

WORTH PARISH COUNCIL

Planning and Highway's
Committee Meeting

7th April 2025

To: Members of the Planning and Highways Committee.

Notice of Meeting

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council, on **Monday, 7th April 2025 at 7.30pm.** In the Glebe Centre Crawley Down where the following business will be considered and transacted.

Mrs 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 3rd March 2025.
- 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: 10th April 2025 at 4.00pm.
 - b) District Planning Committee – next meeting: 17th April 2025 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
AP/24/0042	Redwood, Tiltwood, Hophurst Lane, Crawley Down	Defer	Approved
DM/25/0053	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Refused
DM/25/0047	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Refused
DM/24/2799	Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ	Defer	Withdrawn
DM/25/0342	Land West of Copthorne Copthorne Way Copthorne West Sussex (DM/21/1969).	Defer	Withdrawn
DM/24/1572	Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW	Defer	Permitted
DM/24/3085	40 Westway Copthorne Crawley West Sussex RH10 3QR	Defer	Permitted
DM/24/2719	Rowfant House Wallage Lane Rowfant Crawley West Sussex RH10 4NG	Defer	Permitted
DM/24/2772	Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA	Defer	Permitted
DM/25/0249	Cabin At Grid Reference 531955 137109 Horsepasture Wood Wallage Lane Rowfant West Sussex	Defer	Refused
DM/25/0567	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ		Refused
AP/24/0058	27 Knowle Drive Copthorne	Noted	Allowed
DM/25/0233	Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	Defer	Permitted
DM/25/0279	Copthorne Cottage Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Defer	Permitted
AP/25/0001	38 Payne Way Copthorne Crawley West Sussex RH10 3YQ		Dismissed
DM/25/0220	Sunnymead Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	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.

Reference	Address	Proposal	WPC Decision
AP/25/0010	Firs Farm Copthorne Common Copthorne Crawley	Conversion of two buildings to 1 x single family dwellinghouse (Use Class C3) with associated amenity space and parking provision.	Defer to Officer noting overdevelopment of site.

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. **Highway Issues**- To discuss and make comments upon any issues relating to Highways,
15. **Gatwick Airport**- to receive and comment upon any updates regarding Gatwick Airport.
16. **Updates to the Land West of Turners Hill Road development**- to receive and comment upon any updates in relation to the development.
17. **Road Closures for the Copthorne Carnival Saturday 28th June 2025**- to receive and note the list of road closures for this year's Copthorne Carnival.

- 18. Proposed Base Station Upgrade at Cornerstone 12195523 At Old Sewage Treatment Works – Westway, Copthorne, West Sussex, RH10 3QS-** to consider and agree a comment on the proposed base station upgrade.
- 19. Ratification of Planning Recommendations–** To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority for planning applications where the deadline for consultee comments is before the next meeting date.

Applications to be Ratified	
<p><u>DM/25/0454</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Proposed replacement extension to create new kitchen.</p>	Defer to Officer
<p><u>DM/25/0455</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Proposed replacement extension to create new kitchen. (Listed Building Consent)</p>	Defer to Officer
<p><u>DM/25/0245</u></p> <p><u>Land North of Ethlinden Hophurst Hill Crawley Down West Sussex</u></p> <p>Change of use of land to equestrian and associated works including post and rail fence and timber gate</p>	Defer to Officer-asking officer to check on any impact on ancient woodland.
<p><u>DM/25/0483</u></p> <p><u>Palmers Autocenter Tyres Palmers Autocenter Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) for Improvements to the landscaping strategy and enhanced planting.</p>	Defer to Officer
<p><u>DM/25/0494</u></p> <p><u>6 Beechey Close Copthorne Crawley West Sussex RH10 3LS</u></p> <p>Proposed front porch</p>	Defer to Officer
<p><u>DM/25/0532</u></p> <p><u>Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ</u></p> <p>Proposed single storey 6 bay car port.</p>	Defer to Officer
<p><u>DM/25/0581</u></p>	Defer to Officer

<p><u>6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL</u></p> <p>Proposed garage conversion</p>	
<p><u>DM/24/2047</u></p> <p><u>Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU</u></p> <p>Proposed detached garage with games room above (revised plans received 24.01.2025. Great Crested Newt Certificate received 05.02.2025. Arboricultural Impact Assessment and Preliminary Method Statement received 07.03.2025).</p>	<p>Defer to Officer</p>
<p><u>DM/24/2401</u></p> <p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 10.03.2025 to include pedestrian path)</p>	<p>Defer to Officer Please check road safety issues re drop off and pick provision from Turners Hill Road at busy times of day.</p>
<p><u>DM/25/0297</u></p> <p><u>13 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></p> <p>Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions</p>	<p>Defer to Officer</p>
<p><u>DM/25/0453</u></p> <p><u>Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3XU</u></p> <p>Oak trees x2 - crown reduce by 3 metres</p>	<p>Defer to Tree Officer</p>

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

Type 1 applications	
<p><u>DM/25/0708</u></p> <p><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></p> <p>Redevelopment of the site to provide 5 dwellinghouses with associated amenity space and parking; hard and soft landscaping; cycle and refuse storage; change of use of land to residential garden for existing dwellinghouse and associated access works.</p>	
<p><u>DM/25/0666</u></p> <p><u>Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use of a single dwellinghouse to a pair of semi-detached dwellinghouses, with associated internal refurbishments and alterations. Conversion of rear Cold Store outbuilding and Main House loft space to habitable accommodation. Demolition of rear Laundry/ WC/ Store Building. Demolition of garage in rear garden. First floor extension to existing West side extension with new dual pitched roof. Remodelling of roofs to existing East side extension and converted rear Cold Store. Refurbishment of existing old butchers shop front.</p>	
<p><u>DM/25/0014</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.</p>	
<p><u>DM/25/0015</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25</p>	

regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'	
<p><u>DM/25/0016</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.</p> <p>'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	
<p><u>DM/25/0017</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.</p> <p>'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	
<p><u>DM/24/2401</u></p> <p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 27.03.2025)</p>	
Type 2 Applications	
<p><u>DM/25/0657</u></p> <p><u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u></p> <p>Erection of an annexe for ancillary use to the main dwellinghouse.</p>	
<p><u>DM/25/0658</u></p> <p><u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u></p> <p>Erection of an annexe for ancillary use to the main dwellinghouse. This is an application to establish whether the development is lawful. This will be a legal</p>	

decision where the planning merits of the proposed use cannot be taken into account.	
<p><u>DM/25/0685</u></p> <p><u>Ash Vale Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u></p> <p>Proposed log cabin in our back garden to provide a gymnasium and games room 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</p>	
Tree applications	
<p><u>DM/25/0642</u></p> <p><u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></p> <p>Silver Birch (T3) - fell. Silver Birch (T4) - Fell. Western Hemlock (T5) - Reduce in height by 10 Metres. Red Alders (T1 and T2) - Fell to a 6-metre stump</p>	
<p><u>DM/25/0826</u></p> <p><u>18 The Martins Crawley Down Crawley West Sussex RH10 4XU</u></p> <p>4 x Oak, remove epicormic growth on main trunks and reduce crowns back to previous cut points aprox 1.5 to 2 m</p>	

- 21. 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
- 22. Consideration of items for discussion by the Village Working Parties, or by the Co-Ordination Group** – 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.
- 23. Date of the next meeting – Monday 12th May 2025 at 7.30pm**

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 3rd March 2025, commencing at 8 pm

Present

Cllr Williams (Chair)
Cllr Coote
Cllr Bingle
Cllr Dorey
Cllr Gibson

Cllr Pointer (Vice Chair)
Cllr Casella
Cllr King
Cllr Kipps
Cllr Wilson

Miss H Smith (Assistant Clerk)
Jordan Vanlaun (Wates)

37 Members of Public
Cllr's Hitchcock, Hodson and Phillips sat
as members of the public.

195 Public Question Time

The Chair welcomed all members of the public to the meeting and asked if everyone present was here to talk about planning applications DM/25/0014, 0015,0016 and 0017. The Chair explained that public participation would last 15 minutes, those wishing to speak would have 3 minutes each.

Cllr Gibson has been granted a dispensation by the Chief Officer to speak on business relating to planning applications DM/25/0014, DM/25/0015, DM/25/0016, and DM/25/0017. Cllr Gibson will be heard at the start of the Public Participation session and then will need to leave the room during debate and vote on the item in question.

Cllr Gibson raised several objections regarding the planning applications relating to the Land West of Turners Hill Road.

These applications are the culmination of 50 years of ambition for the development of Huntsland Farm as a housing estate.

There have been numerous previous applications, including one for 165 homes in 1976. They have all been refused by on the grounds that they were contrary to the Local Plan.

The good news is that the current applications are also contrary to the current District Plan. The bad news is that Mid Sussex cannot meet the new housing target set by the Labour Government; which means that the housing policies in the current plan are considered to be out of date.

This has resulted in a rush by developers to submit speculative applications before the new District Plan is approved later this year. However, applications can still be refused if they do not represent sustainable development and that is the key question for this committee tonight. A planning application is considered "sustainable development" when it balances economic, social, and environmental factors, to meet the needs of the present without compromising the ability of future generations to meet their own needs. The economic, social, and environmental benefits must outweigh the adverse impacts, and these applications clearly fail that test.

Clearly, there are no environmental benefits, trees have already been cut down, the increased area of hard surfaces will lead to flooding, and carbon emissions from construction are the biggest contributor to global warming in the district.

The development will provide 30% affordable housing, 105 homes, but these will be homes for social rent, not for our children to buy. There is no demand for this level of social housing in the village and we will be hit with an influx of people who don't want to live here and will be jumping into their cars to spend time with their friends and family in East Grinstead and elsewhere.

There is no commitment in the draft agreement offered by the developer to provide the new cricket pavilion, a 3G pitch or even the community building highlighted in the survey document. Splitting the site into two applications which must be independently assessed reduces the adverse impacts on roads, school places and healthcare.

It has also reduced the amount of S106 money that the developer must pay to mitigate the adverse impacts.

The development will provide construction jobs in the short term, but Huntsland is a still a working farm and those jobs will be lost and not replaced in the long term.

So, this application fails all three elements of the Planning Balance. The developer has not even taken up this Councils request that this site be linked with Hurst Farm to use that as the northern exit and avoid going through Wychwood.

They have even paid for duplicate applications, so that they can appeal to the Planning Inspectorate at the earliest opportunity.

The Council should object to these applications on the basis that they do not represent sustainable development for the local community.

Cllr Hitchcock spoke in his capacity as District Councillor-

Access to and from the proposed sites and 20 mph limit with virtual carriageway narrowing.

Southern Access to B2028

Having attended the pre-application discussion with Wates it was quite clear that the Wates Director asked her Travel consultants to take the southern access away and have a look at it again, particularly with pedestrians in mind.

Now that we have received the applications, a review has taken place but, the result does not allay any of my concerns. These are;

a) With the proposed traffic light crossing, pedestrian routes to the village via Grange Road and to the bus stops on the B2028 south of the bridge, still have to cross the narrow footpath to the east side of the bridge which is an intimidating environment, in my view , not suitable for a mum pushchair and toddler, someone pushing a bicycle or walking a dog.

Following the rebuilding of the eastern footpath over the bridge, the carriageway width was reduced to the point where HGV's can no longer pass on the bridge unless wing mirrors overhang the footpath and wheel motion is virtually touching the kerb. When long HGV's, especially large articulated vehicles, approach the bridge from the south, they need to swing over the centreline to ensure clearance to the bridge buttress, this causes a problem for all vehicles traveling southwards.

b) Residents from the new estate wishing to catch the bus north, will need to use the signalled pedestrian crossing at the bridge, pass over the bridge on the intimidating footpath, then cross the exit of Grange Road, travel south on a footpath to the south travelling bus stop, then recross the B2028 to the north bound bus stop via a drop kerb crossing.

c) The proposed signalised pedestrian traffic lights at the bridge crossing will, in my view, at busy times (am and pm commute and schools) severely curtail the traffic flow on all 5 elements of the junction, namely; B2028 North and South, Wates's new access, Vicarage Road and Grange Road. I do not think that the Traffic Report has at any time considered how this junction will operate under varying conditions.

d) The existing street lighting at this junction is poor. I assume that this will be considered when an initial Road Safety Audit (RSA) takes place.

e) Wates's sight lines are calculated on a monitored highway speed of 33.3 mph. Speed watch figures indicate an average speed of 36 mph, which would extend the sightlines proposed by Wates.

	<p>f) The sight line south from the southern entrance to the sites shows the sight line passing down the outside of the existing of the western bridge parapet. You cannot see down this line without removing vegetation outside the boundary of ownership and any vehicle parked in the small roadside area to the south of the bridge, will obscure the sight line.</p> <p>20 MPH speed limit and virtual carriageway narrowing.</p> <p>Whilst many might welcome a 20-mph limit along the B2028 within the village limits, few will welcome virtual narrowing of the road. The existing road can and does queue during busy times. Three sets of pedestrian traffic light crossings, 12 virtual narrowing elements and 9 other roads and significant accesses entering the B2028 over the length of the 20-mph zone, is not a recipe for good traffic flow. Add in the virtual narrowing and the narrow bridge, then in my view it becomes worse.</p> <p>Remove the virtual narrowing to prevent buffering and applying NPR average speed control cameras will in my view reduce buffering and introduce a better level of road discipline.</p> <p>Has any modelling been carried out for flow through the entire system under varying conditions?</p> <p>The First Member of the public objected to the applications on the following grounds</p> <ul style="list-style-type: none"> -Preserve the designated 'Strategic Gap' between Crawley and East Grinstead to preserve the natural environment and farming from urban sprawl. -Concerns regarding flooding, damage to trees and the flooding to the fishing ponds land west and to the lake at Rowfant House. - Requests the Council warn developers of an a priori Condition to build and run a pumping station to pump water and sewage back up to the main drain and sewer on Turners Hill Road at cost to developers in perpetuity. There being no main drains down Wallage Lane. -Overload of existing services. -Local roads unsuitable -Brick Boxes out of keeping with Local area. <p>A second member of the public requested a question was raised with Wates</p> <ul style="list-style-type: none"> - My house backs onto the field adjacent to huntsland path/track. Will the trees be left alone there or torn down? This question has been forwarded to Wates to answer. An officer will forward on Wates response. <p>A third resident objected to the development on the following grounds</p> <ul style="list-style-type: none"> -1000 extra residents, this puts pressure on already stretched services -pressure on current infrastructure, Turners hill road and car parks. -Lack of sustainability -It is not possible to walk from the proposed development into the centre of Crawley Down within 20 minutes. -Bridge over Worth Way is dangerous -Wates proposing Zip Cars, concedes that Wates does not think it's possible to walk into the village in 20 minutes. -20mph speed limit will not work and is not something Wates can introduce this is down to the County Council and the police. -Low level lighting should be used to protect the woodlands and wildlife. <p>A fourth member of the public spoke in favour of the Development</p> <ul style="list-style-type: none"> -Positives to development -increase of trade -increase of work opportunities -Infrastructure improvements
196	<p>Apologies</p> <p>No apologies to note.</p>
197	<p>Declarations of Disclosable Pecuniary and Other Interests</p>

	Cllr Gibson declared an interest in agenda Item 6 Land west of Turners Hill Road and Planning application_DM/25/0233 Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE, under agenda item 18 New Planning applications.
198	Minutes It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 3 rd February were a true and correct record.
199	Chairman's Announcements No announcements to note.

200 Land West of Turners Hill Road- Planning applications DM/25/0014, 0015, 0016, 0017.

Cllr Gibson left the room.

Wates representative Jordan Vanlaun was given 3 minutes to give an updated applications overview.

- Recognised the concerns that had been raised.
- Recognised the need for affordable housing
- Green space 60%- network of cycling routes, potential for the Parish council to take control of space to prevent future development.
- Recognised the need to deliver biodiversity net gain.
- Updated S106 allocations.
- Maintaining working relationships with key stakeholders.
- Council to finalise a list of S106 requirements.
- Wates to draft the S106 agreement based on the final request from Worth Parish.

The Assistant clerk gave an overview of the new NPPF and Mid Sussex housing targets.

Each Councillor was given the opportunity to give their response to the application.

Cllrs all AGREED that the development was going to go ahead, and Mid Sussex would likely approve the application. Residents were made aware that if Mid Sussex was to refuse the applications and it went to appeal and was approved the application would go ahead with no allocation of S106 money.

Cllrs felt their hands were tied and therefore we should be working with Wates to get the best deal we can.

A question was raised to Jordan as to why the applications were split. Jordan explained that as the North and South of Huntsland each had their own access point, it made sense, and Wates see them as two separate sites.

All Cllrs AGREED to Defer to Officer with the exception of Cllr Bingle who is in support of the development.

Cllr Williams suggested a community liaison group should be set up.

Response to Mid Sussex-

Defer to office, noting the following concerns.

The community of Crawley Down is concerned by the number of units and scale of the development and its distance for someone walking from the village centre. However, WPC recognises that the development is in the proposed district plan, would be difficult to oppose under the NPPF and the current situation regarding the five-year housing supply in MSDC would make it unlikely to withstand an appeal if MSDC objected to it.

Infrastructure Concerns

The proposed development will place significant pressure on the already overstretched infrastructure within Crawley Down. Local services such as schools and healthcare facilities, are currently operating at or near full capacity. Without substantial improvements and investment, the additional demand generated by 300 new homes will exacerbate existing challenges, negatively impacting both existing and future residents. Crawley Down suffered a water supply crisis not long ago and electricity power cuts are frequent.

Road Safety and Traffic Impact

The road network around Crawley Down is already under considerable strain, with congestion and safety issues a regular occurrence. The increased traffic from the development will likely worsen these problems, particularly along key routes such as Turners Hill Road and Station Road. Of particular concern is the old railway bridge over the Worth Way, which presents a

longstanding safety risk due to its narrow structure and limited visibility. We also question how the structure would cope with the additional weight of potential queuing traffic given that it is already supported by metal rods. Wallage Lane has considerable traffic flow for its size and scale and there are concerns with the drainage along the road, its width and the bend under the Worth Way Bridge will not cope. The exits from the site are another source of worry. We urge MSDC/WSCC to study carefully the plans for the junction with Turners Hill Road/Vicarage Road and the exit proposal through Wychwood Place where there is widespread concern that the road is not wide enough.

S106 Contributions

List of S106 contributions need to be guaranteed to be delivered. WPC would hope that the requirement to deliver the S106 requirements will be made at the beginning and near the start of the project so that residents can see the benefits as the works progress and the extra facilities are ready by the time new residents move in. WPC would also welcome negotiations regarding the S106 to be carried out concurrently with the application process so that it can be completed as soon as possible once a decision on the application has been reached

201 Correspondence

No Correspondence to note

202 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 13th March at 4pm.

Nothing pertaining to Worth

District Planning Committee – 20th March at 2pm.

Agenda not yet published at the time of drafting the report.

203 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/24/3042	Annexe Mill House Old Hollow Copthorne West Sussex RH10 4TB	Defer	Permitted
DM/25/0278	Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ		Permitted
DM/24/2981	Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ		Permitted
DM/25/0004	5 Border Chase Copthorne Crawley West Sussex RH10 3QH	Defer	Permitted
DM/24/2431	Land West of Copthorne Way Copthorne West Sussex	Defer	Permitted

Cllrs NOTED this information.

204 Updates on the Mid Sussex District Plan-

There is no further update to report.

205 Applications in Neighbouring Parishes

Cllrs NOTED this report

206 Licencing

Reference	Application Type	Address	Nature of Variation
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LI/25/0247	Premises	The Rowfant Vineyard Birch Grove Wallage Lane Rowfant West Sussex RH10 4NJ	New Licence
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Cllrs NOTED this new application.

207	Appeals			
	Reference	Address	Proposal	WPC Response
	AP/25/0003	Floran Farm Hophurst Hill Crawley Down Crawley	Change of use of land to camping site comprising the siting of 4no. proposed yurts, 1 no. shepherds hut, and the retention of mobile home for holiday accommodation, part retrospective. Updated description, amended plans and further clarification received 6th September 2024.	Application in neighbouring parish.
	AP/25/0004	Floran Farm Hophurst Hill Crawley Down Crawley	Retrospective change of use of land to storage allowing the siting of boats and caravans.	Application in neighbouring parish
	AP/25/0006	The Cannons Furnace Farm Road Furnace Wood East Grinstead	Change of use for dog day care and associated buildings. Additional documentation and revised siting of buildings received 29/02/2024	Defer to Officer as insufficient information for recommendation
	Cllrs NOTED the Planning appeals.			

