



FELBRIDGE PARISH COUNCIL

Meetings are held on the first Thursday of each month (except January and August)
at 7.30pm in Felbridge Village Hall

Minutes of the Felbridge Parish Council Meeting held on 3 September 2026 at 7.30pm in the Committee Room at Felbridge Village Hall

Present:

Cllr. Jeremy Clarke (Planning Chairman)
Cllr. Stephen Hall (Chairman)
Cllr. Alex Horwood (Vice-Chairman)
Cllr. Bridget Huntington
Cllr. Jane Groom
Cllr. Nigel Lea
Cllr. Ian McBryde

In attendance:

Cllr. Sir Nicholas White, Tandridge District Councillor
Cllr. Lesley Steeds, Tandridge District; Surrey County and Shadow East Surrey Councillor
Cllr. Nick Greenfield, Shadow East Surrey Councillor

Patricia Slatter, Clerk to Felbridge Parish Council

1. APOLOGIES FOR ABSENCE

None received.

2. DISCLOSURE OF PECUNIARY AND OTHER INTERESTS

Nothing to add in addition to interests previously declared

3. APPROVE MINUTES OF PREVIOUS MEETING

Minutes of the Parish Council Meeting held on Thursday 2 July were approved and signed.

4. CHAIRMAN'S REPORT

Speedwatch: Additional sessions near the Mill Lane junction with the Copthorne Road had resulted in between sixty and seventy vehicles being recorded driving in excess of the speed limit. Additional Police sessions have now been put in place at this location

5. FINANCE

(i) Receipts and Payments for July & August 2026

Date	To / From	Description	Amount	Current Account	Deposit Account
30 June		Brought Forward		£1898.13	£60425.79
		Receipts	0.00		
1 July	Deposit Account	Transfers	10000.00	£10000.00	-10000.00
		Sub Total		£11898.13	
		Payments			
2 July	WRH	Bus Shelter Cleaning	£45.00	-45.00	
2 July	Hire-a-Loo	Temporary Toilet Hire	£133.70	-133.70	
2 July	KSS Air Ambulance	S137 Donation	£500.00	-500.00	
2 July	NEST	Pension Contribution	£365.14	-365.14	
30 July	Unity Trust Bank	Monthly Fee	£7.00	-7.00	
July	Payroll	Tax, NI, Salary	1643.00	-1643.00	
		Total Payments	£2629.84	-2693.84	
		Bank Balances	£9204.29	9204.29	£50425.79
31 July	Available Funds - Current a/c plus Deposit a/c			£59630.08	
31 July	Allocated Reserves Community Funding £2.4K;Traffic Calming £10K			-£12400.00	
31 July	General Reserve including restricted expenditure CIL funds c£19K. (available funds - including budgeted expenditure - minus Allocated Reserves)			£47230.08	
Current Account statement circulated to councillors on 5 August 2026, along with the record of receipts and payments, for transparency and confirmation of accuracy					

Date	To / From	Description	Amount	Current Account	Deposit Account
31 July		Brought Forward		£9204.29	£50425.79
		Receipts	0.00		
		Transfers	0.00		
		Sub Total		£9204.29	
		Payments			
6 Aug	Hire-a-Loo	Temporary Toilet Hire	£138.16	-138.16	
6 Aug	WRH	Bus Shelter Cleaning	£45.00	-45.00	
6 Aug	Nick Dance	Grass Strimming	£180.00	-180.00	
7 Aug	NEST	Pension Contribution	£365.14	-365.14	
31 Aug	Unity Trust Bank	Monthly Fee	£7.00	-7.00	
August	Payroll	Tax, NI, Salary	1642.80	-1642.80	
		Total Payments	£2378.10	-2378.10	
		Bank Balances	£6826.19	6826.19	£50425.79
31 Aug	Available Funds - Current a/c plus Deposit a/c			£57251.98	
31 Aug	Allocated Reserves Community Funding £2.4K;Traffic Calming £10K			-£12400.00	
31 Aug	General Reserve including restricted expenditure CIL funds c£19K. (available funds - including budgeted expenditure - minus Allocated Reserves)			£44851.98	
Current Account statement circulated to councillors on 1 September 2026, along with the record of receipts and payments, for transparency and confirmation of accuracy					

(ii) **BACS** – Budgeted and approved payments have been processed.

