

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

2nd November 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 2nd November 2026 at 7.30pm.** In the Parish Hub Copthorne where the following business will be considered and transacted.

Leanne Bannister
Chief Officer

AGENDA

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

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

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

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 5th October 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: 12th November at 4.00pm.
 - b) District Planning Committee – next meeting: 19th November 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/26/1856	Silverlea Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA	Object	Refused
DM/25/3155	The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down	Support	Permitted
DM/26/2452	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Non Material	Permitted
DM/26/1397	Hollandale House Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Support	Permitted
DM/26/1143	18 Squires Close Crawley Down Crawley West Sussex RH10 4JQ	Defer	Permitted
DM/26/2047	6 Bramble Close Copthorne Crawley West Sussex RH10 3QB	Support	Permitted
DM/26/1845	4 Hillside Crawl ey Down Crawley West Sussex RH10 4XD	Support	Permitted
DM/26/1683	12 Heather Close Copthorne Crawley West Sussex RH10 3PZ	Support	Permitted
DM/26/1350	Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX	Support	Permitted
DM/26/1225	Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Object	Permitted
DM/26/2578	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Non-Material	Permitted
DM/26/2249	8 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP	Support	Permitted
DM/26/1484	Former Fishery Car Park Lake View Road Furnace Wood West Sussex	Object	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/26/0068 DM/26/1678	Land At and to Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley Residential development of minimum 3 dwellings and maximum 5 dwellings	Object

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. 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/26/2155</u> <u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Retention of heat pump	Defer to the opinion of the Officer
<u>DM/26/2422</u> <u>Scholars Court Turners Hill Road Crawley Down West Sussex</u> Propose to fell 1x Lime tree at the front of scholar's court.	Worth Parish Council supports this application. The council would request that where a tree is felled, a replacement tree should be planted.

17. 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/26/2401</u> <u>2 Burleigh Way Crawley Down Crawley West Sussex RH10 4LX</u> Demolition of the existing garage and erection of a two storey side extension and a single-storey rear extension with a flat roof light	
<u>DM/26/2273</u> <u>Land Adjacent To 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u> Outline application (access, scale, layout and appearance) for 3 detached dwellings on land adjacent to 3 Heathview Cottages	
<u>DM/26/2592</u> <u>Tiltwood House Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u> Proposed detached garage building to front of house	
Type 2 Applications	
<u>DM/26/2525</u> <u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Remove and replace existing kitchen floor	
<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. (Tree Report received 13.10.2026)	
Tree applications	
No applications	

- 18. 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
- 19. 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.
- 20. Date of the next meeting – Monday 7th December 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 5th October 2026,
commencing at 7.30pm

Present	Cllr Wilson (Chair) Cllr Kipps Cllr Gibson	Cllr Casella (Vice Chair)
	Hannah Smith Ast Clerk	Cllr Phillips and Hodsdon were sat in the public gallery

096 Public Question Time – no members of the public were present.

097 Apologies

Apologies were received and NOTED from Cllrs Coote, Dorey and King. Cllr Pointer was absent.

098 Declarations of Disclosable Pecuniary and Other Interests

Cllr Sue Kipps declared a personal interest in agenda item 18 Ratification of planning recommendations. It was noted that responses to these applications were made under delegated powers prior to the meeting.

099 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.

100 Chairman's Announcements

It was AGREED that a written response to planning application DM/25/3155 The Haven Sports Field Car Park, the Haven Centre, would be sent to the MSDC planning committee to read out on behalf of Worth Parish Council supporting the application.

Correspondence

101 Cllrs NOTED the Correspondence.

The request to support a brownfield first audit was considered by Worth Parish Council; however, the Council has RESOLVED not to support the proposed resolution.

In reaching this decision, Members noted that Mid Sussex District Council has already undertaken assessments of potential development sites through its Strategic Housing and Economic Land Availability Assessment (SHELAA) process. This process identifies sites that are considered suitable, available and potentially achievable for development, as well as those that are considered unsuitable. The Council therefore considers that the assessment of land availability and site suitability sits appropriately with Mid Sussex District Council as the Local Planning Authority.

Worth Parish Council's role as a statutory consultee is to consider and comment on planning applications and planning policy matters as they arise. Accordingly, the Parish Council will continue to assess and comment on individual planning applications, including any proposals relating to Crabbet Park, on their own merits when they are presented to the Planning & Highways Committee.

102 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 8th October at 4pm.

DM/25/3155 - The Havens Sports field Car Park the Haven Centre Hophurst Lane Crawley Down West Sussex.

Planning Committee – 15th October at 2pm.