208 Planning Compliance Action

Cllrs Noted a report has been made to planning compliance regarding the flooding/drainage and the lie of the land on the southern field of the Wychwood development, in-between Kiln Woods and the field to the west marked for the Wates development.

209 Highways Issues

Nothing to Note

210 Gatwick Airport

Cllrs NOTED that the Secretary of State was minded to approve the application.
Cllrs NOTED the email updates.

211 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><u>DM/25/0249</u></p> <p><u>Cabin At Grid Reference 531955 137109 Horsepasture Wood Wallage Lane Rowfant West Sussex</u></p> <p>Application for a Certificate of lawful existing use or development for the construction of a residential cabin. Revised application following the refusal of DM/24/1956 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 considered.</p>	Defer to Officer
<p><u>DM/25/0220</u></p> <p><u>Sunnymead Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE</u></p> <p>1st floor side/rear extension, changes to rear fenestration at ground floor level including insertion of roof lights and an additional roof light in the main roof</p>	Defer to Officer
<p><u>DM/25/0279</u></p> <p><u>Copthorne Cottage Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u></p> <p>T1 Oak - crown reduce by 2m and lift lower epicormic branches below crown break back to previous cut points. Thin by 30 percent.</p>	Defer to Officer
<p><u>DM/25/0297</u></p> <p><u>13 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></p> <p>Single story rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions.</p>	Defer to Officer

212 New Planning Applications

Type 1 Applications	
<p><u>DM/25/0014</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex</p>	Worth Parish Councils consultee response is listed under agenda item no. 6.

<p><u>DM/25/0015</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex</p>	<p>Worth Parish Councils consultee response is listed under agenda item no. 6.</p>
<p><u>DM/25/0016</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.</p>	<p>Worth Parish Councils consultee response is listed under agenda item no. 6.</p>
<p><u>DM/25/0017</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.</p>	<p>Worth Parish Councils consultee response is listed under agenda item no. 6.</p>
<p>Type 2 Applications</p>	
<p><u>DM/24/2646</u></p> <p><u>Down Park Place Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Erection of replacement ancillary domestic building comprising garage, garden store and gym. (amended tree protection plan 12/12 BNG info received 07/02).</p> <p><u>DM/25/0233</u></p> <p><u>Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE</u></p>	<p>Defer to Officer</p>

Variation of condition No: 2 of planning permission DM/23/2544 to enable the substitution of plans to allow for design changes that bring about improvements to the living accommodation.	
<p><u>DM/25/0291</u></p> <p><u>Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Proposed ground mount solar installation of ground mounted solar array, ASHP's and all associated works.</p>	Defer to Officer
<p><u>DM/24/2927</u></p> <p><u>Meadowside Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ</u></p> <p>Part single part two storey extension (amended plans received 17/02)</p>	Defer to officer – noting Neighbours objection.
<p><u>DM/24/2772</u></p> <p><u>Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA</u></p> <p>Demolition of rear garden shed. Ground Floor front extension to side. First floor bedroom extension and front gable extension. Alteration of front entrance new glazed gable and new flush roof lights. Ground floor rear infill extension. New dormer to bedroom. Garage conversion and rear extension. New driveway and gates and new raised decking to South. Amended Plans received 14.02.2025 showing new vehicular access gates, revised Site Layout Plan, accompanied by a Tree Protection Plan, Arboricultural Implications Assessment, and an Arboricultural Method Statement</p>	Defer to Officer
<p><u>DM/25/0438</u></p> <p><u>Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE</u></p> <p>Proposed single storey rear extension, porch extension and first floor extension with a crown roof.</p>	Defer to Officer
Tree Applications	
No Applications	

213 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group
No Matters for consideration

214 Consideration of items for discussion by the Village Working Parties
No Matters for consideration.

215 Date of the next meeting – TBC - after the Finance and GP Meeting.

Meeting closed at pm

Chairman: _____

Date: _____

Officer Report

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

Meeting of the Planning and Highways Committee to be held on Monday 7th April 2025, in The Glebe Crawley Down at 7.30pm. Arms Road, 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, apologies have been received from Cllr Pointer.

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 is 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 3rd March 2025.

5 Chairmans Announcements

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

Correspondence

To note the correspondence sent by squires planning to all Cllrs regarding planning application DM/24/2401 The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY.

7 Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 10th of April at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 17th of April at 2pm.

No agenda issued at the time of writing this report.

8 Planning Decisions from Mid Sussex District Council

To note the planning decisions as listed on the agenda.

	Address	WPC	MSDC
AP/24/0042	Redwood, Tiltwood, Hophurst Lane, Crawley Down	Defer	Approved
DM/25/0053	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Refused
DM/25/0047	Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Refused
DM/24/2799	Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ	Defer	Withdrawn
DM/25/0342	Land West of Copthorne Copthorne Way Copthorne West Sussex (DM/21/1969).	Defer	Permitted
DM/24/3085	40 Westway Copthorne Crawley West Sussex RH10 3QR	Defer	Permitted
DM/24/1572	Holiday Inn Gatwick Worth Crabbet Park Turners Hill Road Turners Hill Crawley West Sussex RH10 4SW	Defer	Permitted
DM/24/2719	Rowfant House Wallage Lane Rowfant Crawley West Sussex RH10 4NG	Defer	Permitted
DM/24/2772	Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA	Defer	Permitted
DM/25/0249	Cabin At Grid Reference 531955 137109 Horsepasture Wood Wallage Lane Rowfant West Sussex	Defer	Refused
DM/25/0567	Francis Court Bolders Arms Road Copthorne Crawley West Sussex RH10 3LQ		Refused
AP/24/0058	27 Knowle Drive Copthorne	Noted	Allowed
DM/25/0233	Crawley Down Village Hall Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	Defer	Permitted
DM/25/0279	Copthorne Cottage Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Defer	Permitted
AP/25/0001	38 Payne Way Copthorne Crawley West Sussex RH10 3YQ		Dismissed
DM/25/0220	Sunnymead Turners Hill Road Crawley Down Crawley West Sussex RH10 4HE	Defer	Permitted

9 Updates on the Mid Sussex District Plan

No updates to note at the time of writing this report.

10 Applications in Neighbouring Parishes

Councillors are asked to note the report attached.

Suggested actions to consider are in red.

11 Licencing

No New Licensing applications to note.

Planning and Highways Committee Clerk's Report – 7th April 2025

12 Appeals

Reference	Address	Proposal	WPC Decision
AP/25/0010	Firs Farm Copthorne Common Copthorne Crawley	Conversion of two buildings to 1 x single family dwellinghouse (Use Class C3) with associated amenity space and parking provision.	Defer to Officer noting overdevelopment of site.

13 Planning Compliance

Nothing to report.

14 Highways Issues

Nothing to report.

15 Gatwick Airport

Gatwick Airport Northern Runway please note any email updates.

16

Updates to the Land West of Turners Hill Road Development-

Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan. Please refer to agenda item 20.

17

Road Closures for the Copthorne Carnival Saturday 28th June 2025- A full list of road closures was provided as part of the meeting pack. Please note.

18

Proposed Base Station Upgrade at Cornerstone 12195523 At Old Sewage Treatment Works – Westway, Copthorne, West Sussex, RH10 3QS- Cornerstone have identified this site as suitable for an equipment upgrade for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond. Please see attached documents in the meeting pack for reference.

19 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<p><u>DM/25/0454</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Proposed replacement extension to create new kitchen.</p>	Defer to Officer
<p><u>DM/25/0455</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Proposed replacement extension to create new kitchen. (Listed Building Consent)</p>	Defer to Officer
<p><u>DM/25/0245</u></p> <p><u>Land North of Ethlinden Hophurst Hill Crawley Down West Sussex</u></p> <p>Change of use of land to equestrian and associated works including post and rail fence and timber gate.</p>	Defer to Officer, noting any impact on ancient woodland.
<p><u>DM/25/0483</u></p> <p><u>Palmers Autocenter Tyres Palmers Autocenter Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) for Improvements to the landscaping strategy and enhanced planting.</p>	Defer to Officer
<p><u>DM/25/0494</u></p> <p><u>6 Beechey Close Copthorne Crawley West Sussex RH10 3LS</u></p> <p>Proposed front porch</p>	Defer to Officer
<p><u>DM/25/0532</u></p> <p><u>Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ</u></p> <p>Proposed single storey 6 bay car port.</p>	Defer to Officer
<p><u>DM/25/0581</u></p> <p><u>6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL</u></p> <p>Proposed garage conversion</p>	Defer to Officer

<p><u>DM/24/2047</u></p> <p><u>Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU</u></p> <p>Proposed detached garage with games room above (revised plans received 24.01.2025. Great Crested Newt Certificate received 05.02.2025. Arboricultural Impact Assessment and Preliminary Method Statement received 07.03.2025).</p>	<p>Defer to Officer</p>
<p><u>DM/24/2401</u></p> <p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 10.03.2025 to include pedestrian path)</p>	<p>Defer to Officer. Please check road safety issues re drop off and pick provision from Turners Hill Road at busy times of day.</p>
<p><u>DM/25/0297</u></p> <p><u>13 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></p> <p>Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions</p>	<p>Defer to Officer</p>
<p><u>DM/25/0453</u></p> <p><u>Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3XU</u></p> <p>Oak trees x2 - crown reduce by 3 metres.</p>	<p>Defer to Tree officer</p>
<p>20 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.</p>	

Type 1 applications	
<p><u>DM/25/0708</u></p> <p><u>Firs Farm Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></p>	<p>DM/25/0053- Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses) Refused.</p>

<p>Redevelopment of the site to provide 5 dwellinghouses with associated amenity space and parking; hard and soft landscaping; cycle and refuse storage; change of use of land to residential garden for existing dwellinghouse and associated access works.</p>	<p>DM/25/0047- Conversion of two buildings (Use Class E) to form a three-bedroom family dwellinghouse (Use Class C3), associated outbuilding, amenity space and parking provision. Refused</p> <p>DM/18/4626- Residential development of 54 dwellings. Refused.</p> <p>DM/19/2060- Demolition of existing dwelling and outbuildings. Erection of 44 no. dwellings with associated access, parking and landscaping. Refused.</p> <p>DM/24/2053- Conversion of two buildings to 1 x single family dwellinghouse (Use Class C3) with associated amenity space and parking provision. Refused</p>
<p><u>DM/25/0666</u></p> <p><u>Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use of a single dwellinghouse to a pair of semi-detached dwellinghouses, with associated internal refurbishments and alterations. Conversion of rear Cold Store outbuilding and Main House loft space to habitable accommodation. Demolition of rear Laundry/ WC/ Store Building. Demolition of garage in rear garden. First floor extension to existing West side extension with new dual pitched roof. Remodelling of roofs to existing East side extension and converted rear Cold Store. Refurbishment of existing old butchers shop front</p>	<p>No recent planning history.</p>
<p><u>DM/25/0014</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated</p>	<p>DM/24/2650 - EIA</p> <p>Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400 houses with associated car parking, landscaping & community facilities including play areas and outdoor sports facilities; together with a community building, 50 bed (C2) care</p>

features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.	home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). EIA Not Required
<p><u>DM/25/0015</u></p> <p><u>Land West of Turners Hill Road and South of Huntsland</u> <u>Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'</p>	<p>DM/24/2650 - EIA Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400 houses with associated car parking, landscaping & community facilities including play areas and outdoor sports facilities; together with a community building, 50 bed (C2) care home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). EIA Not Required</p>
<p><u>DM/25/0016</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland</u> <u>Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.</p>	<p>DM/24/2650 - EIA Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400 houses with associated car parking, landscaping & community facilities including play areas and outdoor sports facilities; together with a community building, 50 bed (C2) care home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). EIA Not Required</p>
<p><u>DM/25/0017</u></p> <p><u>Land West of Turners Hill Road and North of Huntsland</u> <u>Turners Hill Road Crawley Down West Sussex</u></p>	<p>DM/24/2650 - EIA Screening request for Proposed Development of Land at Turners Hill Road Crawley Down so as to accommodate up to 400</p>

Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'	houses with associated car parking, landscaping & community facilities including play areas and outdoor sports facilities; together with a community building, 50 bed (C2) care home and 13.41ha of countryside open space encompassing Suitable Alternative Natural Greenspace (SANG). EIA Not Required
<p><u>DM/24/2401</u></p> <p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 27.03.2025)</p>	<p>DM/22/3735- Proposed new swimming pool building and tennis court within the curtilage of the current property. Arboricultural Method Statement and Tree Protection Plan received 07.02.2023. Description amended 17.03.2023 and amended location and block plan received to include change of use of adjoining land to private garden area. Permitted</p> <p>Previous comment. Worth Parish Council Will Defer the decision whilst the concerns from highways are addressed.</p>
Type 2 Applications	
<p><u>DM/25/0657</u></p> <p><u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u></p> <p>Erection of an annexe for ancillary use to the main dwellinghouse.</p>	No recent planning history.
<u>DM/25/0658</u>	No recent planning history.

<p><u>Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF</u></p> <p>Erection of an annexe for ancillary use to the main dwellinghouse. 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.</p>	
<p><u>DM/25/0685</u></p> <p><u>Ash Vale Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u></p> <p>Proposed log cabin in our back garden to provide a gymnasium and games room 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</p>	<p>DM/19/0196- Roof loft extension, incorporating 2 new windows and a double opening window with Juliette balcony to rear elevation and a new window to side elevation. Permitted</p>
Tree applications	
<p><u>DM/25/0642</u></p> <p><u>Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></p> <p>Silver Birch (T3) - fell. Silver Birch (T4) - Fell. Western Hemlock (T5) - Reduce in height by 10 Metres. Red Alders (T1 and T2) - Fell to a 6-metre stump</p>	<p>Previous recent tree applications permitted.</p>
<p><u>DM/25/0826</u></p> <p><u>18 The Martins Crawley Down Crawley West Sussex RH10 4XU</u></p> <p>4 x Oak, remove epicormic growth on main trunks and reduce crowns back to previous cut points approx. 1.5 to 2 m</p>	<p>All previous tree applications permitted.</p>
<p>21</p> <p>22</p>	<p>Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group - to note activities to date, and to receive any recommendations</p> <p>Consideration of items for discussion by the Village Working Parties – to consider and agree items to pass to the two Working Parties for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.</p>
<p>23</p>	<p>Date of the next meeting Monday 12th May - after the Finance and GP Meeting.</p>

Planning and Highways Committee Meeting Applications to be Ratified.

Type 1 Applications

For these applications, Hannah will ask for an extension. If not possible, then an extra meeting may have to be called, dependent on the potential impact of the proposed development

Application	Planning History	Suggested Submission
<p><u>DM/25/0245</u></p> <p><u>Land North of Ethlinden Hophurst Hill Crawley Down West Sussex</u></p> <p>Change of use of land to equestrian and associated works including post and rail fence and timber gate</p>	<p>DM/16/1770 - Proposal for three no, four bedroom live-work units. Refused.</p>	<p>Defer to Officer</p>

Type 2 Applications

For Type 1 and Type 2 applications, a response of "Defer to officer" will be submitted, as per the current TOR, unless there are extenuating circumstances.

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/0454</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Proposed replacement extension to create new kitchen.</p>	<p>DM/24/1505- Replacement of 14 windows and refurbishment of 4 existing windows. Permitted.</p>	<p>Defer to Officer</p>

<p><u>DM/25/0455</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Proposed replacement extension to create new kitchen. (Listed Building Consent)</p>	<p>DM/24/1505- Replacement of 14 windows and refurbishment of 4 existing windows. Permitted.</p>	<p>Defer to Officer</p>
<p><u>DM/25/0483</u></p> <p><u>Palmers Autocenter Tyres Palmers Autocenter Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) for Improvements to the landscaping strategy and enhanced planting.</p>	<p>DM/22/0867- Outline application for the demolition of all existing buildings on-site, currently used for MOT/Garage/Tyre centre (B1/B2 Sui Generis), to be replaced with 5 dwellings (Residential C3) and associated parking. Refused.</p> <p>AP/23/0015</p> <p>Outline application for the demolition of all existing buildings on-site, currently used for MOT/Garage/Tyre centre (B1/B2 Sui Generis), to be replaced with 5 dwellings (Residential C3) and associated parking. Permitted</p>	<p>Defer to Officer</p>
<p><u>DM/25/0494</u></p> <p><u>6 Beechey Close Copthorne Crawley West Sussex RH10 3LS</u></p> <p>Proposed front porch</p>	<p>DM/23/1025- Single Storey rear extension and front porch. Permitted</p>	<p>Defer to Officer</p>
<p><u>DM/25/0532</u></p> <p><u>Goffs House Borers Arms Road Copthorne Crawley West Sussex RH10 3LJ</u></p> <p>Proposed single storey 6 bay car port.</p>	<p>DM/19/1956- Demolition of existing single storey detached garage and erection of two storey and single storey side extension, front entrance porch and new entrance gates. Permitted</p> <p>DM/24/0315- Part single part two storey side/rear extension, enclose porch to front, associated internal alterations</p>	<p>Defer to Officer</p>

	(amended plans received 14/02) Permitted.	
<p><u>DM/25/0581</u></p> <p><u>6 Acorn Avenue Crawley Down Crawley West Sussex RH10 4AL</u></p> <p>Proposed garage conversion</p>	No Previous planning history.	Defer to Officer
<p><u>DM/24/2047</u></p> <p><u>Beechcroft Sandy Lane Crawley Down Crawley West Sussex RH10 4HU</u></p> <p>Proposed detached garage with games room above (revised plans received 24.01.2025. Great Crested Newt Certificate received 05.02.2025. Arboricultural Impact Assessment and Preliminary Method Statement received 07.03.2025).</p>	WPC previous response Defer to Officer, asking for a non-severance clause to be attached.	Suggest previous response.
<p><u>DM/24/2401</u></p> <p><u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Erection of pre-school and associated works, including pavement along B2028 (Amended plans received 10.03.2025 to include pedestrian path)</p>	<p>DM/22/3735- Proposed new swimming pool building and tennis court within the curtilage of the current property. Arboricultural Method Statement and Tree Protection Plan received 07.02.2023. Description amended 17.03.2023 and amended location and block plan received to include change of use of adjoining land to private garden area. Permitted</p> <p>Previous comment. Worth Parish Council Will Defer the decision whilst the concerns from highways are addressed. WSCC</p>	Defer to Officer

<p><u>DM/25/0297</u></p> <p><u>13 Grange Road Crawley Down Crawley West Sussex RH10 4JT</u></p> <p>Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions</p>	<p>No recent planning history.</p>	<p>Defer to Officer</p>
---	------------------------------------	-------------------------