(iii) **Internal Auditor 2026-27: Resolved:** Confirmation of year 2 of 3 year agreement with Mulberry LAS to provide independent Internal Auditor services to Felbridge Parish Council.

(iv) **External Auditor Report 2025-26:** Noted and documents uploaded to the website

- (iii) **NALC Pay Award 2026-27** – The approved 3.3% increase was noted. **Action:** Clerk to send official notification to the payroll management company for implementation and back pay to April processed.
- (iv) **MSDC Developer Funding Update:** Clerk has submitted initial funding notifications to MSDC for the Recreation Ground, Tennis Club and Village Hall and noted that applications will also be submitted by other Felbridge sports groups. **Action:** Clerk to manage
- (v) **CIL Payment:** A payment of £1566 is due by the end October 2026.

6. VILLAGE MAINTENANCE

- (i) **Highways Grass Verge Cutting:** Rural and Urban cuts have been completed
- (ii) **Weeds in Playground Area:** **Approved:** Overgrown weeds around the playground area and the nearby paths and the area around the coronation planter have been strimmed.

7. DISTRICT/COUNTY/UNITARY COUNCILLOR REPORTS

Cllr Lesley Steeds, Tandridge District, Surrey County and Shadow East Surrey Councillor

Rowplatt Lane Speeding/HGVs: Complaints continue regarding speeding on Rowplatt Lane and HGVs blocking the road. The requested Traffic Safety Review will be progressed once the new East Surrey Council is operational. Cllr. Steeds has made a commitment to push for this project to be prioritised and will raise this ongoing issue at a meeting with the new East Surrey Councillor responsible for Highways.

TDC Resources Meeting: Confirmation that FPC's Expression of Interest in transferring the Recreation Ground and Tennis Club/Pavilion was formally approved.

Rowplatt Lane Parking Review: Awaiting a formal decision from Highways following consultation.

East Surrey Council: Works continue on the new Unitary Authority in preparation for going live next year.

TDC Local Plan: Much work is needed to deliver this plan including decisions on locations. Cllr. Steeds continues to battle for Felbridge highlighting the lack of infrastructure to support additional development.

Crawley Down Road: Visited to check on reports of access being blocked by contractors and to check that workers were not operating diggers too close to trees. Also visited resident impacted by the David Wilson Homes site who was being put under stress by the impact of planned access works on their property.

Cllr. Nicholas White, Tandridge District Councillor

TDC Local Plan: Cllr White reported that all parties are working together to deliver the Local Plan within a timeframe which will allow it to be adopted within the necessary timetable. TDC's preference is for Option 4 which includes the delivery of a new large development at Redhill Aerodrome which it considers combines flexibility with the chance to deliver infrastructure and new facilities at scale. Further decisions need to be taken on the suitability of proposed development sites. Cllr. White continues to argue against major development in Felbridge. Felbridge has been classed as a Tier 4 village due to the lack of infrastructure and facilities including no railway station or regular bus service but there had been suggestions that it should be made Tier 3. Cllr. White also continues to assist with asset transfers from TDC to FPC.

Cllr. Nick Greenfield, Shadow East Surrey Councillor

East Surrey Council is becoming increasingly busy. The new committees are sitting regularly. No decision has yet been reached about location so existing council offices across East Surrey are being used. Decisions concerning the disaggregation of assets and services from the existing councils to the new council. Officers are working at pace to provide recommendations. This includes the division of assets (and debts) between East and West Surrey. Developing a longer term vision for the Council, for example, whether there should be a Foundation Strategic Authority leading, potentially, to a Mayor (and thus additional funding). New information continues to arrive on a daily basis and the aim is for many crucial decisions and strategies to be decided before the end of the year.