No agenda available at the time of writing this report

103 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	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

104 Updates on the Mid Sussex District Plan

Cllrs NOTED the update in the officer's report. The committee RESOLVED not to make any further comments on the examination hearings as no items pertaining to Worth are featured on the published agenda.

105 Applications in Neighbouring Parishes

Cllrs NOTED the officer report.

106 Licencing

No new applications to NOTE.

107	Appeals		
	Application	Address	WPC Decision
	AP/26/0057 (DM/23/0019)	Yew Tree Cottage Wallage Lane Rowfant	Defer to Officer
	Cllrs NOTED the appeal.		

- 108 Planning Compliance Action**
Cllrs NOTED the officers report
- 109 Crabbet Park**
Cllrs NOTED the officers report
- 110 Highways**
Cllrs NOTED the officers report.
- 111 Proposed Upgrade to Existing Radio Base Station Installation at Cs_12639122, Land at Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EE**
Cllrs RESOLVED not to comment.
- 112 Terms of Reference**
All Cllrs AGREED to the changes highlighted in red.
- 113 Ratification of Planning Recommendations**
Cllrs NOTED the submissions to the MSDC planning portal.

Applications to be Ratified	Submissions
<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 approved
<u>DM/26/2139</u> <u>24 Haven Gardens Crawley Down Crawley West Sussex RH10 4UD</u>	Worth Parish Council Supports this application.

Proposed garage conversion and single storey side extension.	
<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.

114 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.	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. 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.	Worth Parish Council objects to this application on the grounds that it represents an overdevelopment of the site and is out of keeping with the existing character and appearance of the surrounding street scene.
<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.	Defer to the opinion of the officer

<u>DM/26/2351</u> <u>Chandlers Turners Hill Road Crawley Down Crawley West</u> <u>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.	Defer to the opinion of the officer.
Tree Applications	
No Applications	

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

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

117 Date of the next meeting – Monday 2nd November at 7.30pm at the Parish Hub Copthorne
Meeting closed at 8.12 pm

Chairman: _____

Date: _____

Officers Report

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

Meeting of the Planning and Highways Committee to be held on Monday 2nd November 2026, at the Parish Hub Copthorne where the following business will be considered and transacted.

1 Public Question Time

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

2 Apologies

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

3 Declarations of Interest

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

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

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

4 Minutes

To approve the Minutes of the 5th of October 2026

5 Chairmans Announcements

No Chairmans announcement at the time of writing this report.

6 Correspondence

No Correspondence to Note

Update on Mid Sussex District Council Planning Committee meetings.

7

Planning Committee – 12th November 2026 at 4pm.

No agenda available at the time of writing this report.

District Planning Committee – 19th November 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/26/1856	Silverlea Turners Hill Road Crawley Down Crawley West Sussex RH10 4HA	Object	Refused
DM/25/3155	The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down	Support	Permitted
DM/26/2452	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Non Material	Permitted
DM/26/1397	Hollandale House Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Support	Permitted
DM/26/1143	18 Squires Close Crawley Down Crawley West Sussex RH10 4JQ	Defer	Permitted
DM/26/2047	6 Bramble Close Copthorne Crawley West Sussex RH10 3QB	Support	Permitted
DM/26/1845	4 Hillside Crawley Down Crawley West Sussex RH10 4XD	Support	Permitted
DM/26/1683	12 Heather Close Copthorne Crawley West Sussex RH10 3PZ	Support	Permitted
DM/ 26/1350	Brambleside Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX	Support	Permitted
DM/26/1255	Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Object	Permitted
DM/26/2578	The Brook Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Non-Material	Permitted
DM/26/2249	8 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP	Support	Permitted
DM/26/1484	Former Fishery Car Park Lake View Road Furnace Wood West Sussex	Object	Permitted

9 Updates on the Mid Sussex District Plan

15th October 2026- The inspector has issued an updated hearings agenda. This does not affect any developments pertaining to worth.

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/26/0068 DM/26/1678	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley	Object

	Residential development of minimum 3 dwellings and maximum 5 dwellings	
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Cllrs are asked to note the appeal.

As this appeal is proceeding under the Part One process, there is no opportunity to submit comments. However, MSDC have forwarded all the representations made to the inspector and the appellant. These will be considered by the Inspector when determining the appeal

13 Planning Compliance

Land referred to as Fir Tree Place – A site visit with MSDC has been agreed to by the applicants, to assess compliance, with the initial requirements of the notice.

14 Crabbet Park

Wates held their 3rd liaison meeting at MSDC on the 14th of October 2026; this was attended by Deputy Chief Officer Hannah Smith along with Cllrs Liz Williams and Cllr Therese Wilson. The meeting focused on the results of the two public consultations. The minutes from the meeting will be shared with members once available.