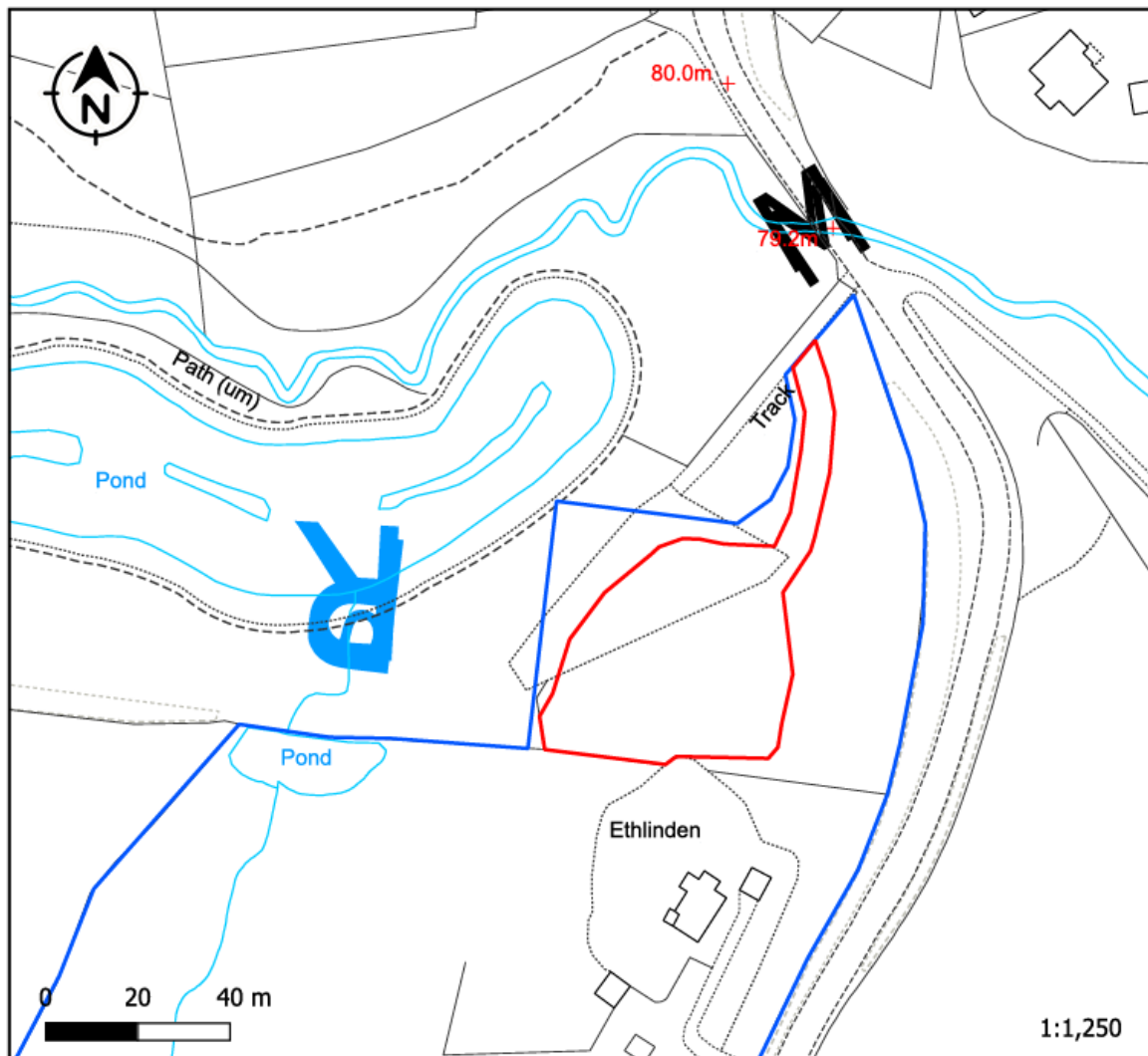
Tree Applications to be Ratified

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/0453</u></p> <p><u>Hollymead 1 Southview Close Copthorne Crawley West Sussex RH10 3X</u></p> <p>Oak trees x2 - crown reduce by 3 metres</p>	<p>Previous history of maintaining the trees, all previous applications permitted.</p>	<p>Defer to tree officer</p>

DM/25/0245

Land North of Ethlinden Hophurst Hill Crawley
Down West Sussex

Change of use of land to equestrian and associated works including post and rail fence and timber gate



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Location Plan

Key

- Site Area
- Land Ownership

Project No: 0077

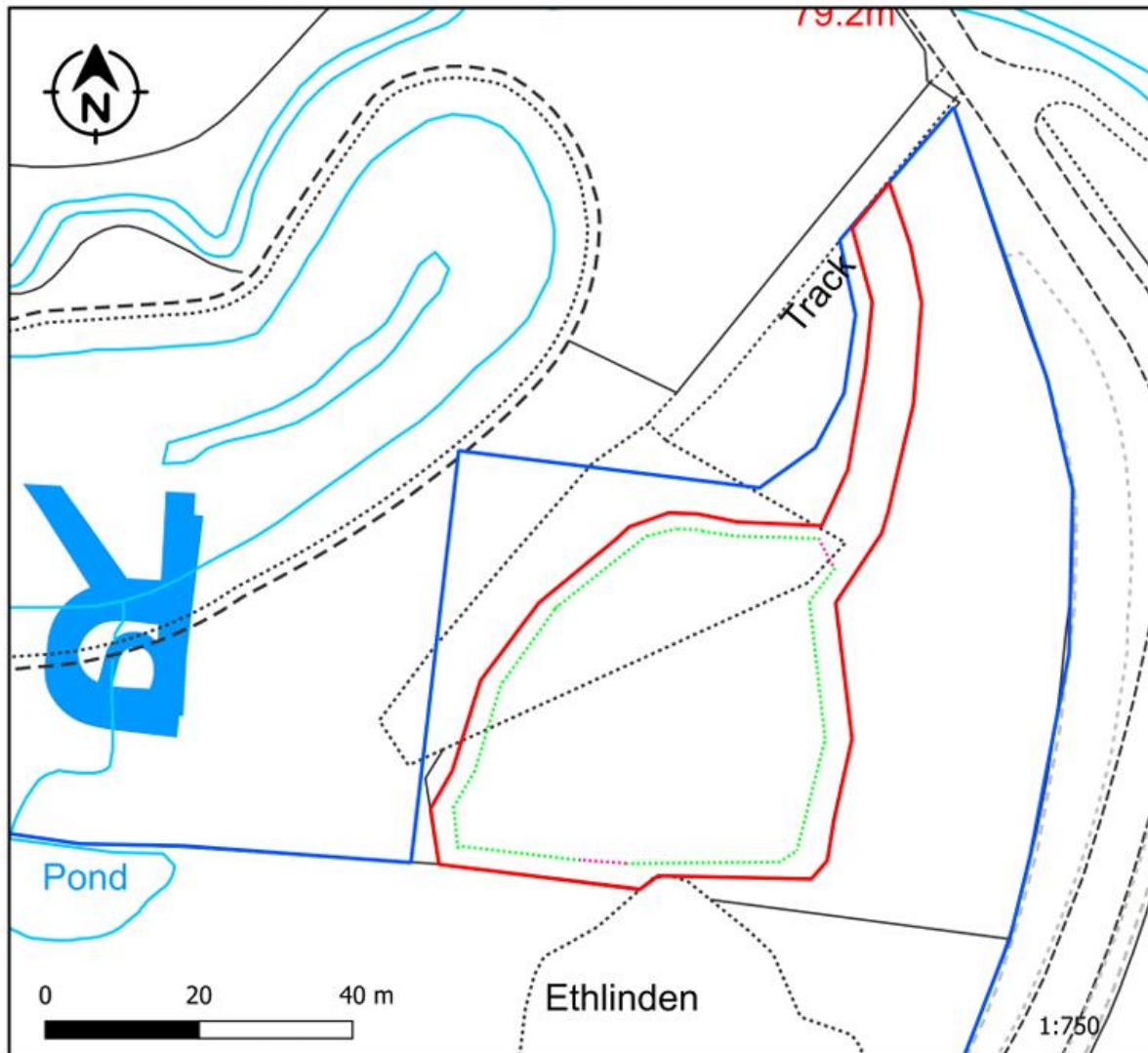
Date Published: 21/01/2025

Squires Planning
The Long Barn
Crawley
RH10 4HH

01293 978 200
info@squiresplanning.co.uk

SQUIRES
PLANNING

1:1,250



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Block Plan

Key

- Site Area
- Land Ownership
- Timber Gate
- Post and Rail Fencing

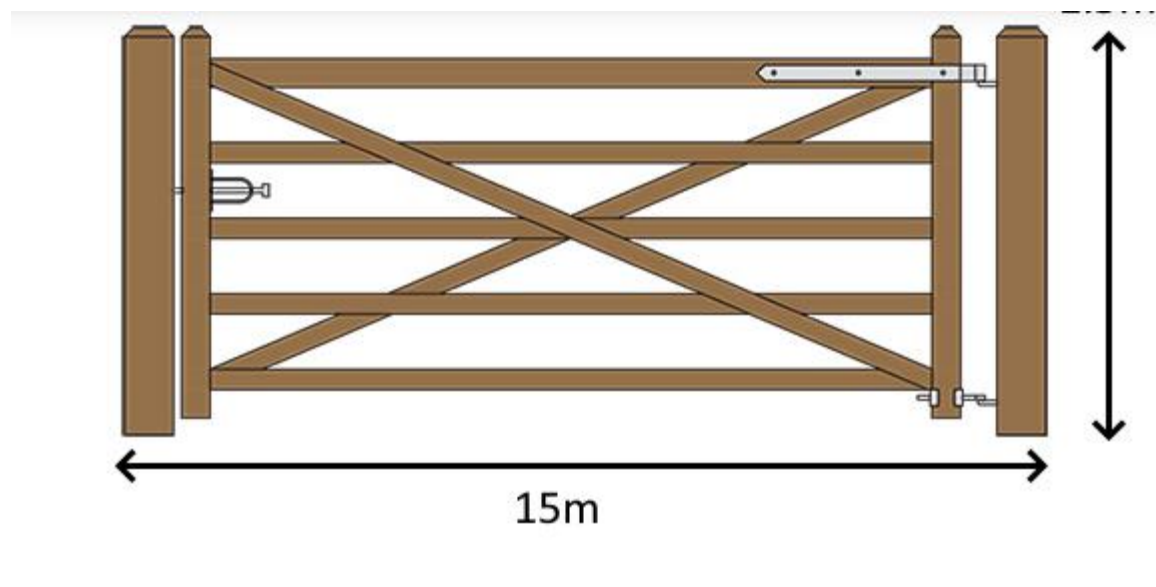
Project No: 0077

Date Published: 21/01/2025

Squires Planning
The Long Barn
Crawley
RH10 4HH

01293 978 200
info@squiresplanning.co.uk

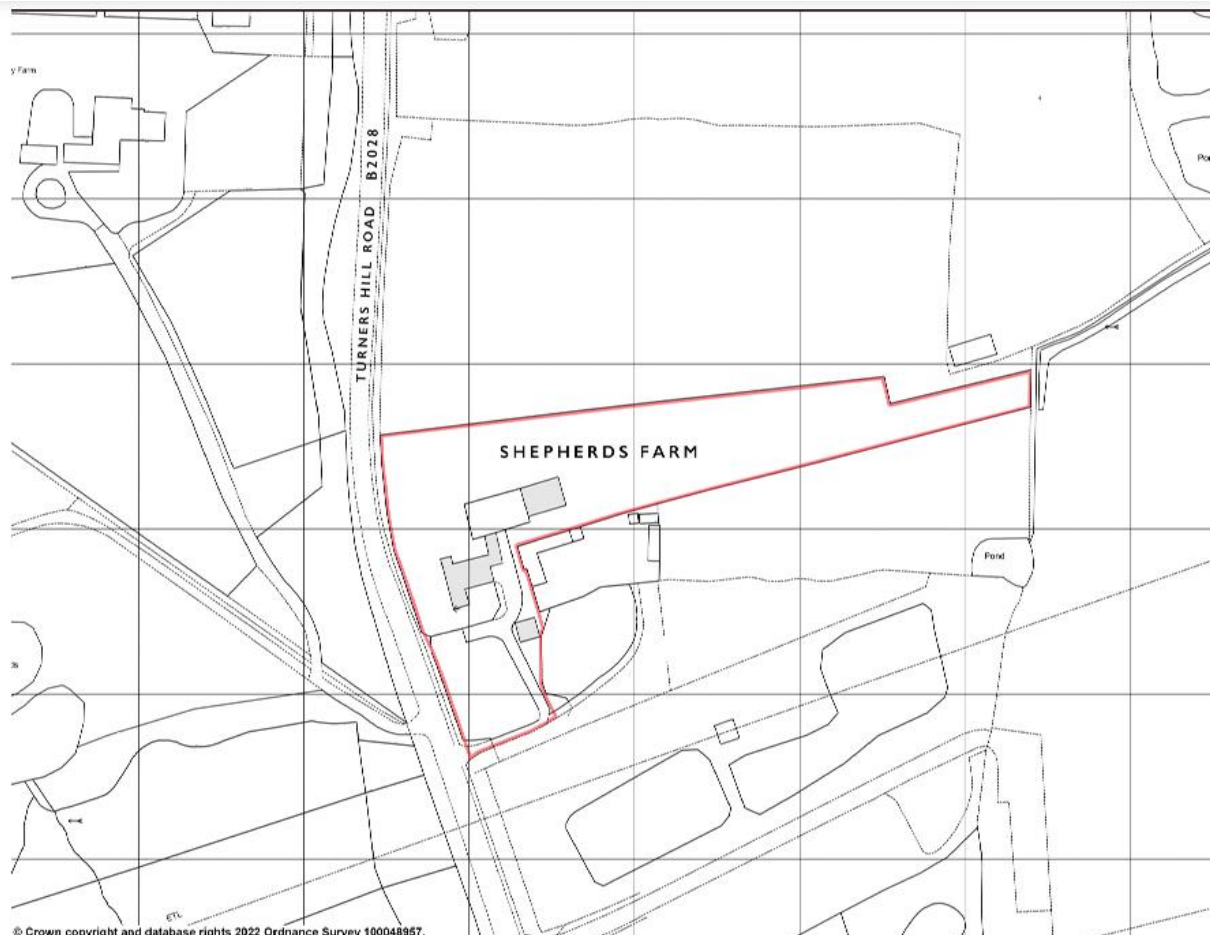




DM/25/0454/DM/25/0455

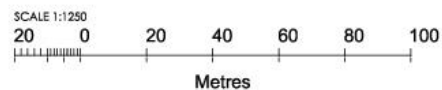
Shepherds Farm Turners Hill Road Crawley
Down Crawley West Sussex RH10 4HQ

Proposed replacement extension to create new
kitchen.



Notes:

- This drawing is not for construction.
- Do not scale from this drawing. All dimensions to be checked on site. Notify LT Pickering Architects Ltd of discrepancies.
- Proposals are subject to approval by all relevant statutory regulations including Planning Permission and Building Control.
- Plans will always to be agreed with adjoining owners.
- Proposals subject to detailed on-site investigations and structural engineer's design, details and calculations.
- LT Pickering Architects Ltd owns the copyright of this drawing which must not be reproduced, in whole or part, or given to any third parties, for any reason whatsoever, without the written permission of LT Pickering Architects Ltd.



Revision - - -

Project Shepherds Farm, Crawley Down, RH10 4HQ.

Drawing 1:1250 OS Site Location Plan

Issued for Planning

Date June 2024

Scale 1:1250 @ A3

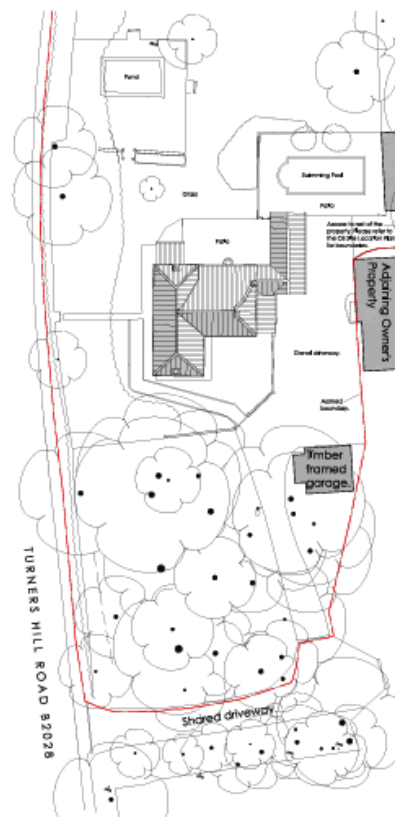
Dwg 0491 WD 11

LT Pickering Architects Ltd.

A 53 New Heritage Way, Lewes, BN8 4GD W www.ltparchitects.co.uk T 01825 723005

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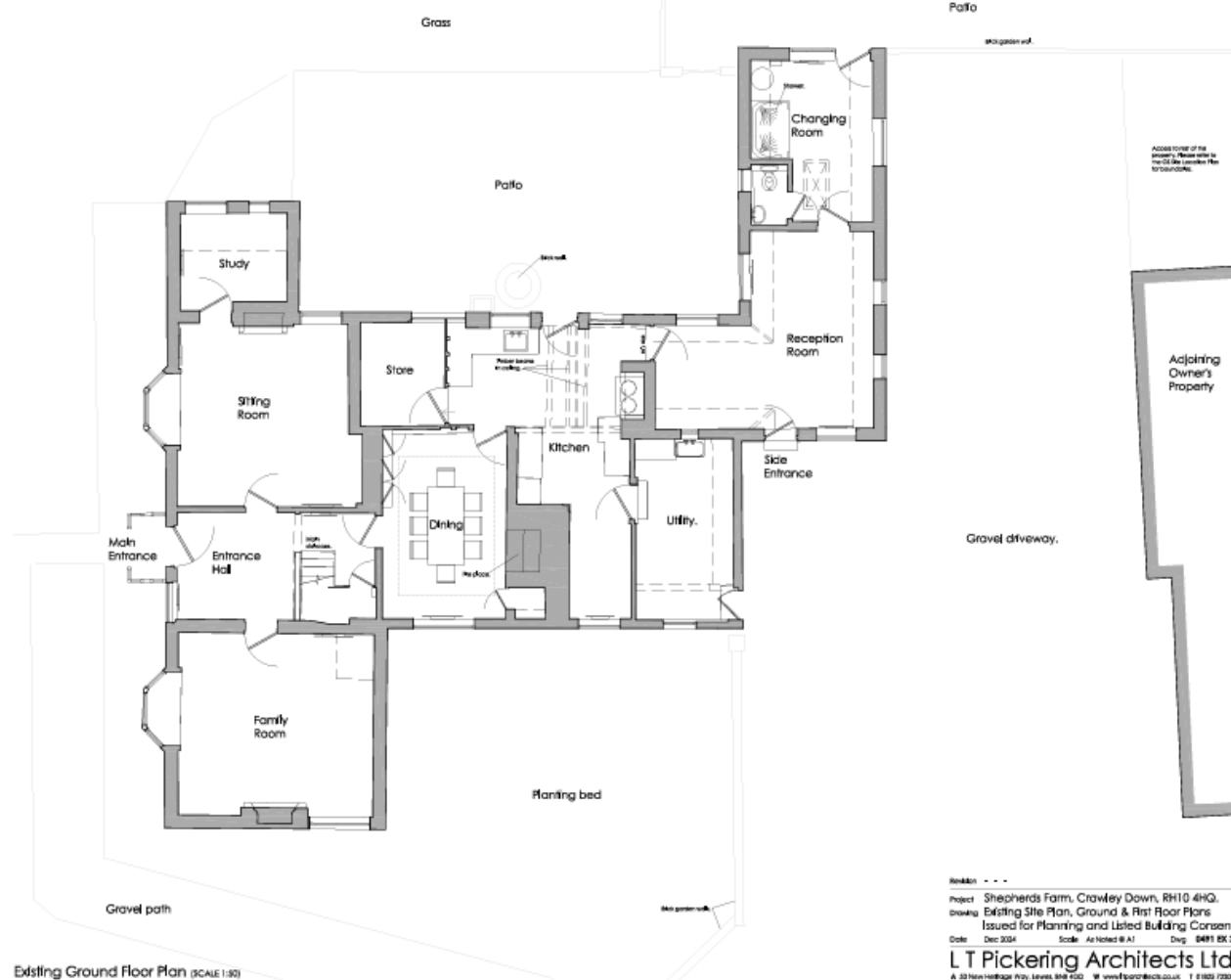




Existing Site Block and Roof Plan (SCALE 1:200)



Existing Roof Plan (SCALE 1:100)



Existing Ground Floor Plan (SCALE 1:50)

Notes:
 1. The existing building is a Grade II listed building.
 2. The existing building is a Grade II listed building.
 3. The existing building is a Grade II listed building.
 4. The existing building is a Grade II listed building.
 5. The existing building is a Grade II listed building.
 6. The existing building is a Grade II listed building.
 7. The existing building is a Grade II listed building.
 8. The existing building is a Grade II listed building.
 9. The existing building is a Grade II listed building.
 10. The existing building is a Grade II listed building.

