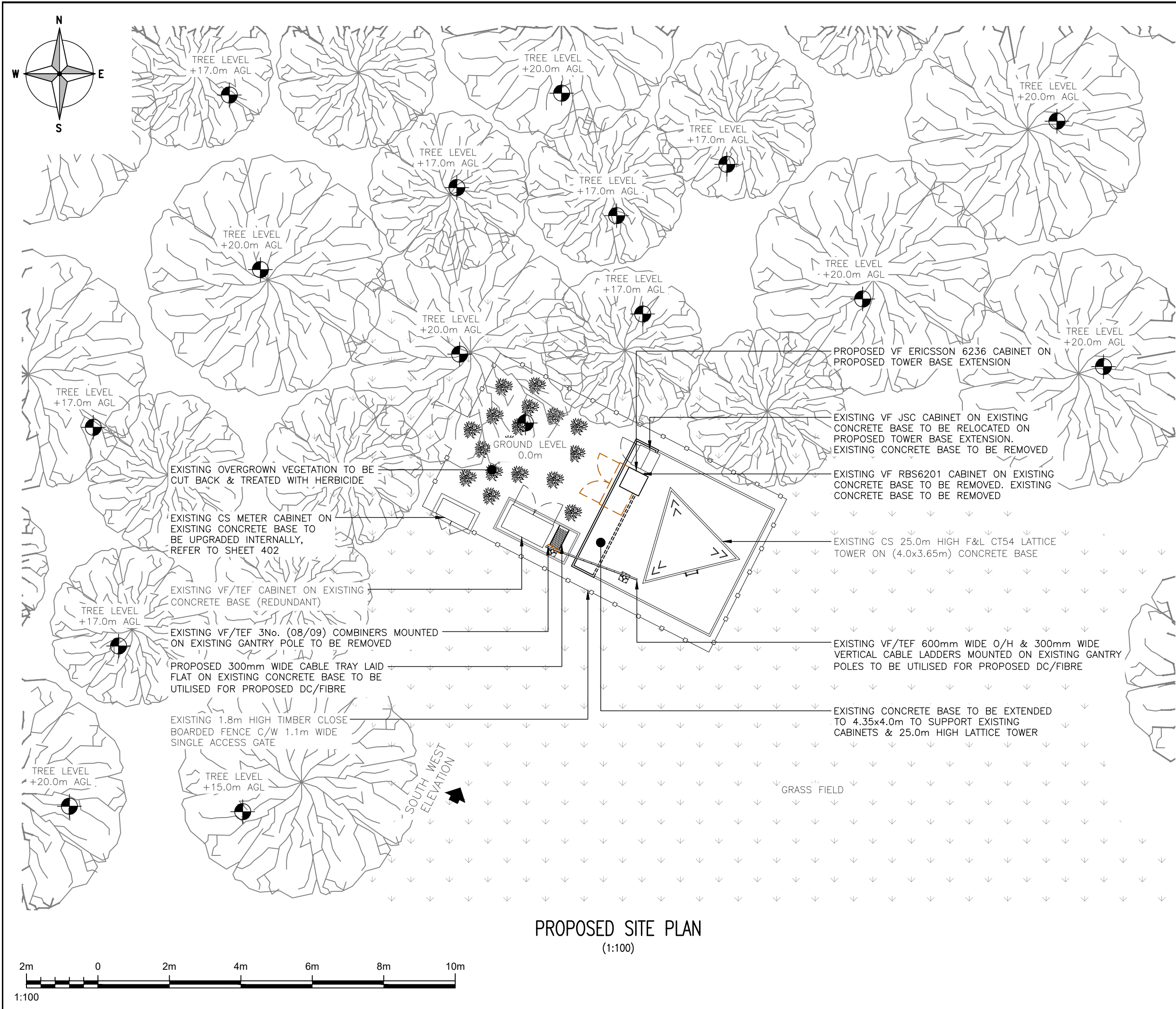
200

Surveyed By: | Original Sheet Size: | Pack Issue:

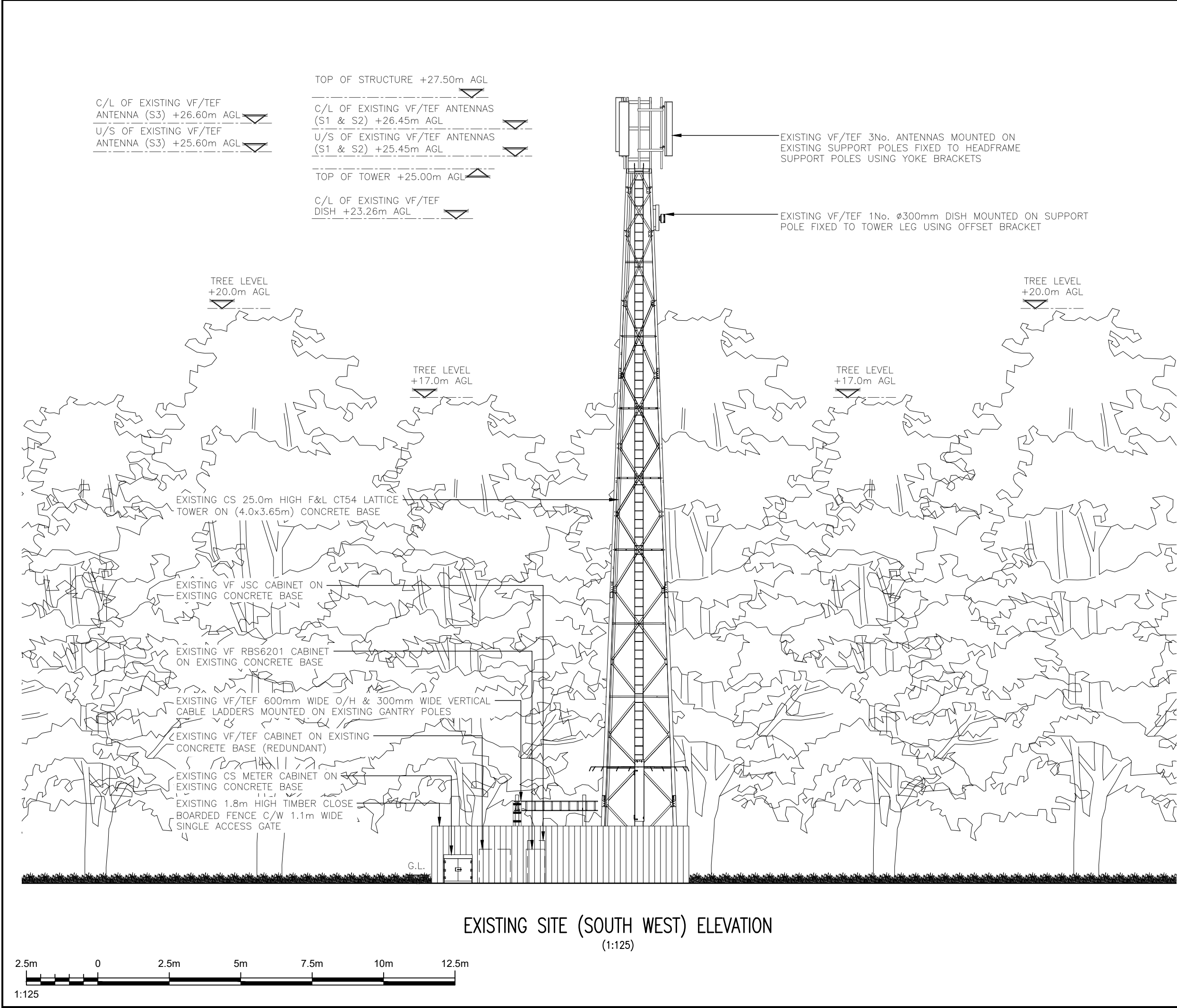
KTL | A3 | 1A

Drawn: | Date: | Checked: | Date: | 1A

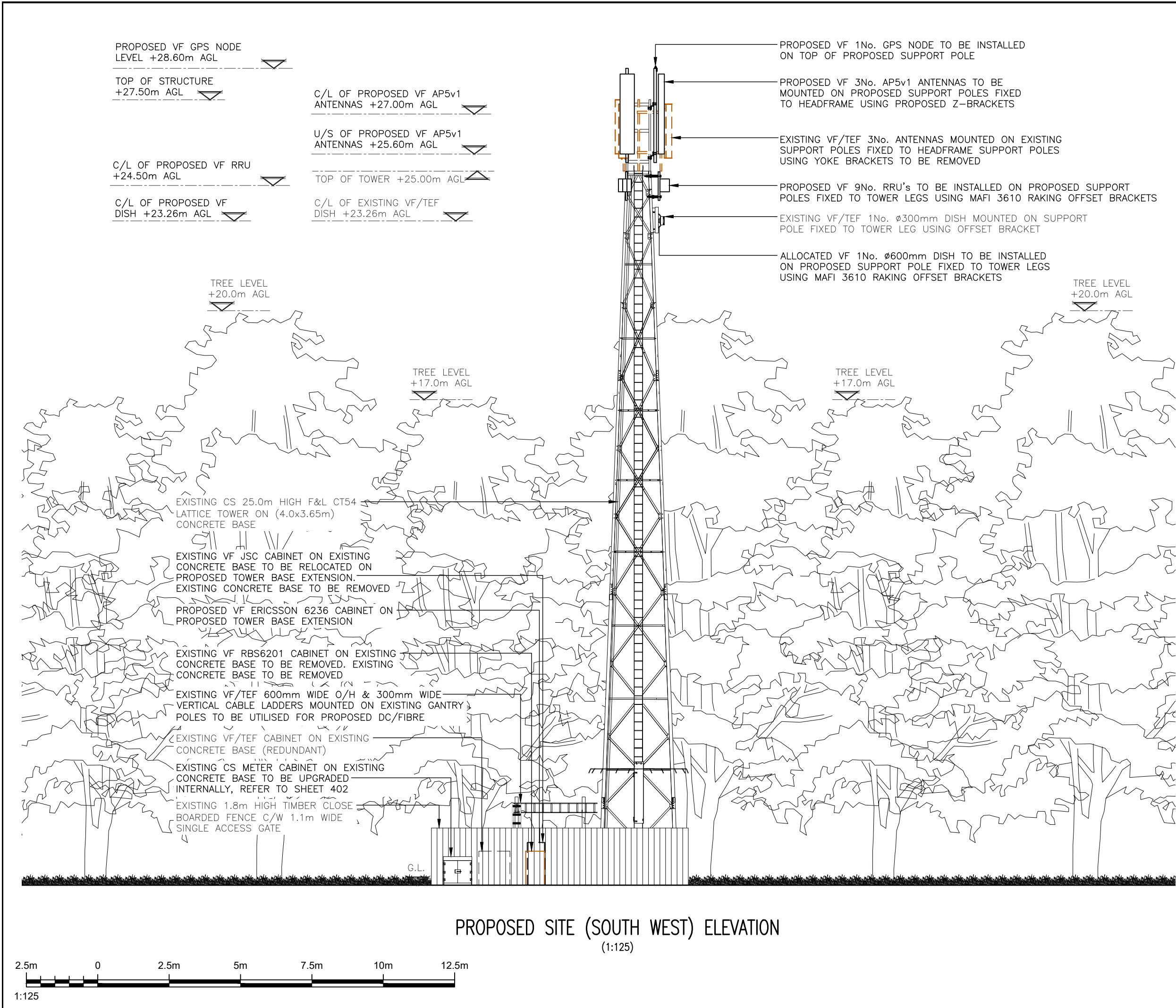
JBA | 11/08/26 | AJ | 11/08/26



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE									
N.G.R		E: 534321				N: 139241			
COLOUR KEY									
EXISTING									
PROPOSED									
REMOVE									
NOTES: SITE OVERGROWN TO BE CUTBACK & TREATED WITH HERBICIDE									
</									