15 Highways Issues

No highway issues to report.

16 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/26/2155</u> <u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Retention of heat pump	Defer to the opinion of the Officer
<u>DM/26/2422</u> <u>Scholars Court Turners Hill Road Crawley Down West Sussex</u> Propose to fell 1x Lime tree at the front of scholars court.	Worth Parish Council supports this application. The council would request that where a tree is felled, a replacement tree should be planted.
17	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
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<u>DM/26/2401</u> <u>2 Burleigh Way Crawley Down Crawley West Sussex RH10 4LX</u> Demolition of the existing garage and erection of a two storey side extension and a single-storey rear extension with a flat Roof light.	Worth Parish Council has reviewed the above application and wishes to raise concerns regarding the loss of existing off-street parking provision resulting from the demolition of the garage. Members draw the Local Planning Authority's attention to Policy CDNP04.3 (Loss of Existing Car Parking), which states that development proposals resulting in the loss of recognised off-road parking spaces will only be supported where alternative provision is made which maintains or increases the number of accessible parking spaces available on or within the immediate vicinity of the site. The policy further advises that support will not be given for the loss of garage parking unless adequate off-street parking can be demonstrated in accordance with relevant parking standards.
<u>DM/26/2273</u> <u>Land Adjacent To 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u> Outline application (access, scale, layout and appearance) for 3 detached dwellings on land adjacent to 3 Heathview Cottages	WPC previous comment for DM/26/1678- Residential development of Min 3 dwellings 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. Suggested comment as above, with exception of the temporary stop notice.
<u>DM/26/2592</u> <u>Tiltwood House Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u> Proposed detached garage building to front of house	Worth Parish Council supports this application. If Mid Sussex District Council is minded to approve the proposal, the Parish Council requests that consideration is given to the potential impact of construction traffic on neighbouring properties and on Hophurst Lane, which is a relatively narrow local road. Appropriate measures should be implemented to minimise disruption, obstruction, and damage during the construction period. The Parish Council also requests that a condition is applied to ensure that the proposed garage remains ancillary to the main dwelling and is not severed, sold, leased or occupied as a separate unit of accommodation from the principal residence at Tiltwood House.
Type 2 Applications	
<u>DM/26/2525</u> <u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u> Remove and replace existing kitchen floor	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. (Tree Report received 13.10.2026)		WPC Previous comment 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 Tree Officer at MSDC – No objection Suggest – No Further comments to make.
Tree applications		
No Applications		
18	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	
19	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.	
20	Date of the next meeting – 7th December 2026 at the Parish Hub Copthorne	

Applications in Neighbouring Parishes

2nd November 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 sqft. The properties will not exceed 3-storeys.	WPC has commented on the proposals and asked to be kept updated. Confirmed EIA required. No change 21.10.2026
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 21.10.2026
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 21.10.2026
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
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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 21.10.2026
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 21.10.2026

New Applications/Comments in bold/Red

Updated

Planning and Highways Committee Meeting Applications to be Ratified.

Type 1 Applications

Application	Planning History	Suggested Submission
No Applications		

Type 2 Applications

Applications to be ratified	Planning History	Suggested Submission
<u>DM/26/2155</u> <u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Retention of heat pump	DM/25/1384 - Retention of Heat Pump- Refused MSDC Decision Notice included - The proposal is therefore considered to be contrary to the requirements of policies DP26 and DP34 of the Mid Sussex District Plan, policy CDNP1 of the Neighbourhood Plan, the requirements of the NPPF and Section 16 of the Listed Building and Conservation Area Act 1990 WPC previous comment Defer to officer	Defer to the opinion of the officer.

Tree Applications to be Ratified

Applications to be ratified	Planning History	Suggested Submission
<u>DM/26/2422</u> <u>Scholars Court Turners Hill Road Crawley Down West Sussex</u> Propose to fell 1x Lime tree at the front of scholars court.		Worth Parish Council supports this application. The council would request that where a tree is felled, a replacement tree should be planted.

DM/26/2155

Mill Studio Old Hollow
Copthorne Crawley West
Sussex RH10 4TB

Retention of heat pump



37800m

Rowfant
Mill Cottage

FB

Rowfant
Mill

78.9m
Lake Cottage

Mill Studio

FB

Weir





DM/26/2422

Scholars Court Turners Hill Road Crawley
Down West Sussex

Propose to fell 1x Lime tree at the front of
scholars court.

TPO - Point - Active Orders ×

Reference
WP/05/TPO/82

Site Addr
The Limes And Scholars Court, Turners
Hill Road, Crawley Down, Crawley,
West Sussex, RH10 4HE

Tree Label
T1



WP/05/TPO/82

● Scholars Court (click to remove)

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