Swimming Pool

Patio

Gravel driveway

ACCESS TO THE
 PROPERTY FROM THE
 ROAD

Adjoining
 Owner's
 Property

Gravel driveway

Planting bed

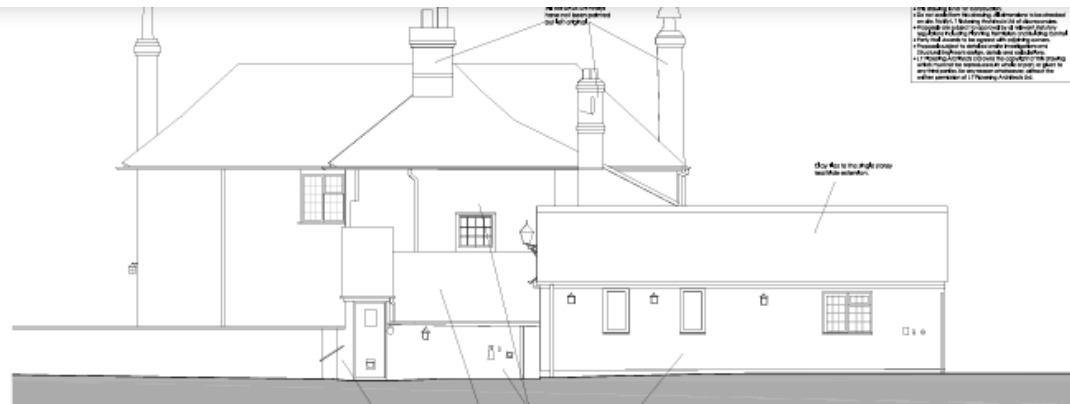
Gravel path

Gravel path

Revision: - - -
 Project: Shepherds Farm, Crawley Down, RH10 4HQ.
 Drawing: Existing Site Plan, Ground & First Floor Plans
 Issued for Planning and Listed Building Consent
 Date: Dec 2024 Scale: As Noted @ A1 Draw: 0491 EX 31
L T Pickering Architects Ltd.
 A 33 New Heritage Way, Liss, Hants GU24 0LW T 01329 725028



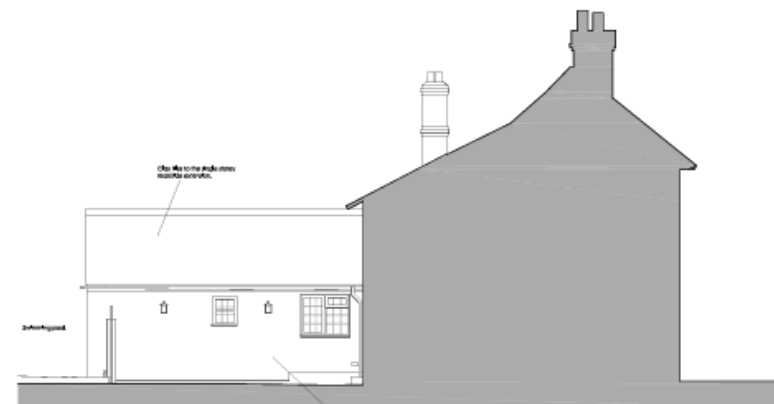
Existing South Facing Elevation



Existing East Facing Elevation



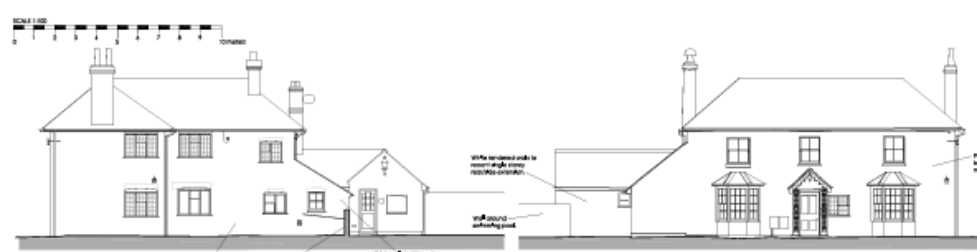
Existing North Facing Elevation



Existing West Facing Elevation (Scaled 1:50)



Floor Plan to Indicate Elevations (NOT TO SCALE)



Existing South Facing Elevation (Scaled 1:100)



Existing West Facing (Front) Elevation (Scaled 1:100)

Revision: - - -
 Project: Shepherds Farm, Crawley Down, RH10 4HQ.
 Drawing: Existing Elevations
 Issued for Planning and Listed Building Consent
 Date: Dec 2024 Scale: As Noted @ A1 Dwg: 0491 EX 38
L T Pickering Architects Ltd.
 A 33 New Heritage Way, Leeds, LS8 5SD W www.ltpickering.co.uk T 0113 255 7200

[illegible]

Revision - - -
Project Shepherds Farm, Crawley Down, RH10 4HQ.
Drawing Proposed Revisions
Issued for Planning and Listed Building Consent
Date Dec 2004 Scale 1:50 @ A1 Dwg 0491 PL 38
LT Pickering Architects Ltd.

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DM/25/0483

**Palmers Autocenter Tyres Palmers Autocenter
Tyres Turners Hill Road Crawley Down Crawley
West Sussex RH10 4HQ**

Reserved matters application following Outline
approval DM/22/0867 (AP/23/0015) for
Improvements to the landscaping strategy and
enhanced planting.

CDM 2015 Health & Safety Information:

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.





DM/25/0494

6 Beechey Close Copthorne Crawley West
Sussex RH10 3LS

Proposed front porch



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

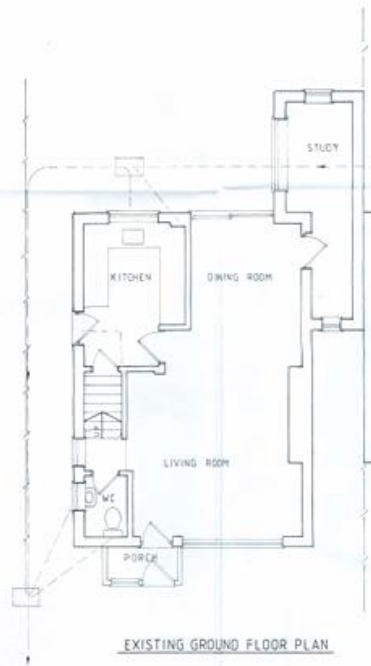


EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

Scale 1:100



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Scale 1:100

NOTES
The drawing has been produced by Stuart Buchanan.
The drawing is subject to approval by the local planning authority and building regulations department.
Any items not appearing on the drawing of the site authority must be agreed with the contractor.
All dimensions and levels and any information contained therein must be agreed with the contractor and before the commencement of work and any discrepancies noted.
The drawing must be used in connection with any structural engineer, structural steelwork contractor, etc.
No guarantee is given regarding, trees and their possible effects on foundations.
Deposited of plans with the local authority.
Position of public utility and services.

Date	Revisions

© copyright
CDM Regulations 2015 (Regulation 9)
None of the following is deemed to release any contractor of their obligations under the Construction (Design and Safety) Regulations 2007.
In preparing the design, Stuart Buchanan has taken account of the relevant standards and where necessary, specified, relevant standards.
Significant risks which cannot be eliminated or reduced have been identified and the design has been developed to meet the relevant standards.
All of these drawings and details of construction are of Stuart Buchanan.

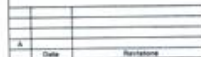
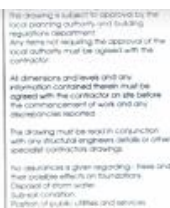
Client
MR AND MRS GRADINARIU
Job Title
EXISTING PLANS AND ELEVATIONS
AT
6 BEECHY CLOSE
COPTHORNE
WEST SUSSEX

STUART BUCHANAN
89 Priory Road
Burgess
Covey
BN1 4AA
Telephone: 01323 224033

Scale 1:100 1:50

Date MARCH 2023 Drawn by S.A.B.

Proj. No. PL/1054



CDM Regulations 2015 (Regulation 17)
None of the following is deemed to relieve any contractor of their obligations under all applicable HSE / health and safety legislation

In Preparing the design shown on this and related drawings we have considered and, where reasonably practicable, avoided foreseeable risks. Significant risks which remain are listed below and identified (see **16**), and should be given particular attention by all those carrying out work of construction or of future maintenance.

MR AND MRS GRADINARU

Job Title
PROPOSED PLANS AND ELEVATIONS
AT
6 BEECHY CLOSE
COPTHORNE
WEST SUSSEX

STUART BUCHANAN

69 Priory Road
Rye
Sussex
BN2 2LA
Telephone: (01737) 226537

Scale 1:100 1:50

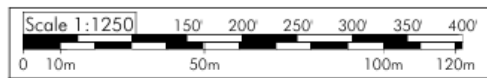
Date FEB 2025

Drug No.
PL/1147

DM/25/0532

Goffs House Borers Arms Road Copthorne
Crawley West Sussex RH10 3LJ

Proposed single storey 6 bay car port.

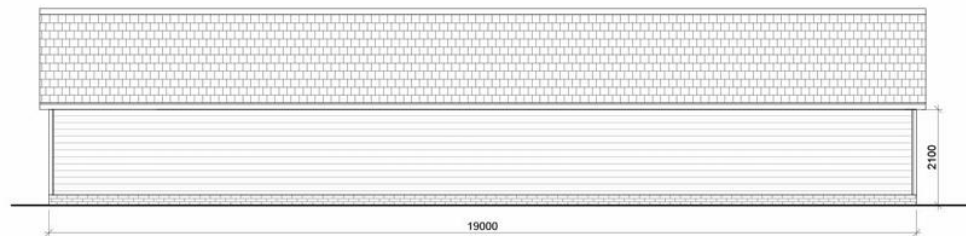


Site Location Plan 1:1250



Proposed Block Plan

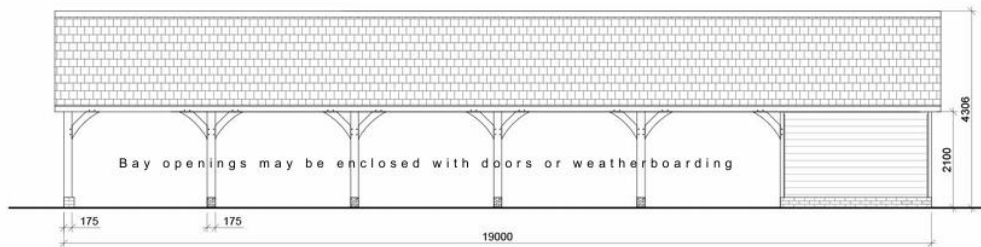
1:500



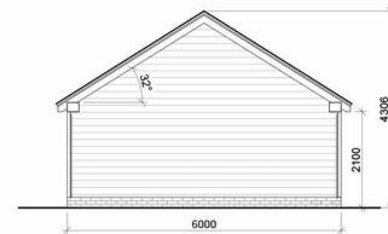
REAR ELEVATION



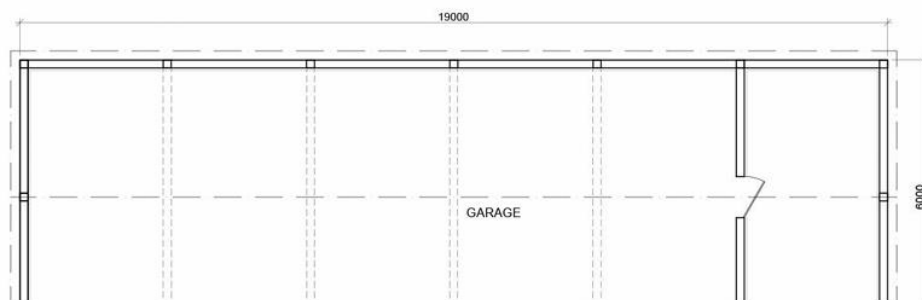
RIGHT SIDE ELEVATION



FRONT ELEVATION



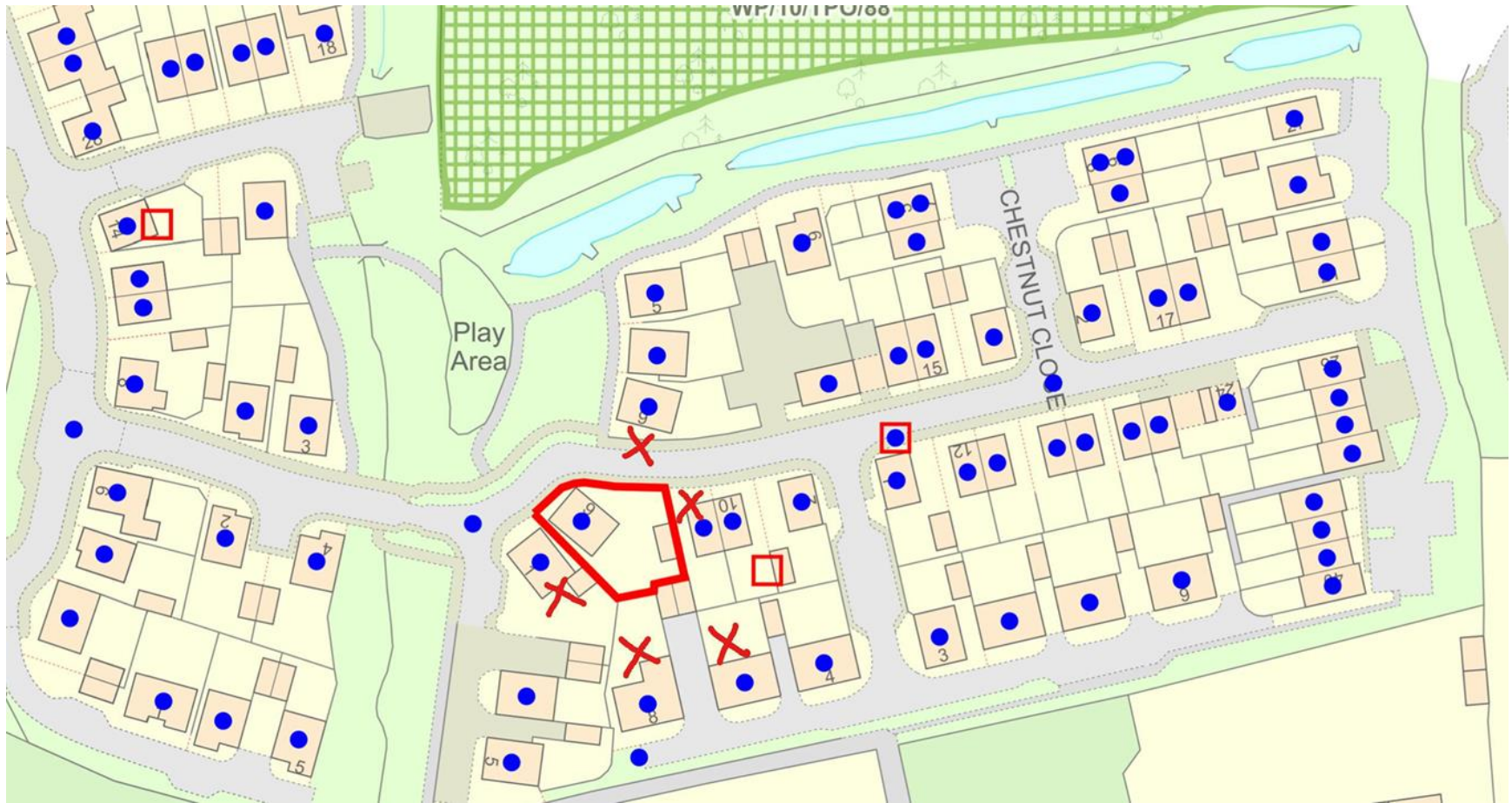
LEFT SIDE ELEVATION

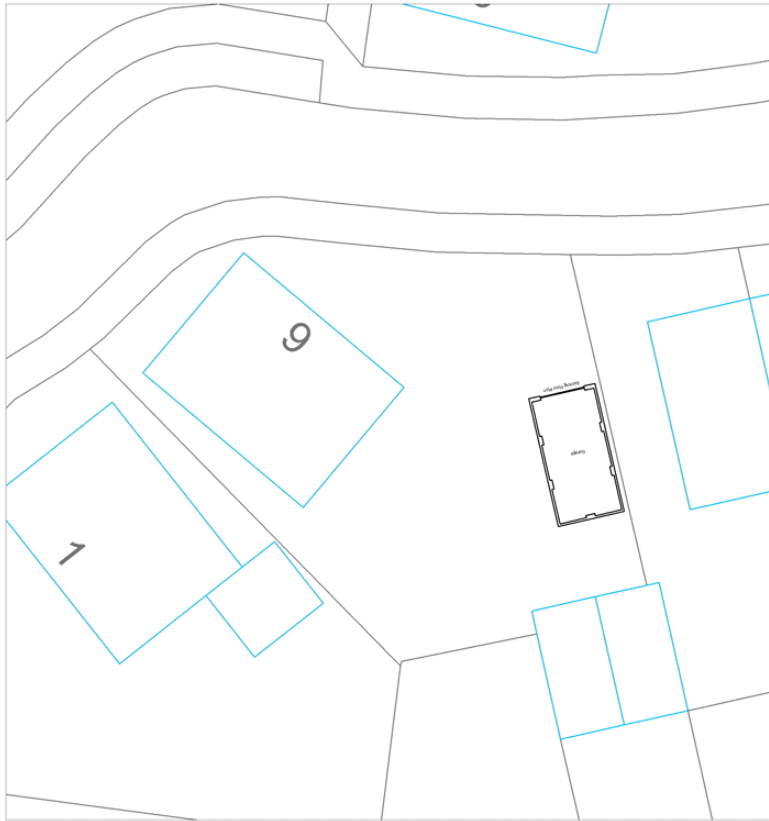


DM/25/0581

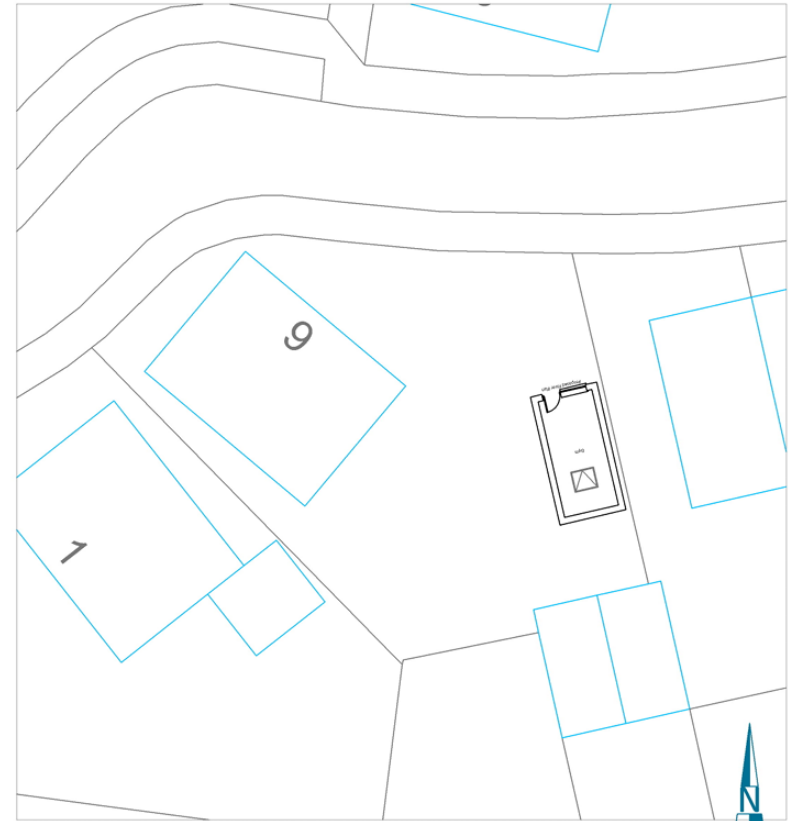
6 Acorn Avenue Crawley Down Crawley West
Sussex RH10 4AL

Proposed garage conversion





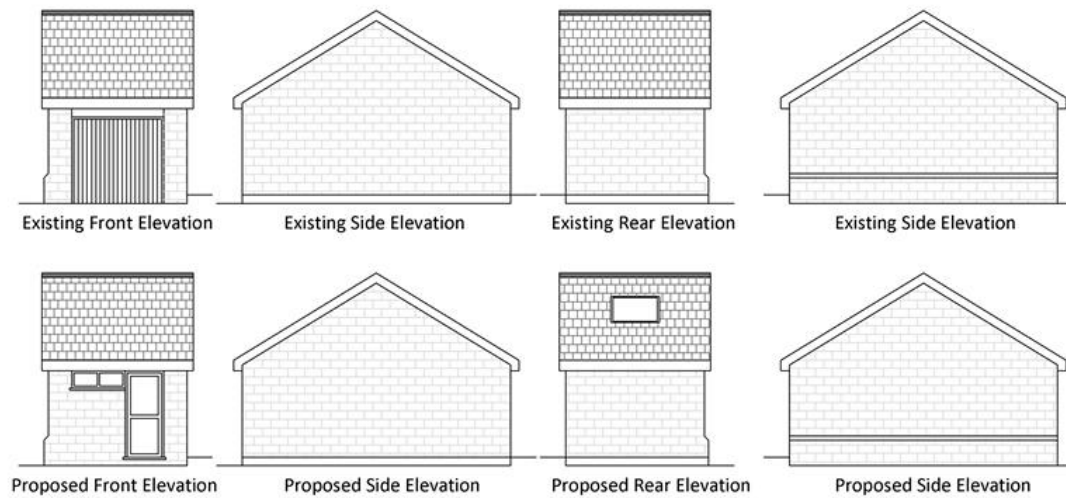
Existing Block Plan



Proposed Block Plan

Scale in metres 1:200





Scale in metres 1:100
 1 2 3 4 5 6 7 8 9 10

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Mount View
Tattenham Crescent
Epsom
KT18 5NU

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E jack@commercialdrawing.com
W www.commercialdrawing.com

Drawing Title

Existing and Proposed Elevations

Project

6 Acorn Avenue
Crawley Down
RH10 4AL

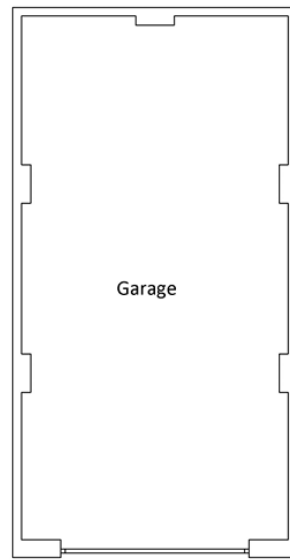
Client

Elizabeth

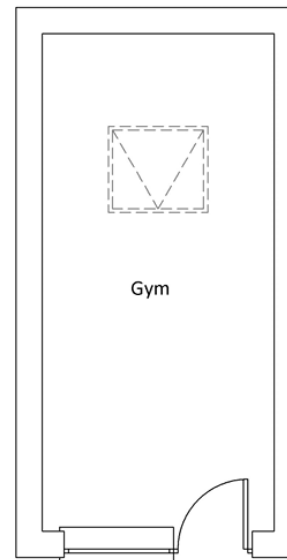
Scale @ A3	Issue Date	Drawn By
1:100	26/02/2025	JT
Job No.	Drawing No.	Revision
ACA/2025	002	

Notes

Contractors should not scale or use the dimensions shown on this drawing. Any dimensions should be verified from the contractors own measurements taken on site before any the manufacture or installation of any materials.
 This drawing is the property of CDS Ltd. It should not be copied or issued without their consent.