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE									
N.G.R		E: 534321				N: 139241			
NOTES:									



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 534321

N: 139241

COLOUR KEY

EXISTING

PROPOSED

REMOVE

NOTES:
SITE OVERGROWN TO BE
CUTBACK & TREATED
WITH HERBICIDE

1A	FIRST PLANNING ISSUE	JBA	AJ	11/08/26
REV	MODIFICATION	BY	CH	DATE

Cell Name				Opt.
GREAT FRENCHES PARK				A
Cell ID No				
CSID	✓	VF	–	TEF
12639122		85794_11		17222
Project No.	–	–	–	–
E312132		–		–
Site Address / Contact Details				
SNOW HILL, CRAWLEY DOWN CRAWLEY WEST SUSSEX ENGLAND RH10 3EE				
Drawing Title: PROPOSED SITE ELEVATION				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 301				1A
Surveyed By: KTL		Original Sheet Size: A3		Pack Issue:
Drawn: JBA	Date: 11/08/26	Checked: AJ	Date: 11/08/26	1A

SDNT0005 Version 3.5

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

Planning and Highways Committee Meeting Applications to be Ratified.

Type 1 Applications

Application	Planning History	Suggested Submission
<u>DM/26/2115</u> <u>Land To South Of Crabbet Park Equestrian Centre</u> <u>Turners Hill Road Turners Hill West Sussex</u> Construction of a padel tennis facility (Use Class E(d)) with ancillary offices, changing facilities and studio, member shop and café (all within Use Class E), car and cycle parking, bin storage, with associated access and works.	I have asked for an extension.	

Type 2 Applications

Applications to be ratified	Planning History	Suggested Submission
<u>DM/26/2218</u> <u>23 Forest Close Crawley Down Crawley West Sussex RH10 4LT</u>	No Previous planning applications.	Suggested response Worth Parish Council offers no objection to this application, however, is concerned about the over

Proposed front and side single storey extension and first floor front extension over.		development of site, and the impact on neighbouring properties.
<u>DM/26/2139</u> <u>24 Haven Gardens Crawley Down Crawley West Sussex RH10 4UD</u> Proposed garage conversion and single storey side extension.	No previous planning history.	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 double garage to front drive area and new front gates (Amended description 04.09.2026)	Previous comments - 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.	Suggest the same comments

<u>DM/26/1653</u> <u>The Birches Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u> Proposed single storey side extension. Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan received 15.09.2026		Worth Parish Council Supports this application
--	--	--

Tree Applications to be Ratified

Applications to be ratified	Planning History	Suggested Submission
<u>DM/26/2249</u> <u>8 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP</u> Oak Tree (T1 and T2) Reduce branches overhanging the garden of 5 Gage Close by up to 2 metres, back to previous pruning points		Worth Parish Council Supports this application.

DM/26/2218

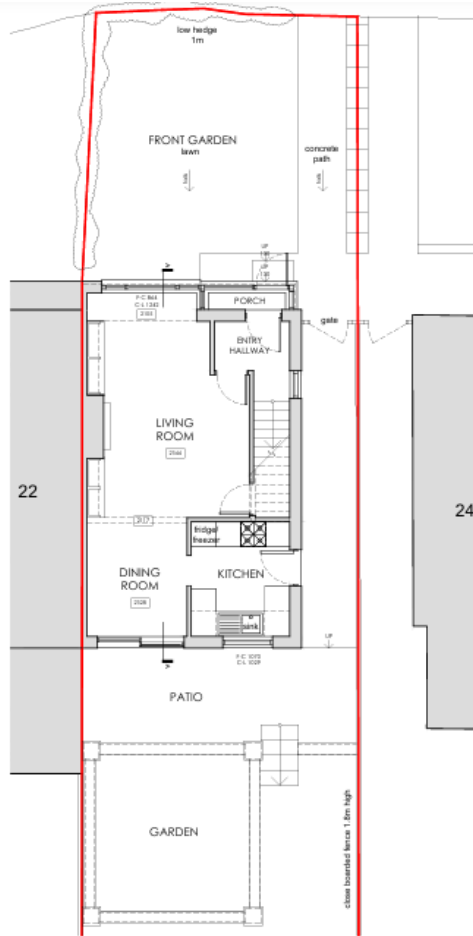
23 Forest Close Crawley Down Crawley West Sussex RH10 4LT

Proposed front and side single storey extension and first floor
front extension over.