9. COUNCILLORS' REPORTS/UPDATES

Coronation Planter: Cllr. Groom reported that the plants are doing well for the moment and that she and Cllr. Huntington would refresh them within the next few months.

Limes Pond: Cllr. Huntington reported that clearance works to the Limes Pond would take place in October.

10. SURREY HIGHWAYS/RIGHTS OF WAY/TDC MAINTENANCE REPORTS

Damaged Utility Cover Crawley Down Road near shop. A temporary cover has been placed over the damage but it is too big so has been reported as unsuitable.

11. PLANNING

(i) Applications considered at the Planning Meeting on 16 July:

2026/738 Merriewood Farm, West Park Road, Copthorne, RH10 3HG

Resolved: No Action

Application considered and response approved submitted under delegated authority on 5 August 2026
2026/947/EIA Felbridge Showground, Copthorne Road, Felbridge RH19 2NU

Request for an Environmental Impact Assessment Screening Opinion for up to 250 dwellings with associated access, pedestrian/cycle routes and landscaping.

RESOLVED: Felbridge Parish Council considered the EIA application for Felbridge Showground under **2026/947/EIA** and have the following comments:

10.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?

There is a colony of Vipera Berus (British Adder) in and around the Felbridge Showground. They are protected in the Wildlife and Countryside Act 1981. Development on this site would disturb or destroy their habitat and breeding ground.

12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated/classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).

The southern boundary of the park pale of Hedgecourt Deer Park lies within the site, this was still visible in aerial photography in the mid 20th century. The deer park is a non-designated historical asset and was most probably created c1302 and was documented by 1365. Further information is available from Felbridge History Group who have researched the history of this deer park and its boundaries. Footpath 286 along the eastern side of the site is well used and offers extensive views out across the Green Belt to the north downs which would be impacted by development of this site.

13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?

In 2018, Surrey Highways declared the A22/A264 Star Junction 'severe'. Since then, Hill Place Farm (200 dwellings) has been completed and fully occupied which was dependent upon improvements at the Star junction which have not been delivered. A further 132 dwellings have been constructed and occupied in Mid Sussex, along the Copthorne Road and Crawley Down Road, which stated that their Highways Impact would be mitigated by the improvements delivered by the Hill Place Farm scheme.

More recently, Mid Sussex District Council Site Allocations SA19 (200 dwellings) and SA20 (550 dwellings) to either side of the Star junction have been approved. SA19 is currently being sold. The Highways impact of these allocations was to be mitigated by a joint MSDC/TDC/WSCC/SCC study of the A22/A264 (the Corridor Project). The Corridor Project has not yet published any recommendations for improvements, let alone implemented any changes to demonstrate that they are able to reduce the Star junction below its severe congestion status once all these local houses built since 2018 are occupied. This site would have additional impact upon the A22/A264 Star Junction and should not be progressed until such time as the Corridor Project has implemented improvements and demonstrated that the A22/A264 Star Junction congestion can be reduced below 'severe'.

14.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure/sports/recreation.

Felbridge Showground has a planning history that has been supported by evidence of considerable use of the site by a wide variety of horse owners and riders, being attracted there from a considerable distance. This current leisure and recreational use would be a significant loss to the area.

16.1 Could this project, together with existing and/or approved development, result in cumulation of impacts together during the construction/operation phase?

See the existing A22/A264 Star Junction severe congestion response in 13.2 above. The cumulative impact of the SA19 (200 dwellings) and SA20 (550 dwellings) upon the Star junction has still not been observed as these newly approved dwellings have not yet been fully occupied.