Existing Floor Plan



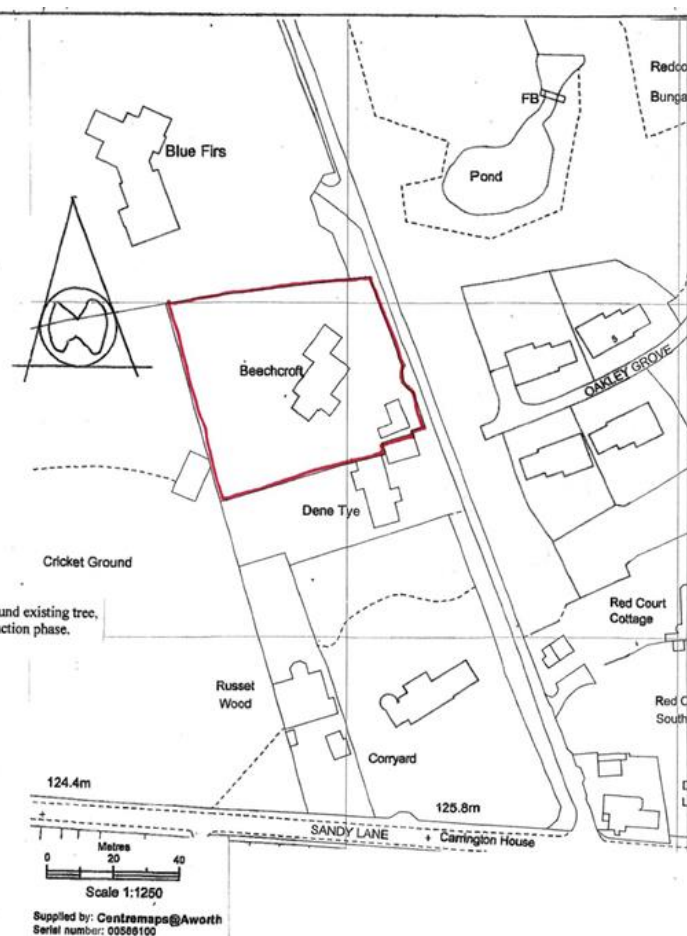
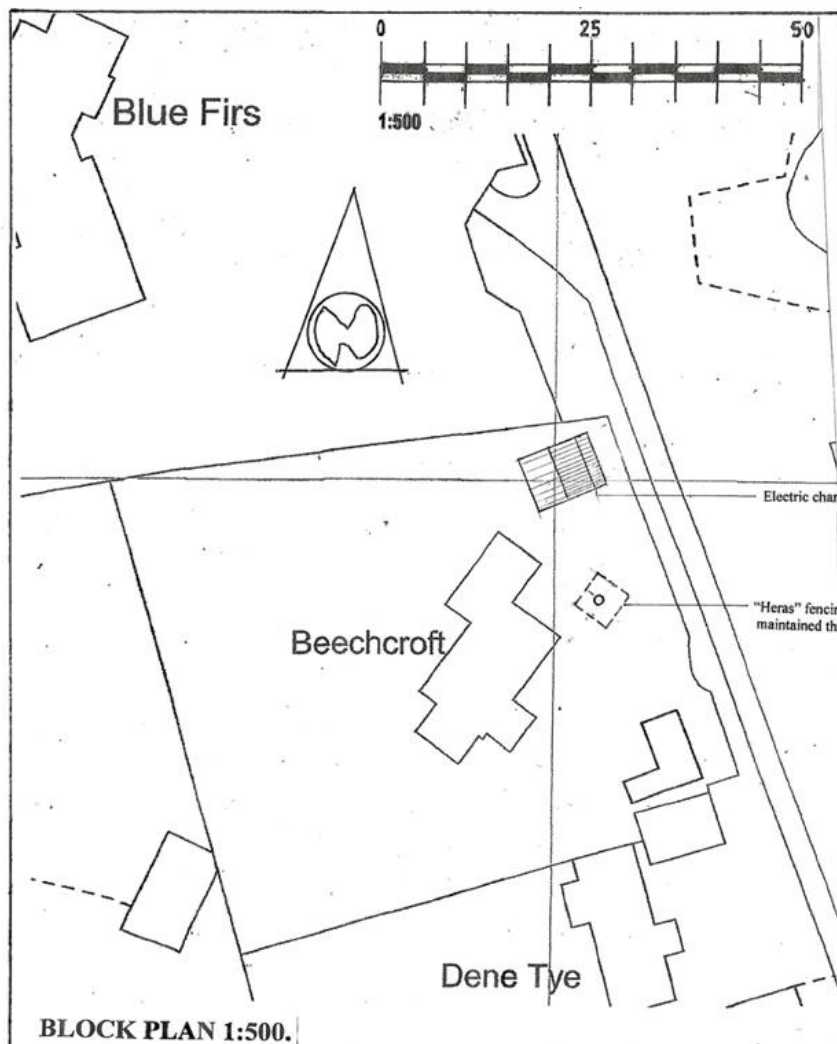
Proposed Floor Plan

Scale in metres 1:50

DM/24/2047

Beechcroft Sandy Lane Crawley Down Crawley West
Sussex RH10 4HU

Proposed detached garage with games room above (revised plans received 24.01.2025. Great Crested Newt Certificate received 05.02.2025. Arboricultural Impact Assessment and Preliminary Method Statement received 07.03.2025).



MR. & MRS. S. CRAVEN,
'BEECHCROFT',
SANDY LANE, CRAWLEY DOWN.

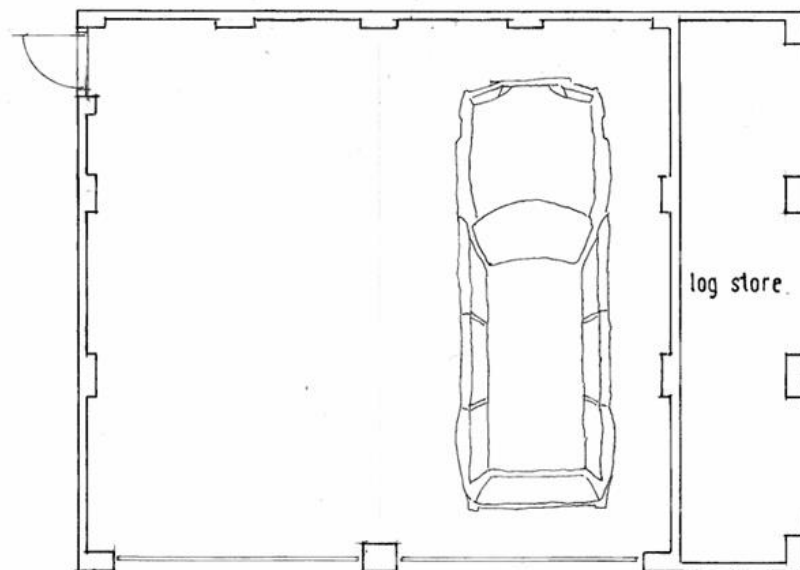
DETACHED GARAGE – LOCATION
AND BLOCK PLANS.

ALAN RYRIE.

Telephone: 01293 452692.

SC 02.

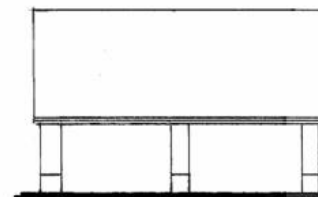
A



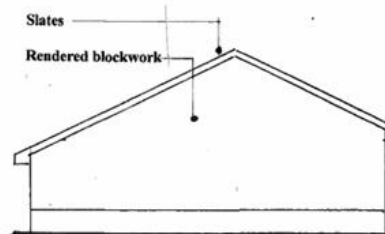
GROUND FLOOR PLAN 1:50.



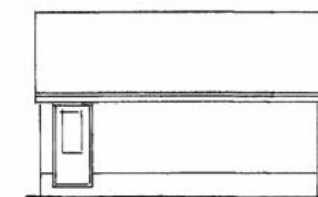
SOUTH.



EAST.



NORTH.



WEST.



**MR. & MRS. S. CRAVEN,
'BEEHCROFT',
SANDY LANE, CRAWLEY DOWN.**

**DETACHED GARAGE - PROPOSED
PLAN AND ELEVATIONS.**

ALAN RYRIE.

Telephone; 01293 452692.

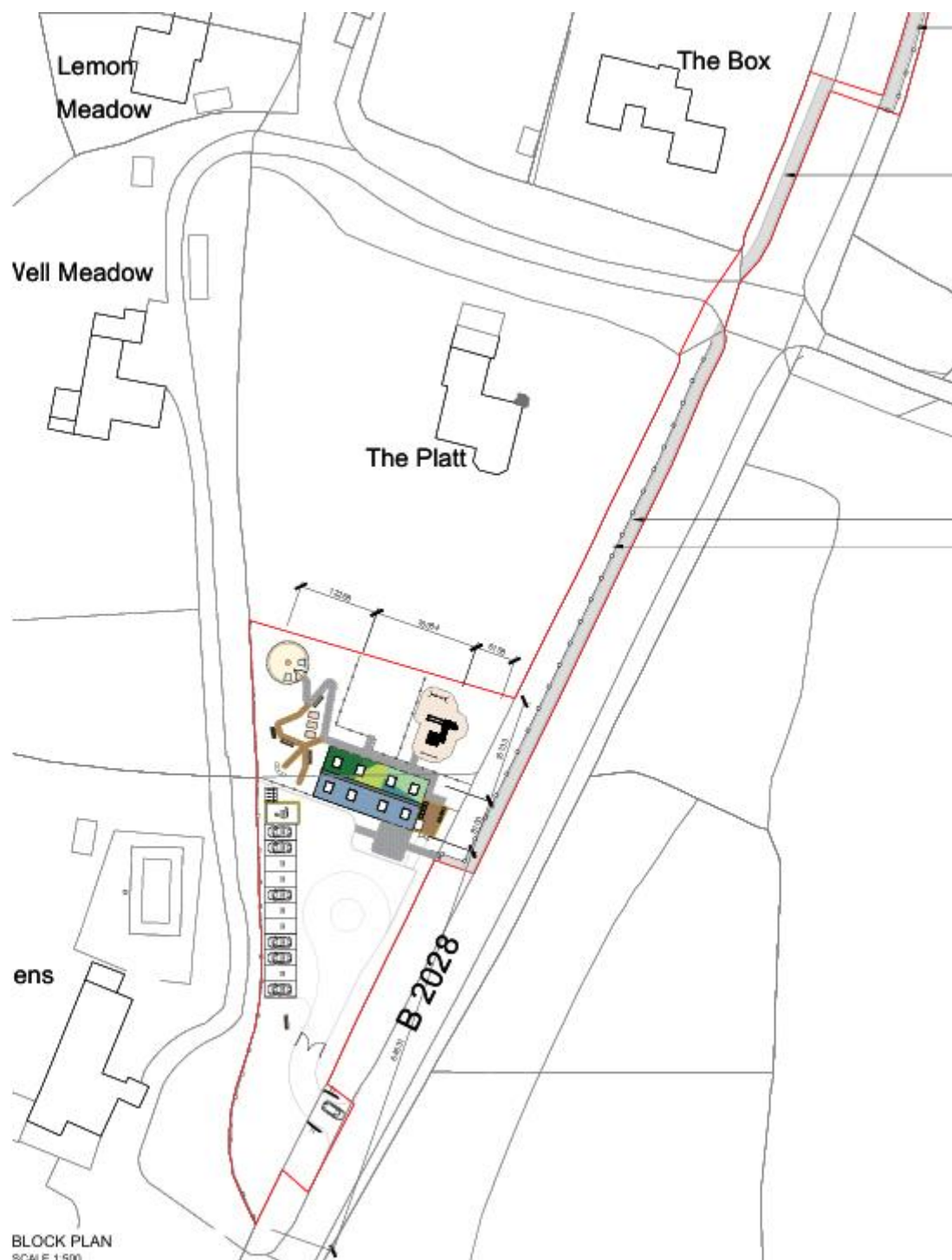
SC 01.

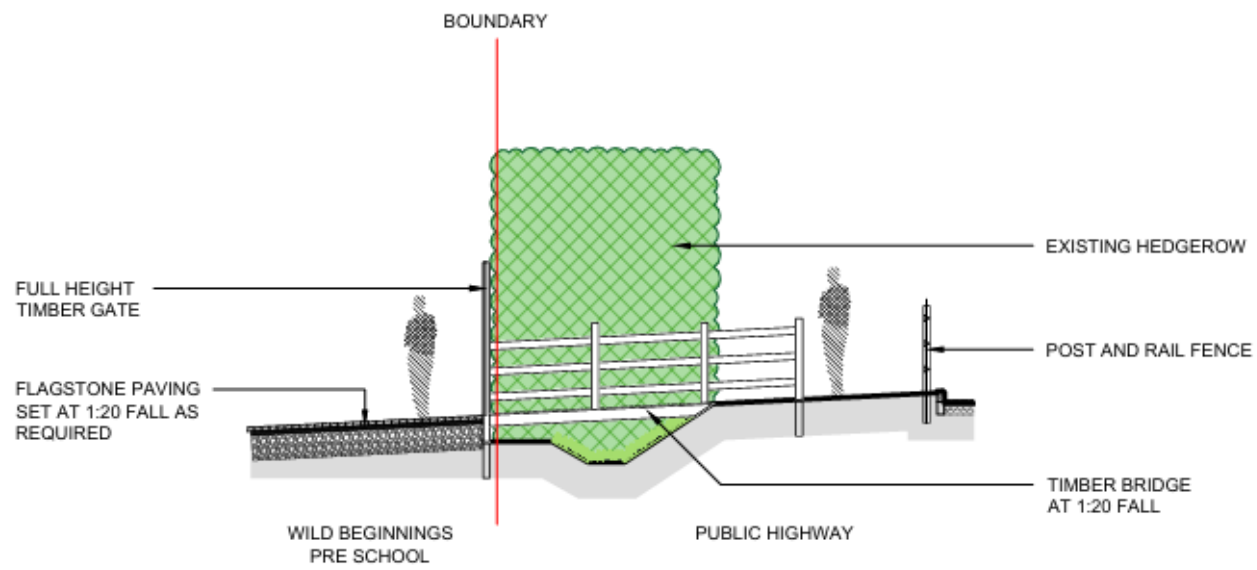
A

DM/24/2401

The Platt Turners Hill Road Crawley Down
Crawley West Sussex RH10 4EY

Erection of pre-school and associated works,
including pavement along B2028 (Amended plans
received 10.03.2025 to include pedestrian path)



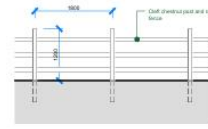


PEDESTRIAN ACCESS SECTION
SCALE 1:100

Wildlife & Pollinator Flowers



Grasscrete Paving



POST AND RAIL FENCE ELEVATION
SCALE 1:100

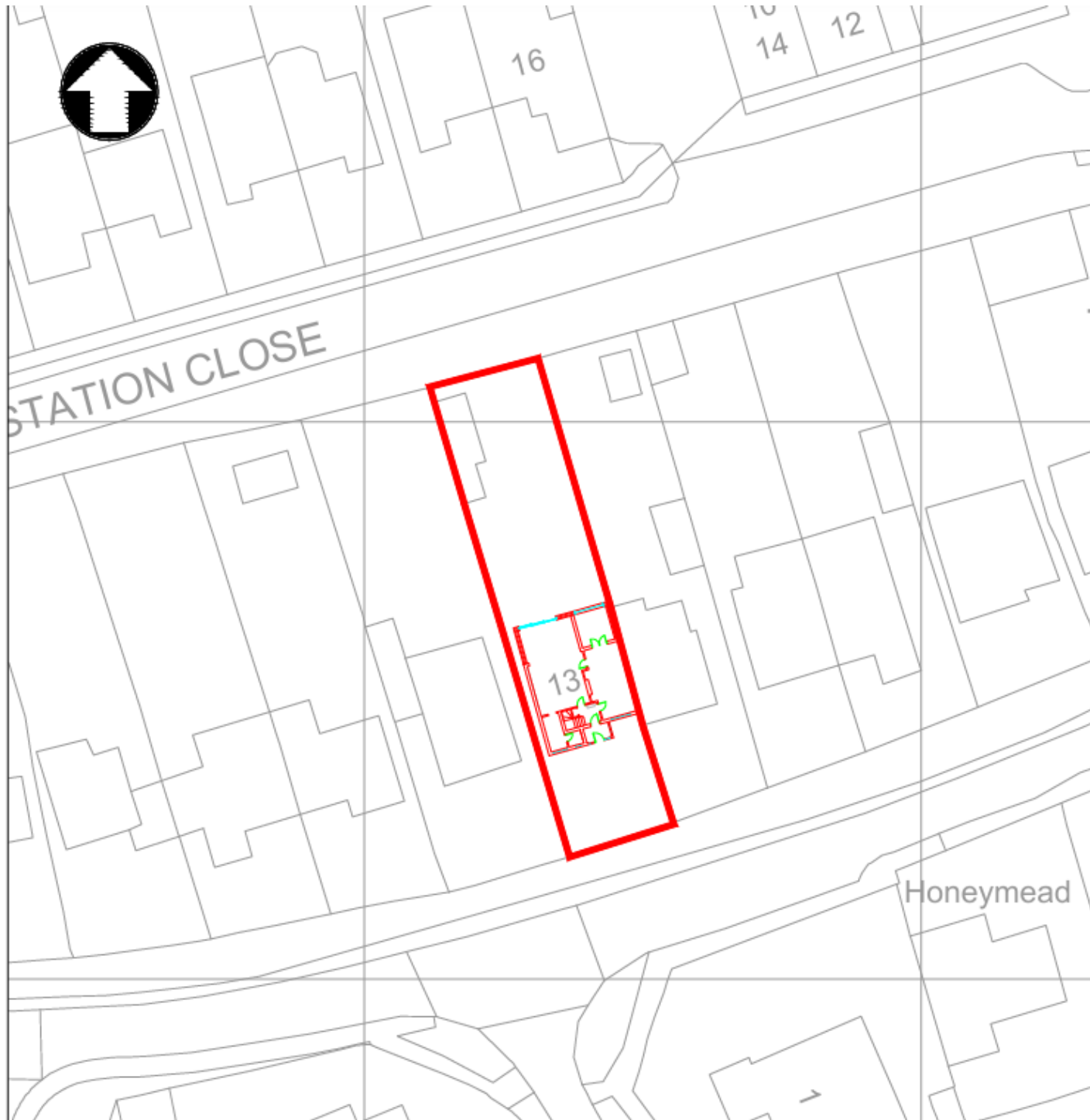
Acoustic Fence



DM/25/0297

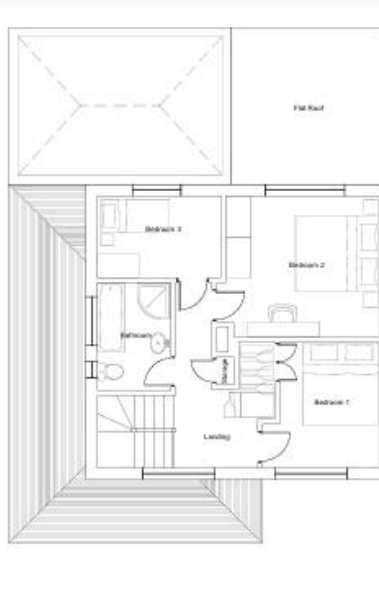
13 Grange Road Crawley Down Crawley West
Sussex RH10 4JT

Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions

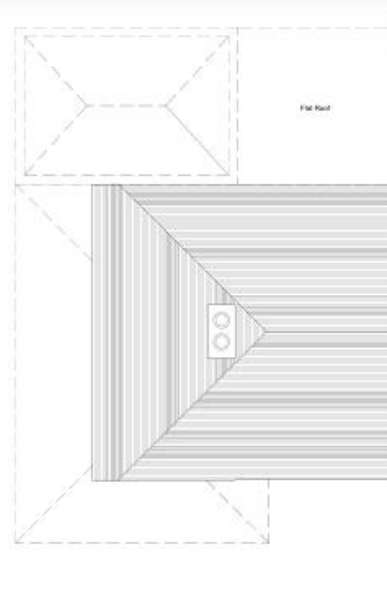




Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan



Existing Front Elevation



Existing Rear Elevation



2. All dimensions to be verified on site prior to any works being commenced.
3. Any discrepancies between the drawings and any written specification to be verified.
4. This drawing to be read in conjunction with relevant codes of practice and standards of design.
5. All works to comply with the relevant British Standards, Codes of Practice and Building Regulations.
6. Boundary lines and boundary line measurements are approximate and need to be confirmed.
7. All Made site to match existing.
8. All works to be designed by a structural engineer.
9. Before any work is commenced please consult a structural engineer.
10. Any works on the site should be to be agreed in advance.
11. These drawings are Planning drawings only. Please refer to Building Control drawings for construction details.