1 EXISTING SITE BLOCK PLAN



1 EXISTING GROUND FLOOR PLAN
SCALE 1:100



2 EXISTING FIRST FLOOR PLAN
SCALE 1:100



3 EXISTING ROOF PLAN
SCALE 1:100



EXISTING

REVISIONS

STATUS
EXISTING

PROJECT
23 FOREST CLOSE

TITLE
EXISTING FLOOR PLANS

SCALE
1:100

DATE
2024.06.10

DRAWING NUMBER
002

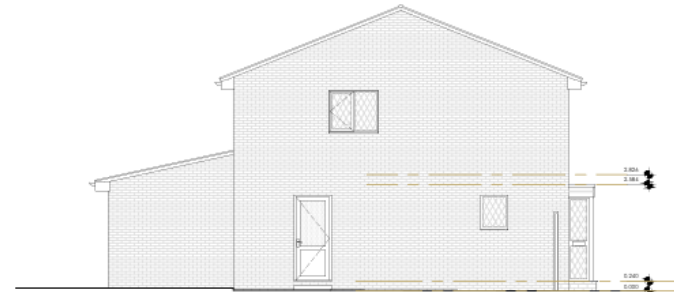
REV
*

VICTORIA MUSTARD ARCHITECT

135 Crawley Down Road, Rebdridge, East Grinstead BN419 3PS
Mob: 07779 245 093 vict@victoriarmustardarchitect.com



1 EXISTING FRONT NORTH ELEVATION
SCALE 1:100



2 EXISTING SIDE EAST ELEVATION
SCALE 1:100



3 EXISTING REAR SOUTH ELEVATION
SCALE 1:100



EXISTING

REVISIONS

STATUS
EXISTING

PROJECT
23 FOREST CLOSE

TITLE
EXISTING ELEVATIONS

SCALE
1:100

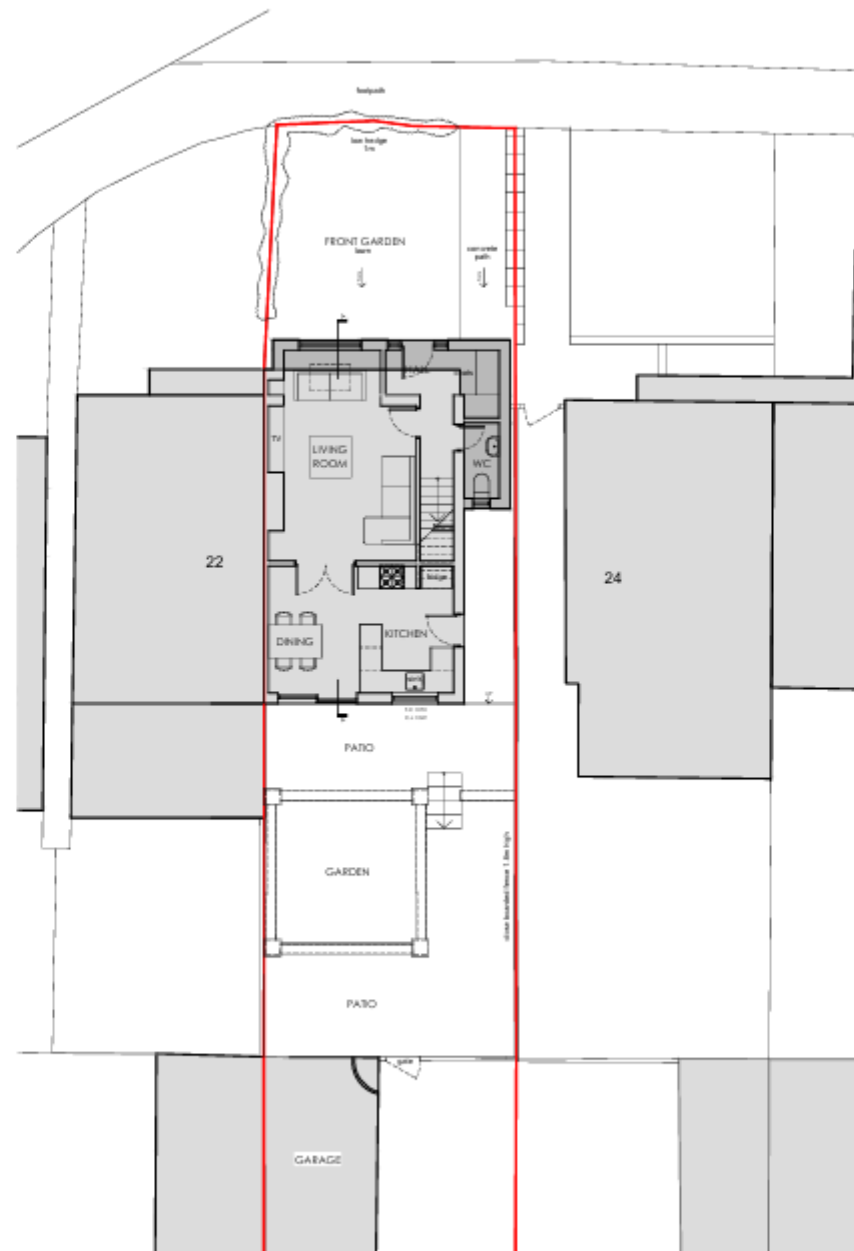
DATE
2026.06.10

DRAWING NUMBER
003

REV
*

VICTORIA MUSTARD ARCHITECT

135 Crowley Green Road, Felbridge, East Grinstead BN17 3PL
Held: 07779 245 093 vict@mvtamustardarchitects.com





REVISIONS

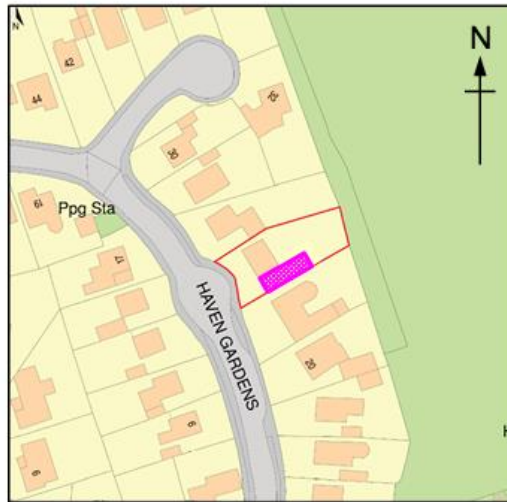
STATUS		PROJECT	
PROPOSED		23 FOREST CLOSE	
		TITLE	
		PROPOSED ELEVATIONS	
SCALE	DATE	DRAWING NUMBER	REV
1:100	2024.09.09	202	*