Applications considered at the Planning Meeting held on 20th August 2026
2026/881/TPO Samares, Domewood, Copthorne, Crawley, Surrey, RH10 3HD
Resolved: Defer to Tree Officer

TANDRIDGE DISTRICT COUNCIL LOCAL PLAN considered at the Planning Meeting held on 20th August 2026 Three local residents attended the meeting to raise concerns regarding the proposal for development on Site FEL002, Land to the North of Crawley Down Road. Cllr. Clarke declared an interest in the site FEL002 and took no part in the decision on the response for that location.

Overview

Felbridge is a Tier 4 settlement with limited infrastructure, congested roads, no rail station and a limited bus service. Felbridge Parish comprises circa 1000 properties. A further 332 have been built, or are under construction, on Sussex land off Felbridge roads in the past five years.

FEL001 Land Opposite Doves Barn and Nursery

- (a) In 2018, Surrey Highways declared the **Star Junction (A22/A264)** 'severe', since then Hill Place Farm (200 dwellings) has been completed and fully occupied which was dependent upon improvements at the Star junction which have not been delivered. A further 132 dwellings have been constructed and occupied in Mid-Sussex along Copthorne Road & Crawley Down Road which stated that their highways impact would be mitigated by the improvements delivered by the Hill Place Farm scheme. Now MSDC site allocations SA19 (200 dwellings) and SA20 (550 dwellings) either side of the Star junction have been approved and SA19 is currently being sold; the highways impact of these allocations was to be mitigated by a joint MSDC/TDC/WSCC/SCC study of the A22/A264 (the Corridor Project). The Corridor Project has not yet published any recommendations for improvements, let alone implemented any changes to demonstrate that they are able to reduce the Star junction below its severe congestion status once all these local houses built since 2018 are occupied. It is therefore not sound to include proposed sites which would have an additional impact upon the Star junction until such time as the Corridor Project has implemented improvements and demonstrated that the junction congestion can be reduced below 'severe'.
- (b) Traffic on the A264 Copthorne Road heading towards the Star Junction regularly queues back to Doves Barn Nursery immediately facing this proposed site.
- (c) We note that the preliminary assessment of all these sites states that they will utilise facilities in East Grinstead and will therefore be highly reliant upon private car travel through the Star junction. While the 291 and 440 bus services pass the site, the 291 bus service is limited to one bus an hour in each direction Monday-Friday and finishes early evening on weekends. On Sundays, there are only six buses in total in each direction. The 400 bus service is one bus every half hour on average on weekdays. On Saturdays, the service finishes at 8.00pm and on Sundays there are fewer buses and the service finishes at 6.00pm. There are no bus lanes between Felbridge and East Grinstead so buses also have to use the congested Star Junction.
- (d) This site is unsustainable and sits outside the settlement boundary of Felbridge within the open Green Belt.

FEL002 Land to the North of Crawley Down Road

The comments relating to the Star Junction included in FEL001 (a) equally apply to this site.

The site is near to a bus stop for the 281 bus service, however the service is limited to one bus an hour on average on weekdays with only four buses in total on a Sunday with the last bus into East Grinstead leaving at 1620. On Saturdays, the last bus into East Grinstead is at 1840. There is mention of the other two bus services which run on the A264 but the timings are similar in some cases and there is still a restricted weekend service and no evening service. There are no bus lanes between Felbridge and East Grinstead so buses also have to use the congested Star Junction.

The SA19 MSDC development for 200 properties is currently under construction on land south of Crawley Down Road 300m from this proposed site.

This site is unsustainable and sits outside the settlement boundary of Felbridge within the open Green Belt.

FEL003 Land at Roseleigh, Effingham Road/West Park Road

The comments relating to the Star Junction included in FEL001 (a) also apply to this site.

This site is situated further from the Star junction, but the preliminary assessment presented in the Local Plan again refers to the facilities at East Grinstead and the lack of a regular local bus service and will therefore be highly reliant upon private car travel through the Star junction.

This site is unsustainable and sits outside the settlement boundary of Felbridge within the open Green Belt.