A	13010205	R3	Partially Issue	R3	-
Rev	Date	Drawn	Description	CRV	App

Robert Smith
07765894317

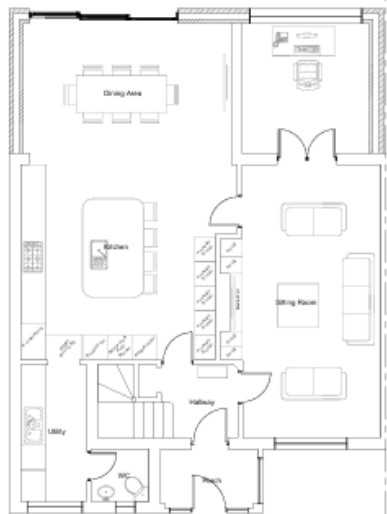
Client
Mrs S Mitchell
13 Grange Road
Crawley Down
RH10 4JT

Title
Planning Permission
Consolidation of Side & Rear Extension
Existing Plans

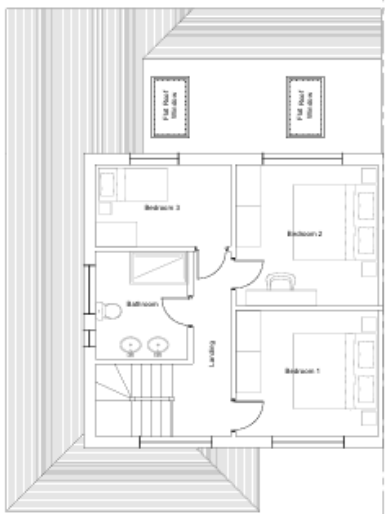
Designed	K.Smith	Eng check	-	-
Drawn	K.Smith	-	-	-
Eng check	K.Smith	Approved	-	-

As shown	PRE	Rev	A	Security	STD
Drawing Number	GR - 0001 - 13				

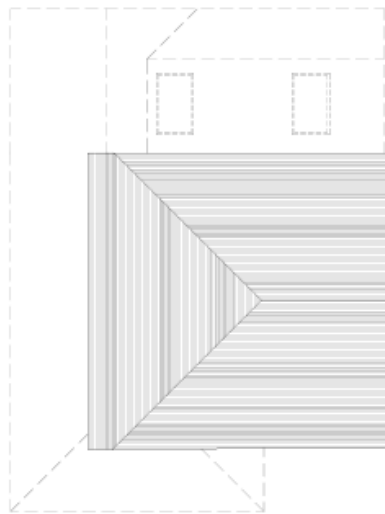
Boundary



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

1. Do not scale from this drawing.
2. All dimensions to be verified on site prior to any work being commenced.
3. Any discrepancies between the drawing and any written specification to be verified.
4. This drawing to be read in conjunction with relevant standards and specialist drawings.
5. All works to comply with the relevant British Standards, Codes of Practice and Building Regulations.
6. Boundary lines and boundary line measurements are approximate and need to be confirmed.
7. All materials are to be made existing.
8. All beams to be designed by a structural engineer.
9. Before any work is removed please consult a structural engineer.
10. Any written on the site situation to be space planned.
11. These drawings are Planning drawings only. Please refer to Building Control drawings for construction detail.

KITCHEN AND UTILITY LAYOUT
INDICATIVE AND MUST BE AGREED
WITH CLIENT BEFORE FIRST FIX
OCCURS

All dimensions and regulations should be
checked and understood before building works
begin. This is the contractors responsibility and
I am not liable for inaccurate information



0 2m

I do not accept responsibility for the consequences of this document being relied upon by any other party, in being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

Notes

Foundations

Existing Foundations are to be investigated and information given to the appointed Structural Engineer for assessment.
600mm wide trench foundations to a depth specified by Structural Engineer. Bidding is open to each before a contract is placed.
Slope the foundation with an angle of the proposed drain and install a first cover to not weight is carried on the pipe.

Floor construction

Minimum 150mm hardcore topped off with 80mm sand bedding, with 1000 gauge deep steel reinforcement. Secure the reinforcement to the DPC by casting 100mm concrete insulation with an angle 500 gauge reinforcement protecting insulation with 100mm concrete slab.

Wall construction

100mm concrete full joints on 100mm particle fill insulation or equivalent in 150mm air cavity.
100mm concrete blockwork (20mm thick should 2000 or similar).
10mm plaster finish internally.
10mm plaster finish externally.
Cavity from above identified.

Wall line - exterior type for insulation panels.
Double up at all the inside walls. Horizontal spacing 100mm max. Vertical spacing 450mm.
Stair case 150mm concrete floor slab.
Reinforced hybrid floor slab 150mm above finished ground level to both sides.

Vertical DPC to all external openings.
50 x 100 mm wall plate.
Insulated cavity channel to all new openings and the inside or outside or concrete product.
Pillar 50 insulation to be tied back to the blockwork or concrete slab.

Stair 80 x 100 mm wall plate with 100mm concrete insulation rising slope or equivalent.
10mm concrete floor slab or equivalent to provide half hour F.R. To clear beams.
Lateral restraint to be provided by steel straps 1.2m long at max. 2m centres.

Internal Partitions.
All other walls/partitions to be constructed of timber studs at 400 centres with 100mm profile and head plate. Please refer to Structure Engineer. Accoustic insulation to be installed between uprights.

Roof construction.
Shallow roof gable to achieve pitch angles, border stones, sleep to wall plate and batten with 100mm.

Roofs to be structurally fixed to house @ 400 centres.
Double ridge up gable either side of all roof windows.
Insulate 100mm battens (pitch less than 50mm air gap). Further 100mm battens to be placed across rafters or 250mm of 100mm x 100mm battens.
Roof insulation to be placed, battens and fixed.

Roof insulation requirements.
Minimum 100mm - background ventilation 1000mm (double ventilation to windows).
100mm roof insulation 150mm thick.
All glazing is critical areas to be done in accordance with glazing less than 100mm from floor and floor glazing between 100mm of floor and 2m on glazing either side to 100mm.

New doors and windows to provide a minimum of 1.0 x 1.0m with a glass and air, 100mm air gap between double glazing.
Roof insulation requirements.
All electrical work to meet part p requirements (electrical safety) and designed, installed, inspected and tested by a competent person with appropriate certification and record on completion.

Planning and drainage requirements.
Existing drains (if present) beneath the proposed extension to be inspected and protected to the satisfaction of the building inspector.
Reinforced drainage to meet local authority. Use all materials within envelope in a gable, surrounded by 100mm air gap.
100mm concrete pipe and be installed in unobstructed spaces with insulation having a thermal conductivity of 0.025 W/mK with a thickness equal to the diameter of the pipe to a minimum of 100mm.

UPVC drainage pipes and connections.
Use 90mm 115mm diam. UPVC pipe and/or 100mm 125mm diam. UPVC pipe to avoid any drain-cum-air vents.
New 100mm 115mm diam. UPVC pipe and/or 100mm 125mm diam. UPVC pipe to avoid any drain-cum-air vents.

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Existing Rear Elevation



Existing Side Elevation



Existing Front Elevation



Existing Adjoining Elevation

0 1:50 2.5m 5m

- All dimensions to be verified on site prior to any works being commenced.
- Any discrepancies between the drawing and any written specifications to be noted.
- This drawing to be read in conjunction with relevant consultants and specialist drawings.
- All works to comply with the relevant British Standards, Codes of Practice and Building Regulations.
- Boundary lines and boundary line measurements are approximate and need to be confirmed.
- All materials are to match existing.
- All works to be designed by a structural engineer.
- Building work with structural elements to be designed by a structural engineer.
- Any variation on the site drawings to be agreed in writing.
- These drawings are Planning drawings only. Please refer to Building Control drawings for construction detail.

A	13010203	RS	Preparatory Issue	RS	-
Rev	Date	Drawn	Description	By	App'd

Robert Smith
07765894317

Client
Mrs S Mitchell
13 Grange Road
Crawley Down
RH10 4JT

Title
Planning Permission
Consolidation of Side & Rear Extension
Existing Elevations

Designed	K.Smith	King Clerk	-		
Drawn	K.Smith	Approved	-		
Drawn by	K.Smith	Approved	-		
Scale of A1	PRE	Rev	A	Security	STD

Drawing Number
GR - 0003 - 13



All dimensions and regulations should be checked and understood before building works begin. This is the contractors responsibility and I am not liable for inaccurate information.

5. Do not wear this shading.
6. All dimensions to be verified on site prior to any works being commenced.
7. Any discrepancies between the shading and any written specification to be verified.
8. This shading is to be read in conjunction with relevant standards and technical advice.
9. All works to comply with the relevant British Standards, Codes of Practice and Building Regulations.
10. Boundary lines and boundary line measurements are approximate and need to be confirmed.
11. All Materials to be designed to match existing.
12. All houses to be designed by a structural engineer.
13. Refuse any walls are external structure must be structural engineer.
14. Only windows on same elevation to be opened glazed.
15. Timber cladding and cladding change only. Please refer to Building Regulations for construction detail.

[illegible]

A	130712329	RS	Preliminary Issue	RS	-
Rev	Date	Drawn	Description	CN's ID	App'd

Robert Smith
07765894317

Client
Mrs S Mitchell
13 Grange Road
Crawley Down
RH10 4JT

Title
Planning Permission
Consolidation of Side & Rear Extension
Proposed Elevations Option 2

Designed	R.Sandhi		Eng check	-	
Drewn	R.Sandhi			-	
Eng check	R.Sandhi		Approved	-	
Scale at A1	Status	Rev	Security		
As Shown	PRE	A	STD		
Drawing Number					

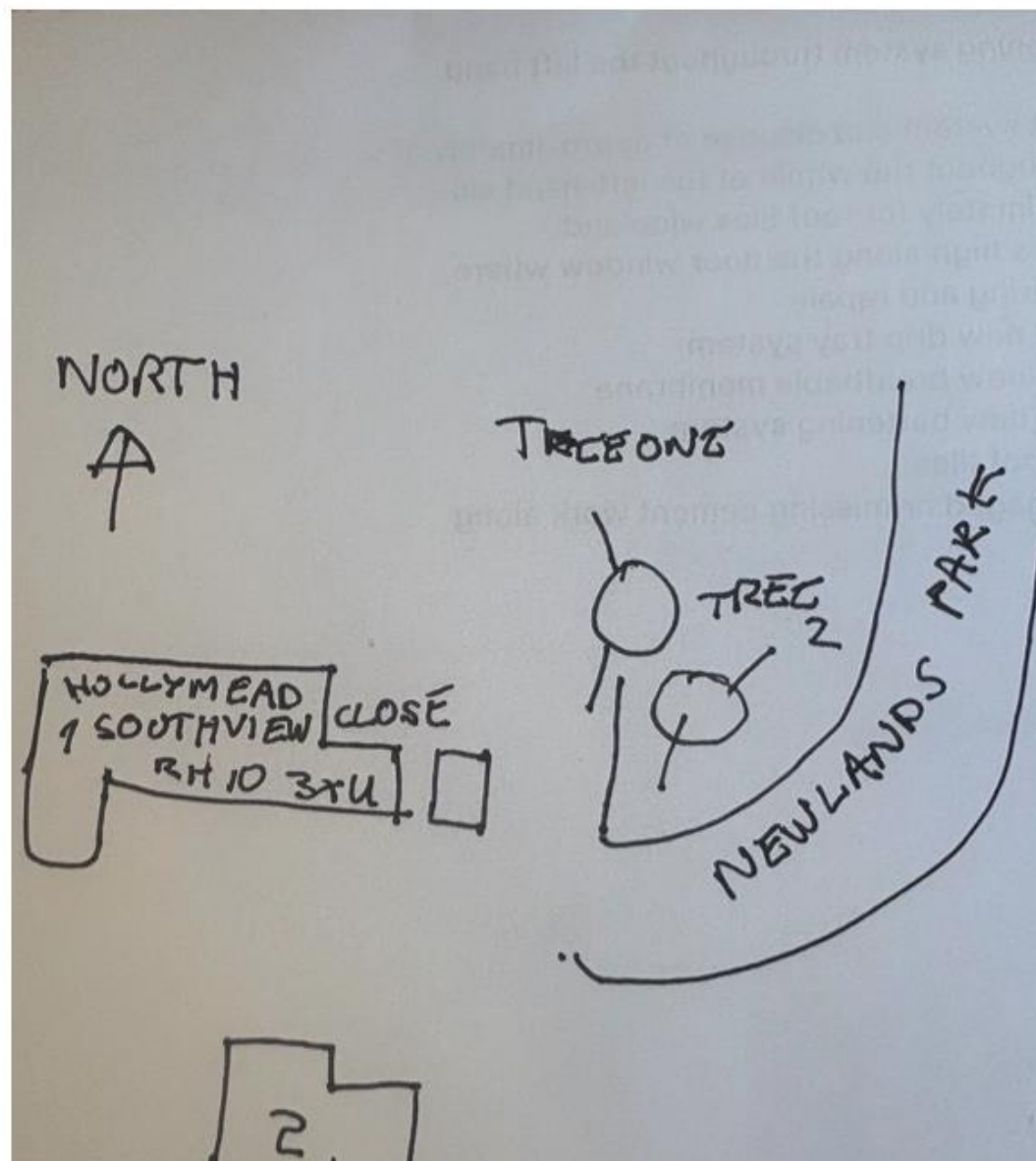
GR - 0004 - 13

DM/25/0453

Hollymead 1 Southview Close Copthorne
Crawley West Sussex RH10 3X

Oak trees x2 - crown reduce by 3 metres

Tree Sketch Plan - Hollymead_1 Southview Close_Cophthorne



Applications in Neighbouring Parishes

7th April 2025

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.	<p>WPC has commented on the proposals and asked to be kept updated.</p> <p>Confirmed EIA required.</p> <p>No change 27.02.2025</p>
East Grinstead	DM/23/0810	<p>Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Demolition of existing structures and erection of 200no. 1-, 2-, 3- and 4-bedroom homes (30% affordable) with new vehicular accesses via Crawley Down Road together with associated car parking, open space, and landscaping.</p>	<p>Amendments received, to be considered at meeting.</p> <p>Supporting Transport Statement (Internal Layout Matters) 24.11.2023</p> <p>Consultation response from SCC on the 18.12.2023. The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who recommends an appropriate agreement should be secured before the grant of permission.</p> <p>Supporting Motion statement response 02.01.2024.</p> <p>FPC have issued comments 08.01.24 containing evidence of works on the Morning of the 16th of May.</p> <p>Updated Transport Assessment Report and Travel Plan received 19th January 2024).</p> <p>Highways Authority have issued a no objection response on the 15.02.24 subject to S106 and condition response.</p>

			<p>Southern Water updated response 19.02.24. The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.</p> <p>East Grinstead Town council updated consultee response, 21.02.24. The committee do not accept the latest transport assessment. There are numerous discrepancies in the data, and it does not make sense, the dates used to collate the data (15-16 May there were road closures on the A264. For example, the developer is stating that the junction capacity of the A22/A264 will decrease when SA20 is built? The road safety audit is also out of date.</p> <p>23.03.24 Tandridge District Council has comments to raise with regards to the planning application, Subject to the requests within report, particularly with regards to the highways impact being adequately addressed in accordance with Surrey County Councils and Felbridge Parish Councils concerns are recommended, this Council raises NO OBJECTION to this proposal.</p> <p>Parking and cycle storage plan 26.03.24- see attached sheet.</p> <p>26.03.24 LAND SOUTH OF CRAWLEY DOWN ROAD, FELBRIDGE (SA19) Transport Statement (Internal Layout Matters)</p> <p>National Highways supporting statement- 12.07.24 Recommends that conditions should be attached to any planning permission that may be granted. (see annex A – National Highways recommended planning conditions & reasons)</p> <p>New site and tenure plans submitted 13/08/2024 06.09.2024 Committee Report available to review. 10.09.2024- Response from West Sussex Fire and Rescue service recommendation that the hydrant condition is implemented.</p>
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			<p>04.10.2024 Sussex Police and Crime Commissioner- Police Funding and Development Growth- A primary issue for Sussex Police is to ensure that new development, like that proposed by application DM/23/0810, makes adequate provision for the future policing needs that it will generate. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests.</p> <p>18.11.2024 Updated location and open space plans Updated affordable Housing Plan</p> <p>No Further Change 02/04/2025 Suggest noting. Planning portal states awaiting decision</p>
East Grinstead	DM/22/0718	<p>Land Rear Of 61 Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Development to provide a mix of 20-, two-, three- and four-bedroom dwellings with access obtained through adjoining site (as approved under DM/20/1078) with associated landscaping and infrastructure.</p>	<p>Pending consideration</p> <p>Still live 27/02/2025.</p> <p>To be superseded by DM/23/0810?</p> <p>No change 02.04.2025</p> <p>Suggest Noting. Planning portal states awaiting decision</p>
East Grinstead (Part of site and access is in Worth Parish)	DM/23/0990	<p>Walnut Marches, Crawley Down Road, Felbridge, East Grinstead, RH19 2PS</p> <p>Demolition of the existing dwelling and erection of 6 dwellings with associated access, landscaping, garaging, and parking.</p>	<p>Pending consideration</p> <p>Tandridge consultee comment of No Objection 21.03.24</p> <p>18.03.24 Mid Sussex Tree Officer Objects to application.</p> <p>New Site Plan submitted 17.07.2024</p> <p>Suggest reiterating objections of Overdevelopment of site</p>