VICTORIA MUSTARD ARCHITECT
135 Crawley Down Road, Hellingly, East Grinstead BN17 9PS
Mob 07 779 245 083 info@victoriamustardarchitects.co.uk

DM/26/2139

24 Haven Gardens Crawley Down Crawley
West Sussex RH10 4UD

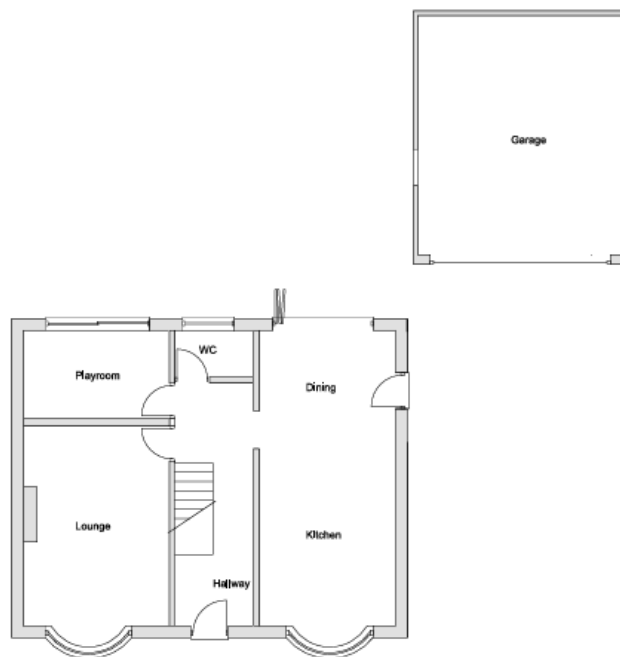
Proposed garage conversion and single storey
side extension.



Proposed Location Plan
SCALE 1:1250



Proposed Block Plan
SCALE 1:500



Existing Ground Floor Plan
Scale 1:100



Proposed Ground Floor Plan
Scale 1:100

0m 1m 2m 5m

Client **Mr & Mrs Deadman**

Title
**24 Haven Gardens,
Crawley Down,
West Sussex
RH10 4UD**

Title
**Proposed Single Storey Side Extension
& Garage Conversion**
Existing & Proposed Plans

Drawn By

Size
A3

Date
25/08/26

Drawing Number

JBD/RH10/4UD/051

Rev

A



Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

0m 1m 2m 5m

Client **Mr & Mrs Deadman**

Title
**24 Haven Gardens,
Crawley Down,
West Sussex
RH10 4UD**

Title

**Proposed Single Storey Side Extension
& Garage Conversion**
Proposed Elevations

Drawn By

Size

A3

Date

25/08/26

Drawing Number

JBD/RH10/4UD/053

Rev

A

DM/26/1350

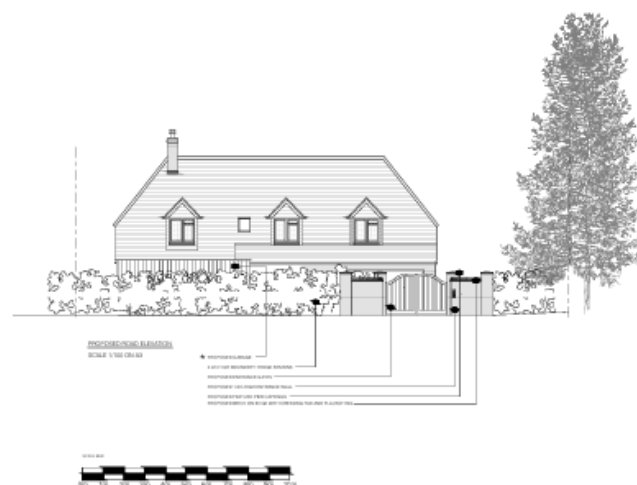
**Brambleside Felcot Road Furnace Wood East Grinstead
West Sussex RH19 2PX**

**Proposed double garage to front drive area and new
front gates**

(Amended description 04.09.2026)

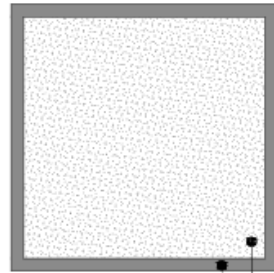


PROPOSED BLOCK PLAN	
NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
NO. 29	NO. 30
NO. 31	NO. 32
NO. 33	NO. 34
NO. 35	NO. 36
NO. 37	NO. 38
NO. 39	NO. 40
NO. 41	NO. 42
NO. 43	NO. 44
NO. 45	NO. 46
NO. 47	NO. 48
NO. 49	NO. 50
NO. 51	NO. 52
NO. 53	NO. 54
NO. 55	NO. 56
NO. 57	NO. 58
NO. 59	NO. 60
NO. 61	NO. 62
NO. 63	NO. 64
NO. 65	NO. 66
NO. 67	NO. 68
NO. 69	NO. 70
NO. 71	NO. 72
NO. 73	NO. 74
NO. 75	NO. 76
NO. 77	NO. 78
NO. 79	NO. 80
NO. 81	NO. 82
NO. 83	NO. 84
NO. 85	NO. 86
NO. 87	NO. 88
NO. 89	NO. 90
NO. 91	NO. 92
NO. 93	NO. 94
NO. 95	NO. 96
NO. 97	NO. 98
NO. 99	NO. 100