FEL004 Merriewood Barn, Land south of Southern Water Compound, Copthorne Road

While the proposed B8 use of this site is unlikely to significantly impact vehicular traffic through the Star junction above its current use, it is sited immediately adjacent to the Site of Special Scientific Interest Nature Reserve.

FEL005 Felbridge Showground, Copthorne Road

The comments relating to the Star Junction included in FEL001 (a) equally apply to this site

We note that the preliminary assessment of all these sites states that they will utilise facilities in East Grinstead and will therefore be highly reliant upon private car travel through the Star junction. While the 291 and 440 bus services pass the site, the 291 bus service is limited to one bus an hour in each direction Monday-Friday and finishes early evening on weekends. On Sundays, there are only six buses in total in each direction. The 400 bus service is one bus every half hour on average on weekdays. On Saturdays, the service finishes at 8.00pm and on Sundays there are fewer buses and the service finishes at 6.00pm. Felbridge Showground has a planning history that has been supported by evidence of considerable use of the site by a wide variety of horse owners and riders, being attracted there from a considerable distance. This current leisure and recreational use would be a significant loss to the area.

This site is unsustainable and sits outside the settlement boundary of Felbridge within the open Green Belt.

FEL006 Land between The Laurels and Oakview, London Road

The comments relating to the Star Junction included in FEL001 (a) equally apply to this site

While planning permission has already been granted for three houses, this proposal is for up to 12 houses on the same site. A public footpath runs diagonally across the land. A previous application for ten properties was refused and the appeal dismissed (2015/560). If more than 6 dwellings were to be built upon the site, then the footpath is bound to be very close to multiple properties, if they are freehold detached dwellings, then the inspector's views regarding the impact upon privacy as a result of the public footpath would be a material consideration and would probably prevent the site from delivering the intended 12 dwellings. If more than 6 dwellings were to be built upon the site, then the footpath is bound to be very close to multiple properties, if they are freehold detached dwellings, then the inspector's views regarding the impact upon privacy as a result of the public footpath would be material consideration and would probably prevent the site from delivering the intended 12 dwellings.

The net benefit of only delivering +3 dwellings (over and above the 3 already approved) vs the negative impact upon the openness of the Green Belt is likely to weigh against this site in supporting the TDC housing shortfall, which should prioritise larger, better integrated sites that deliver more housing whilst limiting the loss of Green Belt land.

The Metrobus website shows that the 485 is the only service to run along the A22 in the direction of Lingfield. The nearest bus stop to the proposed site is The Old Pheasantry which is accessed via a narrow footpath along Woodcock Hill. The service runs from that stop to the Snow Hill crossroads and return only three or four times a day between Monday and Friday only. There is no service at weekends or on bank holidays. There is no option to change to a different service at Snow Hill since the times don't correlate with other services. It is therefore impossible to use public transport to access Lingfield, Caterham or Godstone. This site is unsustainable and sits outside the settlement boundary of Felbridge within the open Green Belt.

FEL007 Merriewood Barn, Land south of Southern Water Compound, Copthorne Road

While the proposed B8 use of this site is unlikely to significantly impact vehicular traffic through the Star junction above its current use, it is sited immediately adjacent to the Site of Special Scientific Interest Nature Reserve.

FEL008 Long Acres Caravan & Camping Park, Newchapel Road

The comments relating to the Star Junction included in FEL001 (a) apply to this site

This site is situated off Newchapel Road so further from the Star junction, but the preliminary assessment presented in the Local Plan refers to the facilities at East Grinstead and the lack of a regular local bus service and states that 'the proposed leisure development would likely generate a high level of trips' and thus is likely to have a negative impact upon the Star junction.

This site is unsustainable and sits outside the settlement boundary of Felbridge within the open Green Belt.