			<p>Access is not suitable as is a footpath not highway</p> <ul style="list-style-type: none"> • Contrary to DP12 in terms of density and size of houses • In an unsustainable location • Detrimental to local amenity • Unneighbourly <p>And to ask again that as one third of the site is in Worth Parish, that one third of suggested s106 contributions should be allocated to WPC</p> <p>20.08.2024- Natural England -No Objection Subject to Securing Appropriate Mitigation.</p> <p>15.10.2024 MSDC The Committee had no objection to the application but commented that the application should be subject to Highways approval noting the challenging junction onto Crawley Down Road.</p> <p>16.10.2024 Consultee response MSDC Tree Office – No Objection</p> <p>27.11.2024 MSDC committee report –Application recommended for approval</p> <p>No Change 02/04/2025 Planning portal states awaiting decision</p>
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East Grinstead	DM/23/2699	<p>Land South and West of Imperhorne Upper School, Imberhorne Lane, East Grinstead</p> <p>Mixed use development for up to 550 dwellings (use C3), up to 150 dwellings (use class 2), land for primary school, neighbourhood centre, allotments etc. Playing fields, sports pavilion, SANG etc.</p> <p>Land South and West of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex</p> <p>Desc: Hybrid planning application seeking 1) outline planning permission for a mixed-use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG and associated landscaping and infrastructure. (Additional/amended information and plans received 22nd May 2024)</p>	<p>Pending Consideration</p> <p>Nature Space partnership Response: Holding objection: further information required 01.12.23.</p> <p>Consultation response from southern water 05.12.23 indicates that this initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer. Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored.</p> <p>Consultation Response Historic England 15.12.23 Historic England considers that the proposals would cause harm to the significance of Imberhorne Farmhouse, Imberhorne Farm Cottages, and Gullege Farm (grade II*listed) through development within their rural setting.</p> <p>WSCC Fire & Rescue response 18.12.2023 It is therefore recommended that the hydrant condition is implemented.</p> <p>NHS Sussex Consultee response submitted 25.01.24, Without associated infrastructure, NHS Sussex would be unable to sustain sufficient and safe services provided in the area and would therefore have to OBJECT to the development proposal.</p> <p>SCC consultee response submitted 20.02.24. No objection as highway authority, although recommends improvements to Imberhorne Lane /Heathcote Drive Junction.</p> <p>Comments from the Gypsy and Traveller community. SA20, states that the draft district plan requires on-site provision on the three Significant Site Allocations (DPSC1- DPSC 3) to contribute to the overall need. We support the on-site provision of pitches on these three draft allocations, to meet the residual need within the district. An off-site financial contribution to G&T will be made."</p>
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			<p>05.04.24 Surrey County Council consultee response. Surrey County Council Highway Authority request that the junction improvements at Imberhorne Lane/Heathcote Drive , A22/Imberhorne Lane and those immediately south of the A22/A264 junction proposed by the Developer within the traffic mitigation in the Transport Assessment and which is considered would have a positive impact on the capacity issues experienced at the A22/A264 junction should be secured as part of any planning permission granted.</p> <ul style="list-style-type: none"> • It is noted that as part of the Transport Assessment that the Developer has included a Sustainable Transport Strategy and SCC would request that this is secured as part of any planning permission granted. <p>04.07.24 MSDC Enviromental Protection have no objection in principle. A list of conditions has been provided.</p> <p>12.07.2024 Proposed Indicative Shared Footpath & Cycle Route Connection.</p> <p>12.07.2024 Proposed Route to SANG Carriageway Widths Plan.</p> <p>15.07.2024 Ecology Walkover Technical Note- temporary holding objection as ecology report is out of date and needs updating.</p> <p>17.07.2024 MSDC Full Element The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall</p>
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			<p>include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.</p> <p>22.0702024 Sports England have withdrawn their objection to the proposal.</p> <p>29.07.2024 SCC It is acknowledged that the network is constrained, and the proposals are not able to fully meet the Allocation Policy. However, it is recognised that this is an allocated site and impacts on how we approach the application and therefore SCC Highway Authority are not raising an objection to the proposals. However, we need the above requirements for junction improvements and the implementation of a Sustainable Transport Strategy as requested above to make it acceptable in highway terms</p> <p>30.07.2024 -Active travel England Conditional approval</p> <p>07.08.2024- Ecology Report. Holding Objection pending further information on European Protected Species (Hazel Dormouse)</p> <p>15.10.2024- Sussex Police and Crime Commissioner- Police Funding and Development Growth- A primary issue for Sussex Police is to ensure that new development, like that proposed by application DM/23/0810, makes adequate provision for the future policing needs that it will generate. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests.</p> <p>16.10.2024 Consultee response WSCC Highways- No Objection</p>
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			<p>06.11.2024 Summary Of Natural England's Advice – No Objection Subject to Appropriate Mitigation Being Secured</p> <p>11.11.2024 Following a detailed ground-based assessment of each tree, TG73 (three oaks), T45, T66, T04, T94, TG1, TL27 were classified as supporting PRF-Is. Whilst no further surveys are required, sensitive removal and compensation is required to ensure no impacts on bats are predicted.</p> <p>18/11/2024 WSCC Highways - Public Rights of Way Further to the previous response dated 19th June 2024 it has become apparent that the existing arrangement where Bridleway 40aEG crosses Felbridge water via a culvert will not be able to cope with the development planned for this area. We have investigated options to mitigate and remediate this and looked at the infrastructure that will be required to carry bridleway traffic and the existing private vehicular rights safely given the planned development. We have been advised to seek an additional £50,000 S106 contribution and would be grateful if Mid Sussex District Council would consider this.</p> <p>12.12.2024 WSCC Education's formal recommendation is as follows: Conditional Approval.</p> <p>20.12.2024- Place Services' ecological advice service Recommended Approval subject to attached conditions.</p> <p>30.01.2025- Committee Report – Recommended for Approval.</p> <p>10.02.2025- East Grinstead Town Council- Committee resolved to recommendation this application for refusal. Whilst WSCC Highways view of this development was positive, the Committee was disappointed to note there had still been no conclusive update or commitment to the star junction upgrade</p>
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			<p>recommended by Surrey Country Council. There was still scope for this to be addressed within the legal documentation for this application, the 4 local authorities needed to work together to identify a solution to the road issues. There was also no update regarding the requested improvements to Imberhorne Lane bridge. The pedestrian access point onto the Worth Way should be for cycle access also. EGTC would like a commitment from MSDC that S106 funding would not be removed/deemed expired after a set period of time if the funding had not been used, and would also like reassurance that the primary and early years education and the care home offerings within the site would be delivered within the timeframe specified. If not, we would like reassurance that these sites would be used for alternative community benefit e.g. community hall, play area etc. There had been other instances within MSDC where S106 funding had been lost and community offerings not delivered, it was hoped that lessons had been learned not as not to be repeated.</p> <p>Suggest noting Awaiting Decision still 02/04/2025</p>
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New Applications/Comments in bold



Worth and Forest Way Advanced Notice

Annual Tree Safety Works

Contractors are carrying out essential tree works on Worth & Forest Way between Keepers Cottage at Rowfant & Luxford Lane Bridge East Grinstead, during Spring 2025

During this time please

- **Be extra vigilant**
- **Follow instructions on any signage**
- **Follow instructions from contractors**

Enquiries should be sent to
countryside@westsussex.gov.uk

Or call 0330 222 5544



Copthorne Carnival Saturday 28th June 2025

**LOCAL GOVERNMENT ACT 1972, SECTION 180
TOWN POLICE CLAUSES ACT 1847, SECTION 21**

MID SUSSEX DISTRICT COUNCIL (TEMPORARY PROHIBITION OF TRAFFIC ORDER) 2025

NOTICE IS HEREBY GIVEN that the Mid Sussex District Council, in pursuance of their powers under the above Acts have ordered and directed that as:

Knowle Drive to be closed one way northbound from the junction of Newtown to the junction with Borers Arms Road. to allow the procession to line up safely between the hours of 12.30 and 13.00 hours.

The Meadow from the junction with The Green to Meadow Close.

Church Road from the junction with The Lindens and The Glebe to the junction with Borers Arms Road. Church Road from the junction with The Green and Copthorne Bank between 10.00 and 22.00 hours.

Church Road from the junction with The Lindens and The Glebe to The Green until the junction with Church Lane between 07.30 and 23.45 hours.

A rolling road closure for our carnival procession to move through the village.

The procession leaves Knowle Drive at 13.00 hours turning left into Borers Arms Road, left into Copthorne Bank, left at The Prince Albert into Brookhill Road, left into Church Lane and finally left into The Green arriving at 13.45 hours.

Brookhill Road from the junction with Church Lane to the roundabout on A264 and Newton from the junction with Knowle Drive to the The Green will be closed until the procession has passed.

will be thronged and liable to be obstructed, that the aforesaid streets, and parts of streets, will be closed to vehicular traffic (including pedal cycles and horses) between the hours of **07:30 & 23:45hrs Saturday 28th June 2025** or such lesser period as may be required for the **Copthorne Carnival** to take place.

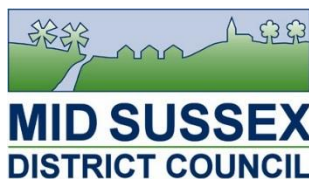
PROVIDED THAT this temporary closure is subject to any direction, which may be given by a police constable in uniform.

Wilful breach of this Order renders offenders liable to a penalty not exceeding Twenty Pounds.

Date: 24th March 2025

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Solicitor





Our ref: Cornerstone 12195523

24th March 2025

Worth Parish Council
1st Floor
The Parish Hub
Borers Arms Road
Cophorne
RH10 3ZQ

2 Broughton Way
Widnes
Cheshire
WA8 8YX

Via Email – clerk@worth-pc.gov.uk

Dear Sir/Madam

PROPOSED BASE STATION UPGRADE AT CORNERSTONE 12195523 AT OLD SEWAGE TREATMENT WORKS – WESTWAY, COPTHORNE, WEST SUSSEX, RH10 3QS – NGR – E: 530731 N: 139285

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone have identified this site as suitable for an equipment upgrade for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of *Vodafone* network improvement program, there is a specific requirement for an *upgrade* at this location to improve coverage and capacity by *providing 5G coverage in the area*.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

CORNERSTONE 12195523 AT OLD SEWAGE TREATMENT WORKS – WESTWAY, COPTHORNE, WEST SUSSEX, RH10 3QS – NGR – E: 530731 N: 139285

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The upgrade will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies. This upgraded site will ensure that Vodafone will be able to utilise the same site and maintain and enhance their coverage in the area as well.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06



Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The preferred option is follows:

CORNERSTONE 12195523 AT OLD SEWAGE TREATMENT WORKS – WESTWAY, COPTHORNE, WEST SUSSEX, RH10 3QS – NGR – E: 530731 N: 139285

The proposed upgrade to an existing base station installation comprising the replacement of 3no. antennas and the removal of 3no. antennas at 26.55m and the installation of associated ancillary equipment on an existing 25m high lattice tower with internal cabin works at ground level with development thereto at west of Copthorne

Details on the proposed drawings: 100A, 200A, 201A, 300A, 301A & 400A.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established Vodafone base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 12195523).

Yours faithfully,

Stephen Bullock

Stephen Bullock
Acquisition Surveyor
stephen.bullock@kteleurope.com
07496 865129


(for and on behalf of Cornerstone)

Enc. Drawings
General Background Information for Telecommunications Development

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA



General Background Information for Telecommunications Development.

England

Introduction.

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- Promote shared infrastructure;
- Maximise opportunities to consolidate the number of base stations;
- Significantly reduce the environmental impact of network development.

This document is designed to provide general background information on the development of UK mobile telecommunications networks.

It has been prepared for inclusion with planning applications and supports network development proposals with general information.

Background

Over 30 years ago under the Telecommunications Act 1984, a licence was granted to mobile network operators. The licence was to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry.

With the wireless technology being new and the number of potential customers unknown, several tall masts were used to provide basic radio coverage to the main populated areas.

As the way we use our phones and other technologies have changed over the past 30 years, where we locate masts is crucial.

Due to the increased data transfer necessary for the latest telecommunication services, locations of base stations must be where the local demand exists.



Digital networks.



2G

2G digital networks developed in the early 1990s.

This digital technology is also known as GSM (Global System for Mobile Communications), which is the common European operating standard. This technology enabled phones to interconnect to other networks throughout Europe and internationally.



3G

In 2000, the 'Third Generation' mobile telecommunications service was launched, known as 3G or UMTS.

In addition to voice services, this allowed broadband access to the internet for mobile phones and laptop computer data card users.



4G

2013 saw the launch of 4G services on the network.

This technology allows for ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads.

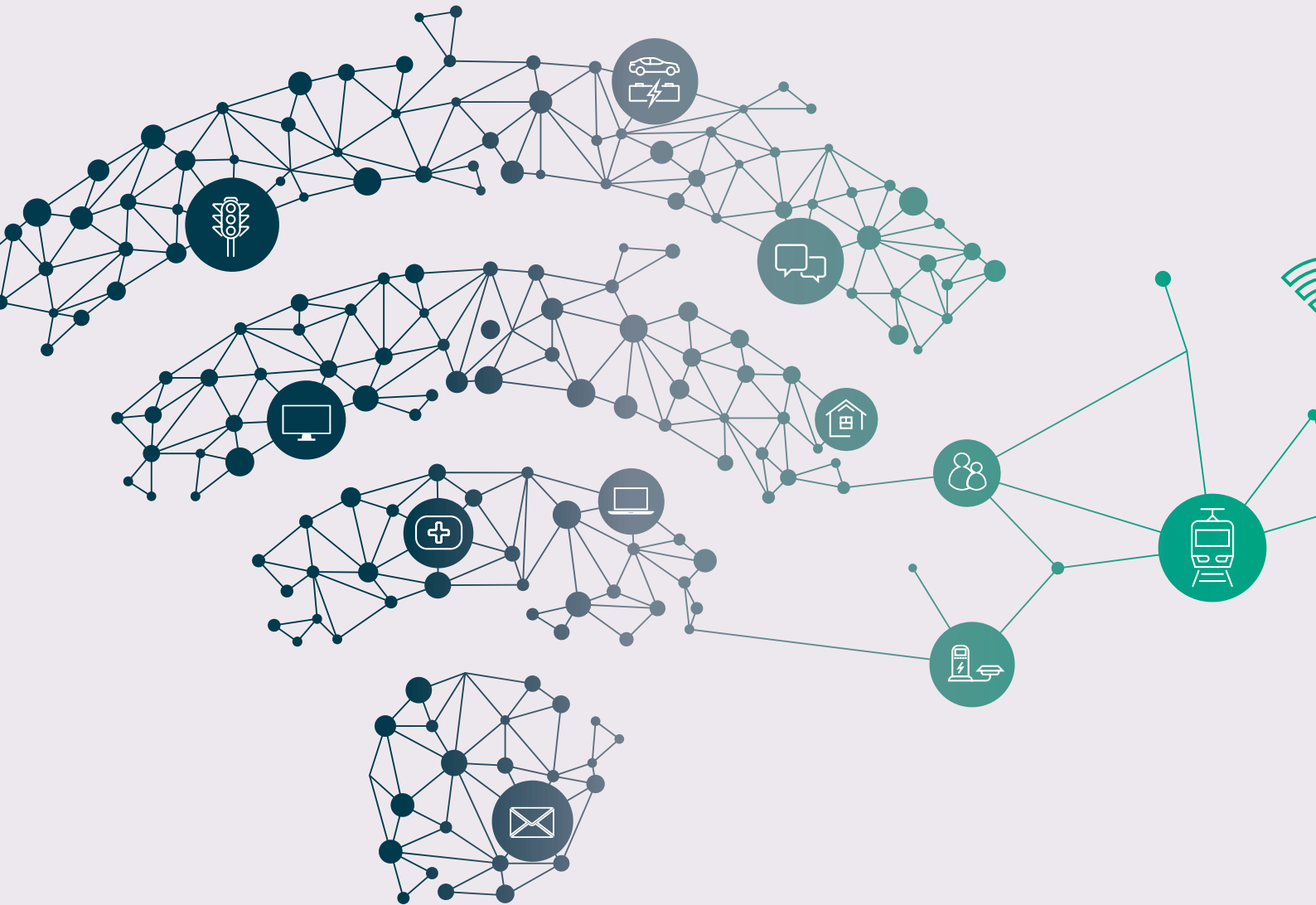


5G

2019 saw the introduction of 5G services, with the Government's ambition for the UK to become a world leader in this technology.

5G Connectivity will ensure that everyone benefits from early advantages of its potential and that the UK creates a world-leading digital economy that works for all.

What is 5G?



5G is the new generation of wireless technology that will deliver reliable and faster networks of the future, changing how we understand wireless connectivity.

The technology will see us all move from something we experience through personal devices to an integrated infrastructure across buildings, transport and utilities. The new technology will provide enormous benefits for citizens, businesses and urban regions alike.

5G will also offer a new level of underlying connectivity to transform services and create new digital ecosystems.



The benefits of 5G.

The economic benefit

- Businesses offering online services can extend their products to a broader audience
- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote

The social benefit

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social wellbeing
- Contacting emergency services is easier, especially in remote areas
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests
- Mobile connectivity helps promote smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance
- Access to personal information 24/7, e.g. bank accounts, can offer efficiency and convenience

5G is the next generation of mobile connectivity, providing us with a new level of experience. It will offer immense opportunities, given the faster and more reliable connectivity that it will provide.

We will experience new technologies that will help us become more efficient and save costs as an individual or business.

What can we expect from 5G?

- Driverless vehicles – this will give drivers autonomy to do other things while driving
- Advanced healthcare facilities – performing surgeries remotely will be made possible, along with freeing up more GP time through better online facilities
- Enhanced Virtual and Augmented reality (AR) – used in gaming and entertainment already, with 5G, live interactions will be taken to the next level
- Greater Internet of Things (IoT) transformation – with better connected devices, the IoT will enable us to control devices more independently
- Cutting-edge agricultural operations – operating farming machinery and tools remotely will promote smart agriculture, saving time and increasing productivity for farmers

We need to continue to work together to enable the opportunities that mobile technology brings to all of us.



Planning policies.

Planning policy guidance on telecommunications

The revised National Planning Policy Framework (NPPF), published on 19th December 2023, supports high-quality communications infrastructure and recognises it as a strategic priority.

Within paragraph 118 it states that:

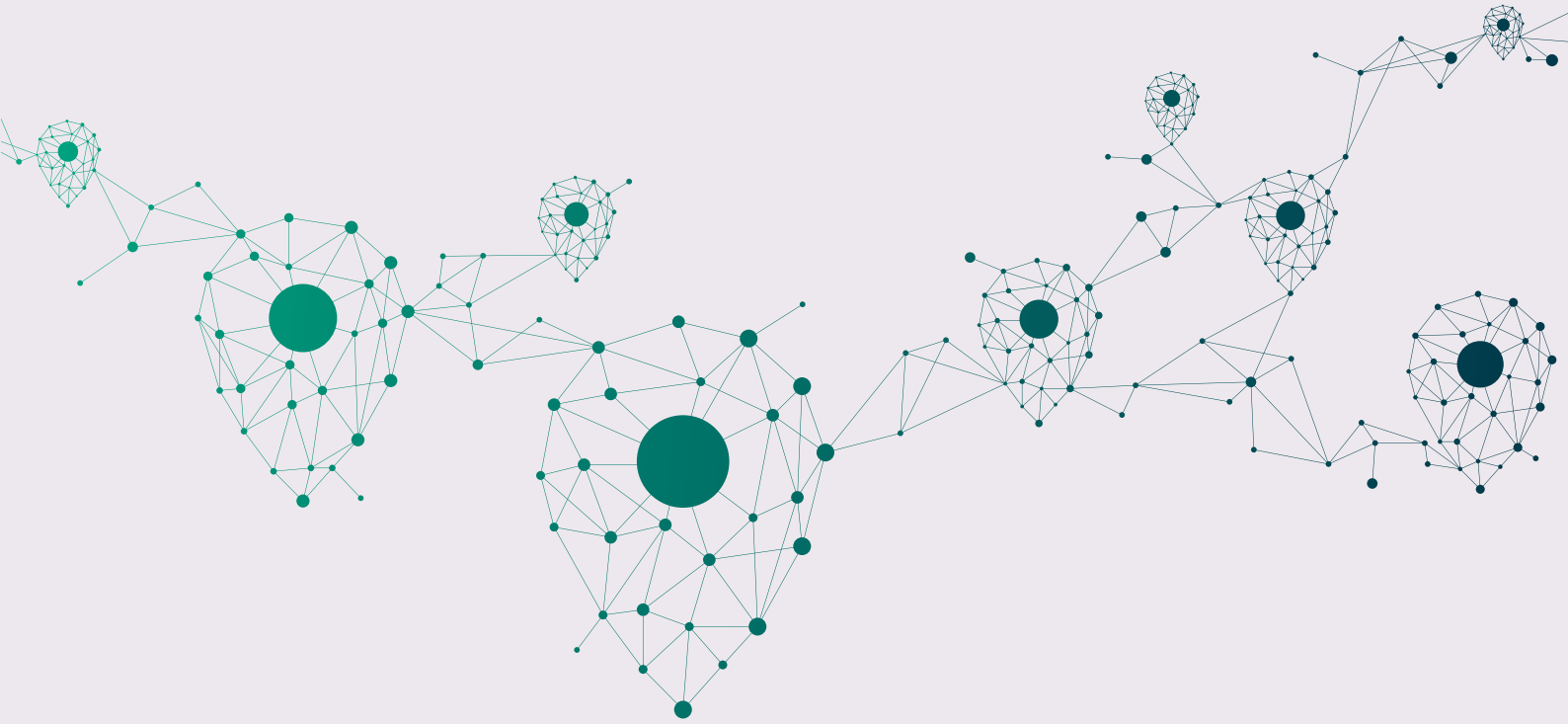
“Advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband connections.”