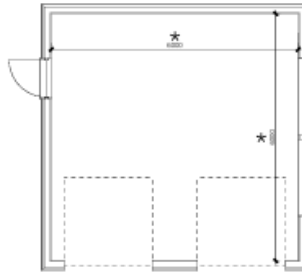
04-000000 BRANBLESIDE FELCOT ROAD PURNACE WOOD FELNEDGE EAST ORPINGTON KENT SE26	04-000000 BRISTING FLOT AND ROAD ELEVATION
04-000000 04-000000 04-000000	04-000000 04-000000 04-000000

For further information, contact: education@unimelb.edu.au or www.unimelb.edu.au/education

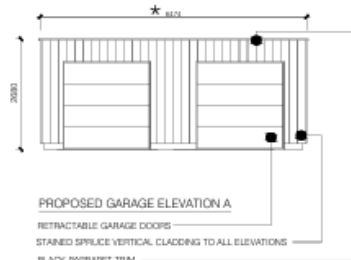


PROPOSED GARAGE ROOF PLAN

BLACK PARAPET TRIM
FELT FLAT ROOF

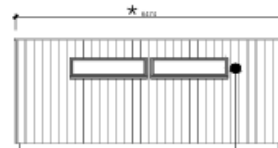


PROPOSED GARAGE FLOOR PLAN
REVISED TO 6m X 6m INTERNAL



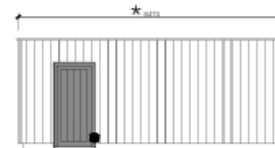
PROPOSED GARAGE ELEVATION A

RETRACTABLE GARAGE DOORS
STAINED SPILICE VERTICAL CLADDING TO ALL ELEVATIONS
BLACK PARAPET TRIM



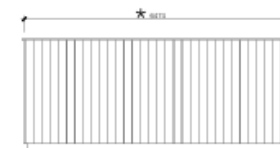
PROPOSED GARAGE ELEVATION B

BLACK UPVC WINDOWS



PROPOSED GARAGE ELEVATION D

BLACK COMPOSITE ACCESS DOOR



PROPOSED GARAGE ELEVATION C

PROPOSED GARAGE

SCALE 1/50 ON A3

SCALE BAR



PROJECT	PROPOSED GARAGE PLANS AND ELEVATIONS
CLIENT	DRYLANDS BROS
DATE	2024-01-01
PROJECT NO.	DM/26/1653
SCALE	1/50

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

FORWARDED FOR APPROVAL TO: [Name]
DATE: [Date]
FORWARDED FOR APPROVAL TO: [Name]
DATE: [Date]

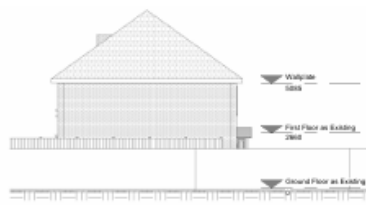
DM/26/1653

The Birches Hophurst Lane Crawley Down Crawley West
Sussex RH10 4LJ

Proposed single storey side extension. Tree Survey,
Arboricultural Impact Assessment, Arboricultural Method
Statement and Tree Protection Plan received 15.09.2026



North West as Existing
1 : 100



North East as Existing
1 : 100



South East as Existing
1 : 100

0074

provision of all dimensions and construction details in the drawings is to be taken as a guide to the construction of the building. The drawings are not to be used for any other purpose without the written consent of Rubix Planning.