FEL009 Long Acres Caravan & Camping Park, Newchapel Road

The comments relating to the Star Junction included in FEL001 (a) apply to this site

This site is identical to FEL008, but at a smaller proposed development. However the preliminary assessment still states it 'would likely generate a high level of trips', and thus the inclusion of these sites should not be considered sound until mitigation of the Star junction has been demonstrated.

This site is unsustainable and sits outside the settlement boundary of Felbridge within the open Green Belt.

(ii) Adjoining Planning which may affect Felbridge

Nothing which directly affects Felbridge.

(iii) Planning Enforcement: 2025/781 Dormer Cottage, Woodcock Hill, Felbridge, Surrey, RH19 2RD 2025/781 Dormer Cottage, Woodcock Hill, Felbridge, Surrey, RH19 2RD

It was noted that new documents had been submitted for this application. Felbridge Parish Council do not believe that the proposed landscaping plan provides adequate screening at the front of the property in comparison to the mature screening that was removed despite it being identified for retention in the original planning application. This screening is particularly important as the site backs onto semi-ancient woodland and the street scene along the Eastbourne Road is green vegetation reflecting the Green Belt location. Felbridge Parish Council do not believe that the limited notes on the landscape plan constitute a Construction Management Plan. There is no detail of what mitigation is proposed or how any monitoring will be achieved. The submission of this document does not fulfil the requirements that would discharge a CMP planning condition. We therefore request that a properly structured CMP is submitted to support ongoing works upon this site.

Action: Cllr. White to follow up his previous emails to TDC Planning Enforcement regarding the number of mobile homes which have been located at this site since Summer 2025.

12. ASSET TRANSFER – Tandridge District Council to Felbridge Parish Council

(i) **Felbridge Recreation Ground and Tennis Club:** TDC have formally approved these two asset transfers. The full sized football pitch which takes up most of the space on the Recreation Ground has not been used by a Felbridge team for at least six years. TDC confirmed in May that ad-hoc bookings comprised around four sessions a week. In order to take advantage of developer funding of £148K to deliver improvements for local residents to include drainage, surface, kickabout sports facilities, seating and shelters, it will not be possible to retain the full sized football pitch.

FPC are working with Felbridge Tennis Club to identify and cost works which are necessary and which will deliver improvements.. The football area of the pavilion is in poor condition. Options for alternative use of that space are being considered. Further developer funding will be available for works.

(ii) **Felbridge Village Hall:** FPC will take over landlord responsibilities for Felbridge Village Hall and Car Park but the day to day running will remain with the existing Committee. The Clerk has reminded TDC of the requirement for a qualified surveyor to conduct a review of building and safety works required to ensure the building meets current standards. These works would then be prioritised when deciding on which projects to put forward for funding from the limited S106 Community Buildings funding. Felbridge Parish Council will consider a ‘wish list’ of improvements once received, alongside the recommendations included in the TDC Surveyor’s report.

(iii) **FVH Committee:** Cllr. Lea provided a short update on action he has taken in his role as a member of the Felbridge Village Hall Committee. This includes a safety survey and discussions with an architect regarding his proposal for the interior of the building to be reworked. Cllr. Lea also confirmed that he will not use his FPC email account when corresponding as a member of the FVH Committee.

13. FPC STANDING ORDERS AND IT POLICY:

Councillors noted the content of both policies and the requirement for compliance.

14. CLERK’S REPORT

Surrey Police Email from Rob Staplehurst, new Borough Commander for Tandridge who wants his team to engage more with Parish Councils. Dates and information on FPC’s meetings provided and open invitation for team members to attend at any meeting.

Overgrown Hedge Copthorne Road, alongside Felbridge School. Also debris left on Village Green when new school fence was installed. **Action:** Clerk to contact Felbridge School

13. BUSINESS FOR NEXT MEETING

Second Quarter Finance Report

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full meeting will take place on Thursday 1 October. A planning meeting is scheduled for 15th October.

The meeting closed at approximately 2055.

Patricia Slatter

Clerk to Felbridge Parish Council

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