Roof Plan as Existing
1 : 100



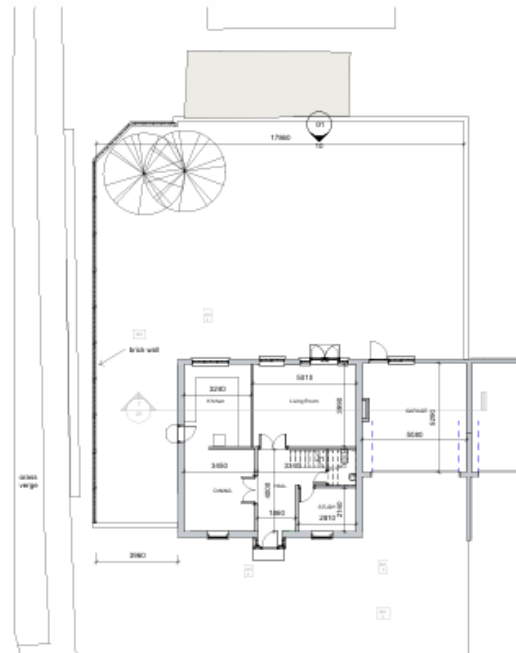
Section 1
1 : 100



Site Location
1 : 1250



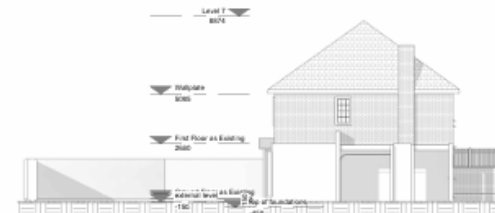
Block Plan
1 : 500



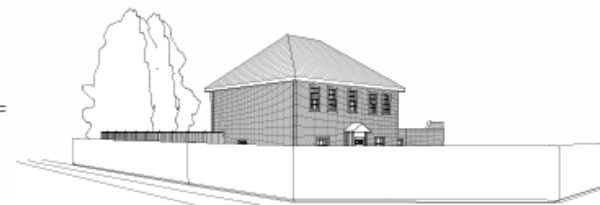
Ground Floor as Existing
1 : 100



First Floor as Existing
1 : 100



South West as Existing
1 : 100

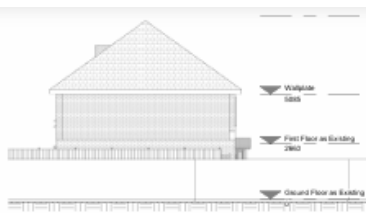


3D View as Existing

A 07/05/26 Updated		
Revision Number	Revision Date	Revision Description
Revision Schedule		
01253 444 000 info@rubixplanning.com www.rubixplanning.com @rubixplanning		
Client: Mr & Mrs Rollings		
Project: Side Extension		
Site: The Birches, Hophurst Lane, Crawley Down, RH10 4LJ		
Drawing: Drawings as Existing		
Scale: As indicated	Size: A1	By: TC
Project: 2442	Rev: 01	Rev: A



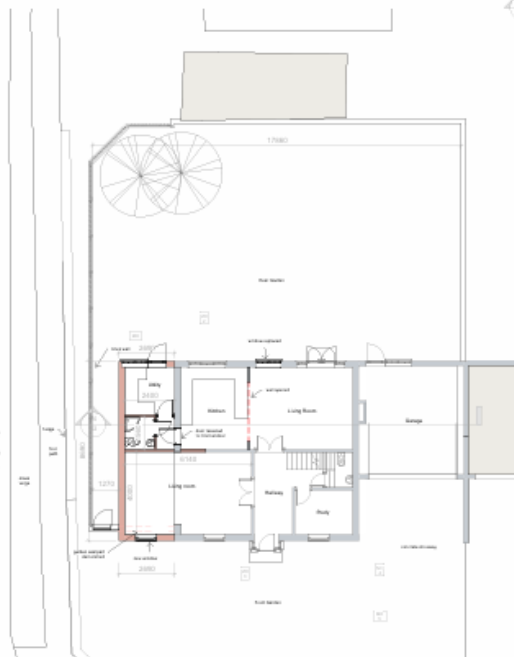
North West as Proposed
1 : 100



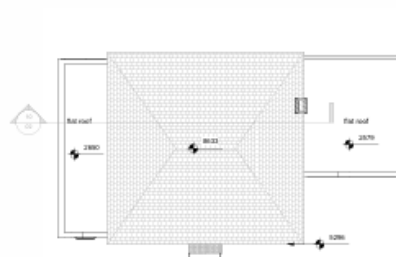
North East as Proposed
1 : 100



South East as Proposed
1 : 100



Ground Floor as Proposed
1 : 100



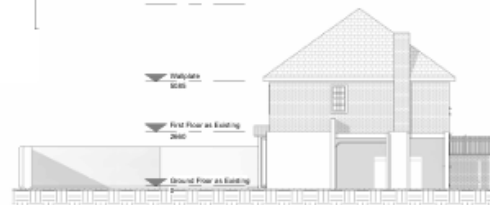
Roof Plan as Proposed
1 : 100



Section 1 Proposed
1 : 100



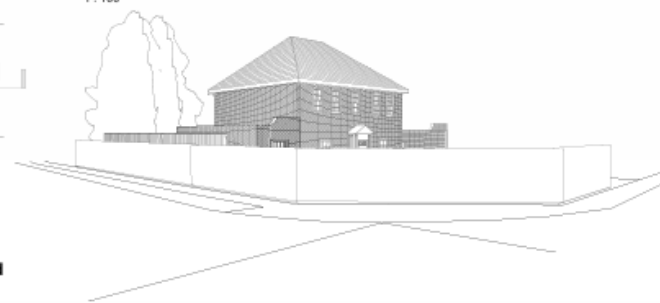
Block Plan Proposed
1 : 500



South West as Proposed
1 : 100



First Floor as Proposed
1 : 100



3D View as Proposed

25/03/20 Updated		
07/05/20 Updated		
Revision Number	Revision Date	Revision Description
Revision Schedule		
Rubix Planning		
01483 0000 444 0000 www.rubixplanning.com		
Mr & Mrs Rollings		
Side Extension		
The Birches Hophurst Lane Crawley Down RH10 4LJ		
Drawings as Proposed		
As indicated	A1	TC
2442	02	B



Objection to Application DM/26/2054

Site: The Prince Albert, Copthorne Bank, Copthorne

Proposal: Sever land and erect two detached dwellings with associated access and parking.

Worth Parish Council strongly objects to this application for the following reasons:

1. Highway Safety and Inadequate Parking Provision

The proposal provides only two parking spaces per dwelling. Given that these are four-bedroom family homes with no garages, this level of parking provision is likely to be insufficient. Modern family households frequently own more than two vehicles, and there must also be consideration for visitors, tradespeople and delivery vehicles.

The submitted plans indicate that vehicles are expected to manoeuvre using parts of the neighbouring driveway in order to enter and leave in a forward gear. This arrangement is wholly dependent upon both driveways remaining unobstructed at all times. In reality, if either property has additional vehicles parked on site, visitors present, or delivery and service vehicles attending, these manoeuvres may not be possible.

Consequently, vehicles may be forced to reverse either into or out of Brookhill Road, creating a significant highway safety concern. Brookhill Road carries fast-moving traffic in both directions, visibility is already constrained by the curvature of the road, and the proposed access is located close to the junction with Dawn Rise. The combination of limited visibility, vehicle reversing movements and proximity to an existing junction creates an unacceptable risk to highway users.

Furthermore, the proposed access is located at one of the narrowest sections of Brookhill Road, adding to concerns regarding safe vehicle movements and access arrangements.

In addition to the highway safety concerns associated with vehicle movements, the proposal also raises significant pedestrian safety issues. The constrained nature of the access arrangements, combined with the likelihood that vehicles will be required to reverse when manoeuvring space is restricted, creates an increased risk of conflict with pedestrians using Brookhill Road and the nearby junction with Dawn Rise. Pedestrians, including children, older residents, dog walkers and those accessing nearby properties, may be less visible to drivers reversing from the site, particularly given the limited visibility caused by the road alignment. The narrow width of this section of Brookhill Road further reduces the margin for error and increases the potential for unsafe interactions between vehicles and pedestrians. The proposal therefore fails to demonstrate that safe and suitable access can be achieved for all users of the highway.

2. Loss of an Important Village Community Facility

The Prince Albert is a valued village public house and an important community asset. Its garden forms an integral part of the business, providing outdoor space for families, children and customers and contributing significantly to its attractiveness and viability.

Although the application does not propose the loss of the pub itself, the reduction of its garden space could adversely affect the attractiveness, functionality, viability and long-term operation of the business. The outdoor garden forms an important part of the facility, particularly for families and summer trade, and its loss should therefore be carefully weighed against the limited benefit of providing two additional dwellings.

The National Planning Policy Framework recognises public houses as important community facilities and states that planning decisions should "guard against the unnecessary loss of valued facilities and services" and should support the retention of community facilities that contribute to the sustainability of local communities. Public houses are specifically identified as community facilities deserving protection.

3. Unsuitable Location for Residential Development

The proposed dwellings would be positioned immediately adjacent to, and effectively within, the grounds of an active public house. This raises serious concerns regarding the suitability of the site as a residential environment.

Future occupiers would be exposed to noise and disturbance associated with normal pub operations, including customers using the garden, social activity, deliveries, servicing arrangements and evening use. Equally, the presence of residential properties in such close proximity creates the potential for future conflict between residents and the lawful operation of the public house.

The current use of this land as pub garden space is entirely compatible with the functioning of the public house and provides a valuable community amenity. Its conversion to residential development is neither the most appropriate nor the most sustainable use of the site.

Conflict Between Residential Development and the Existing Public House

The NPPF seeks to ensure that existing businesses and community facilities can continue to operate without unreasonable restrictions resulting from nearby residential development.

The proposed dwellings would be located immediately adjacent to an active public house, creating the potential for future conflicts arising from noise, customer activity, use of the beer garden, deliveries and servicing. Such conflicts could ultimately place pressure on the continued operation of the pub, contrary to the objective of supporting and protecting valued community facilities.

4. Impact on Character and Appearance of the Area

The proposed dwellings would be out of keeping with the established character of the surrounding area.

The immediate locality is characterised predominantly by houses which have a relatively modest scale and height. The introduction of two larger detached dwellings would appear incongruous within this context and would fail to respect the prevailing pattern of development.

In addition, the proposed houses would be positioned higher than neighbouring properties in Dawn Rise and those located at the upper end of Brookhill Road. Due to their elevated position at the top of the hill, the dwellings would be highly visible and visually prominent within the street scene and wider village setting.

5. Overbearing Development and Visual Prominence

The elevated location of the site makes it particularly sensitive to development. The scale, height and siting of the proposed houses would create an overbearing form of development that would have a significant visual impact on neighbouring properties and the character of the area.

Given the prominence of the site, any development should be carefully designed to integrate with the existing low-rise character of surrounding properties. The proposed dwellings fail to achieve this and would appear intrusive within the local landscape.

6. Cumulative Impact of Development

The village has already experienced significant residential growth in recent years, with additional sites identified that could deliver substantial numbers of new homes in the future.

In this context, the limited benefit of providing two additional dwellings must be carefully weighed against the permanent loss of part of an established village community facility. There is a clear distinction between accommodating necessary housing growth in appropriate locations and sacrificing part of a pub garden for development that appears poorly suited to its setting.

7. Previous Refusal

It is also notable that a previous application involving development within the pub garden was refused. The submission of the residential element as a separate application does not overcome the fundamental concerns regarding the loss of pub garden space, the impact on the continued operation and viability of the public house, highway safety issues, and the adverse effect on the character of the area.

In addition, the existing garden provides an important area of open green space that softens and enhances the appearance of the site and the wider street scene. It contributes positively to the semi-rural character of the locality, provides visual relief from built development, and forms an attractive setting for the public house. The loss of this green space should be afforded significant weight in the planning balance, as once developed its contribution to the character and attractiveness of the area cannot realistically be replaced. No equivalent substitute provision is proposed, and the

permanent erosion of this open space would result in a harmful urbanising effect that is out of keeping with the established character of the locality.

Conclusion

For the reasons set out above, namely:

Highway safety concerns and inadequate parking provision;

Unsafe access arrangements and vehicle manoeuvring requirements;

Loss of part of a valued village community facility;

Harm to the character and appearance of the area;

The overbearing and visually prominent nature of the development; and

The cumulative impact of further development within the village,

The application also fails to demonstrate that the loss of a substantial part of the pub garden will not harm the viability or attractiveness of The Prince Albert as a community facility. In the absence of such evidence, the Local Planning Authority cannot be satisfied that the development would not undermine the long-term sustainability of an established village asset.

Therefore, Worth Parish Council respectfully request that Mid Sussex District Council refuse planning permission for this application.