The NPPF goes on to state within Paragraph 122 that:

“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”



Site/mast sharing.



Cornerstone actively encourages and supports site-sharing for both commercial and environmental reasons.

All operators are required to explore site-sharing opportunities under the terms of their licences.

Cornerstone has implemented many measures to identify and maximise site-sharing opportunities.



Consultation & legal case.

Consultation

Cornerstone is committed to carrying out appropriate consultations with Local Planning Authorities, stakeholders and the public. The Code of Practice for Wireless Network Development in England (March 2022) gives guidance on the factors that operators should consider when determining what consultation is required, as each development is different. These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted.

Legal case

The following legal case may be helpful:

Harrogate case November 2004

The Court of Appeal gave a judgement that Government Planning Guidance in PPG8 (now replaced by the NPPF) is perfectly clear in relation to compliance with the Health and Safety standards for mobile phone base stations. The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

Bardsey case January 2005

The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act. This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations.



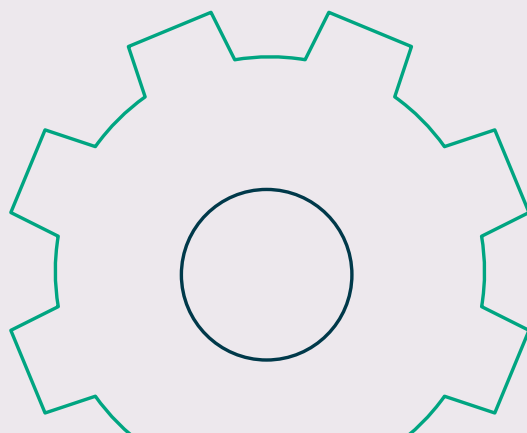
Further information.

We trust that this document answers your main queries regarding our planned installation.

The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

The Local Government Ombudsman's Special Report on Telecommunication Masts gives some positive recommendations and advice to Local Planning Authorities in determining prior approval applications.

The **Digital Connectivity Portal** provides guidance for local authorities and network providers on improving connectivity across the UK. Produced by DCMS, it promotes closer co-operation between network providers and local authorities, and offers guidance on effective policies and processes to facilitate deployment of digital networks.

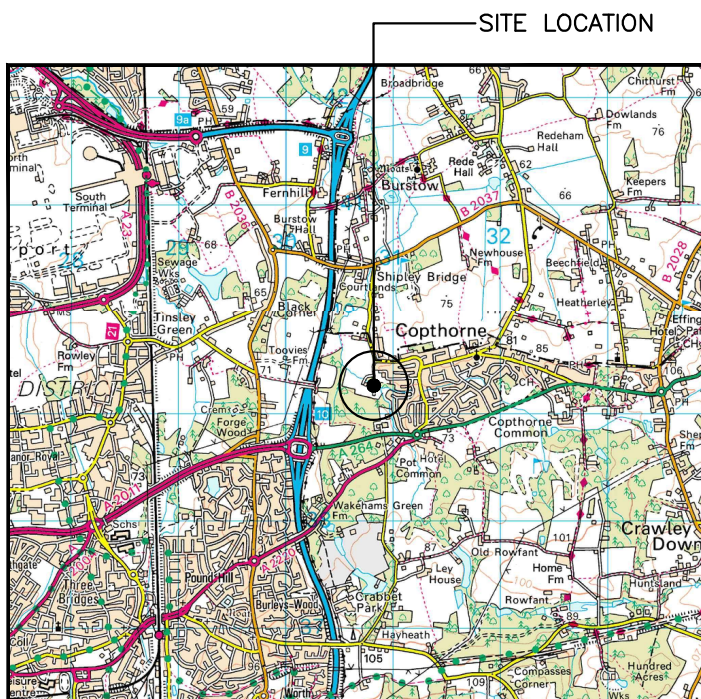


For further information or to contact Cornerstone,
please visit **www.cornerstone.network**

or write to us at:

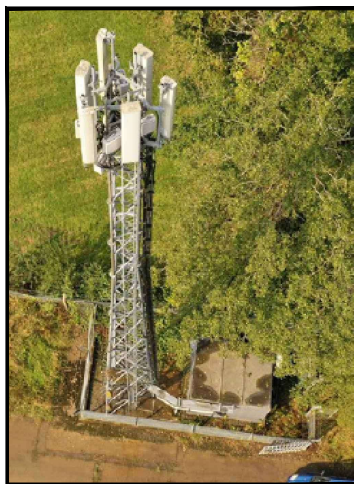
Hive 2, 1530 Arlington Business Park, Theale,
Berkshire, RG7 4SA.



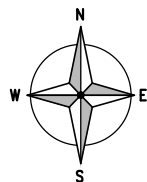


0 500 1000 1500 2000 2500m
1:50000

SITE LOCATION
(Scale 1:50000)
Ordnance Survey map extract
based upon Landranger map series
with the permission of the controller of
Her Majesty's Stationery Office
Licence No. 100022432
Crown copyright.



SITE PHOTOGRAPH



easy.sides.skips

DETAILED SITE LOCATION
(Scale 1:1250)

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Her Majesty's Stationery Office.
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0 12.5 25 37.5 50 62.5m
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 530735 | N: 139292

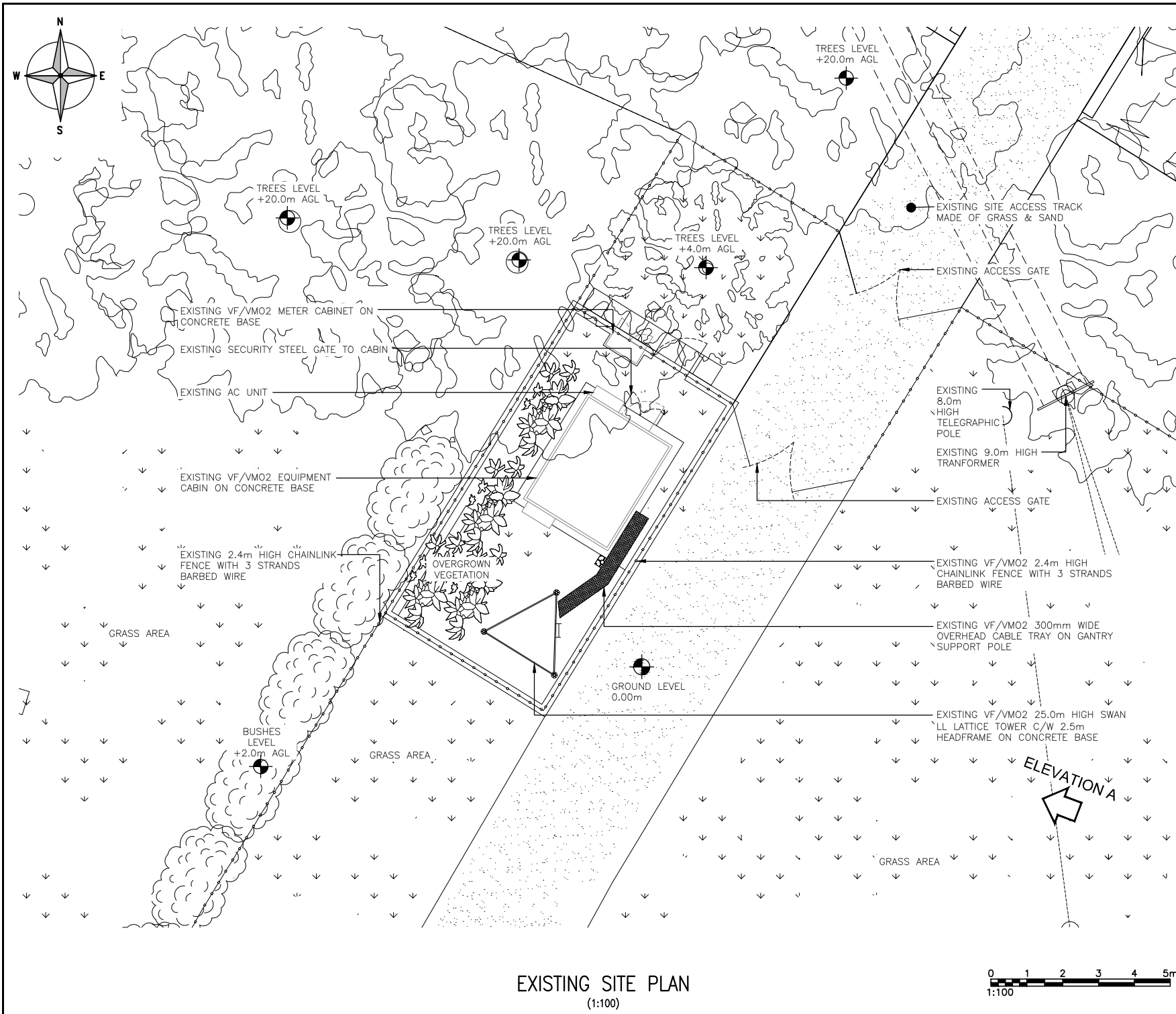
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HEAD NORTH ON M23, AT JUNCTION 10,
TAKE THE A264 EXIT TO CRAWLEY/E.
GRINSTEAD, AT CRAWLEY INTERCHANGE, TAKE
THE 3RD EXIT ONTO COPTHORNE WAY/A264.
AT COPTHORNE WAY ROUNDABOUT, TAKE THE
1ST EXIT ONTO WORSSELL DR, TURN RIGHT,
DESTINATION WILL BE ON THE LEFT

1A	CONSTRUCTION ISSUE	EMF	BW	12/03/25
REV	MODIFICATION	BY	CH	DATE



Cell Name				Opt.
OLD SEWAGE WORKS				-
Cell ID No				
CSID	✓	VF	-	VMO2
12195523		85813_13		2554
-	TM Cell ID	-	N/A	-
-		-		-
Site Address / Contact Details				
WESTWAY, COPTHORN SPOUTHEAD RD CRAWLEY WEST SUSSEX RH10 3QS				
Drawing Title:				
SITE LOCATION MAPS				
Purpose of issue:				Dwg Rev:
CONSTRUCTION				
Drawing Number:				
100				1A
Surveyed By:		Original Sheet Size:		Pack Issue:
KTL		A3		
Drawn:	Date:	Checked:	Date:	
EMF	12/03/25	BW	12/03/25	1A




EXISTING SITE PLAN
(1:100)


ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 530735 N: 139292

NOTES:

1A	CONSTRUCTION ISSUE	EMF	BW	12/03/25
REV	MODIFICATION	BY	CH	DATE





Cell Name		Opt.
OLD SEWAGE WORKS		-
Cell ID No		
CSID	VF	VMO2
12195523	85813_13	2554
ITM Cell ID	N/A	N/A
-	-	-

Site Address / Contact Details

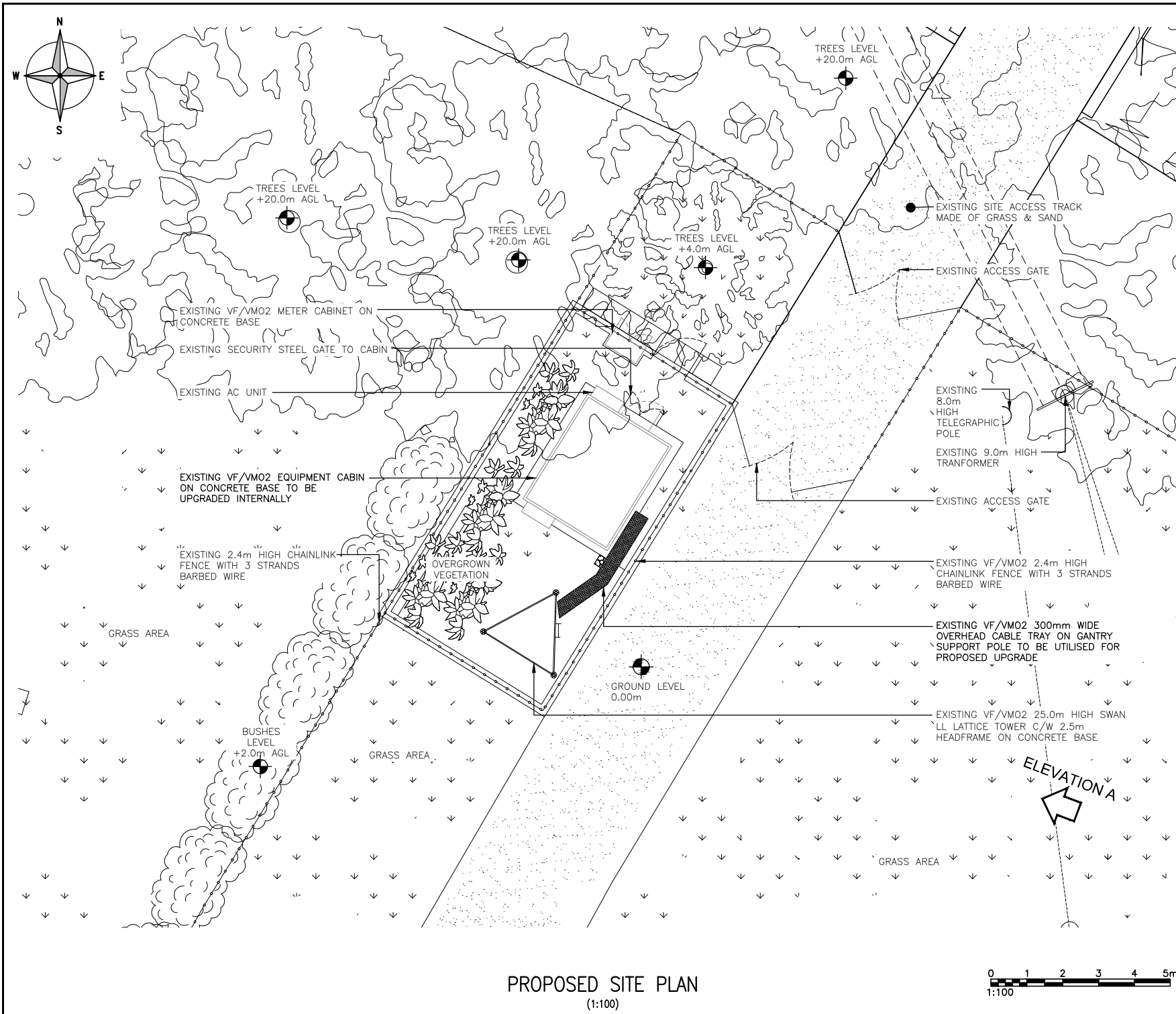
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SPOUTHEAD RD
CRAWLEY
WEST SUSSEX
RH10 3QS

Drawing Title:
EXISTING SITE PLAN

Purpose of Issue:	CONSTRUCTION	Dwg Rev:
Drawing Number:	200	1A

Surveyed By:	KTL	Original Sheet Size:	A3	Pack Issue:
Drawn:	EMF	Date:	12/03/25	Checked:
				BW
		Date:	12/03/25	1A

SDNT0005 Version 2.2




ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE


N.G.R E: 530735 N: 139292

NOTES:

NOTE: OVERGROWN VEGETATION WITHIN COMPOUND TO BE CUT BACK PRIOR TO UPGRADE WORKS COMMENCING

1A	CONSTRUCTION ISSUE	EMF	BW	12/03/25
REV	MODIFICATION	BY	CH	DATE





Cell Name		Opt.
OLD SEWAGE WORKS		-
Cell ID No		
CSID	VF	VM02
12195523	85813_13	2554
ITM Cell ID	N/A	N/A
-	-	-

Site Address / Contact Details

WESTWAY, COPTHORN
SPOUTHEAD RD
CRAWLEY
WEST SUSSEX
RH10 3QS

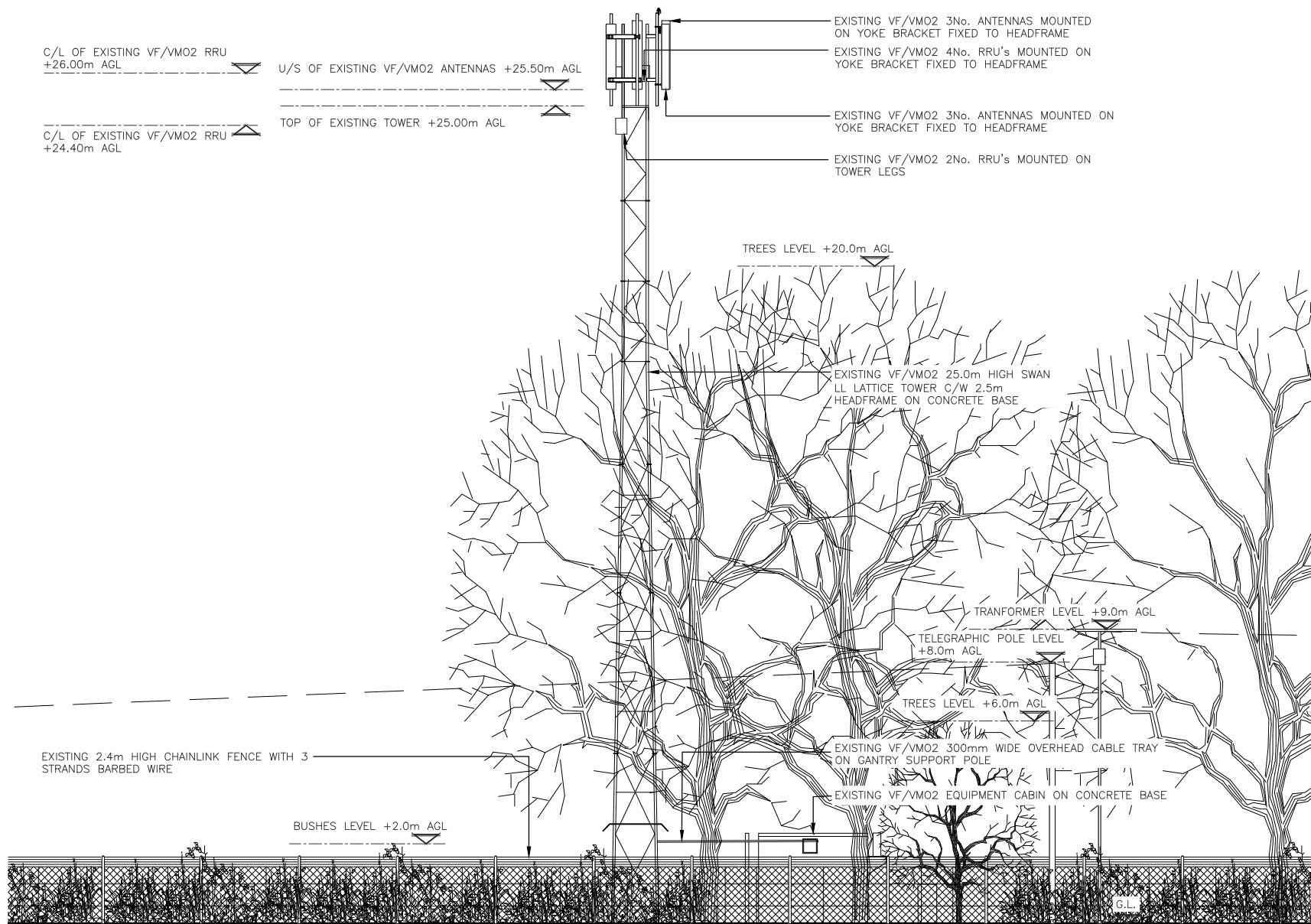
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PROPOSED SITE PLAN

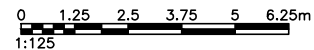
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				Date:
				12/03/25
				1A

SDNT0005 Version 2.2



EXISTING SOUTH EAST ELEVATION
(1:125)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 530735 N: 139292

1A CONSTRUCTION ISSUE EMF BW 12/03/25

REV MODIFICATION BY CH DATE



Cell Name Opt.

OLD SEWAGE WORKS -

Cell ID No

CSID	VF	VMO2
12195523	85813_13	2554
ITM Cell ID	N/A	N/A
-	-	-

Site Address / Contact Details

WESTWAY, COPTHORN
SPOUTHEAD RD
CRAWLEY
WEST SUSSEX
RH10 3QS

Drawing Title:

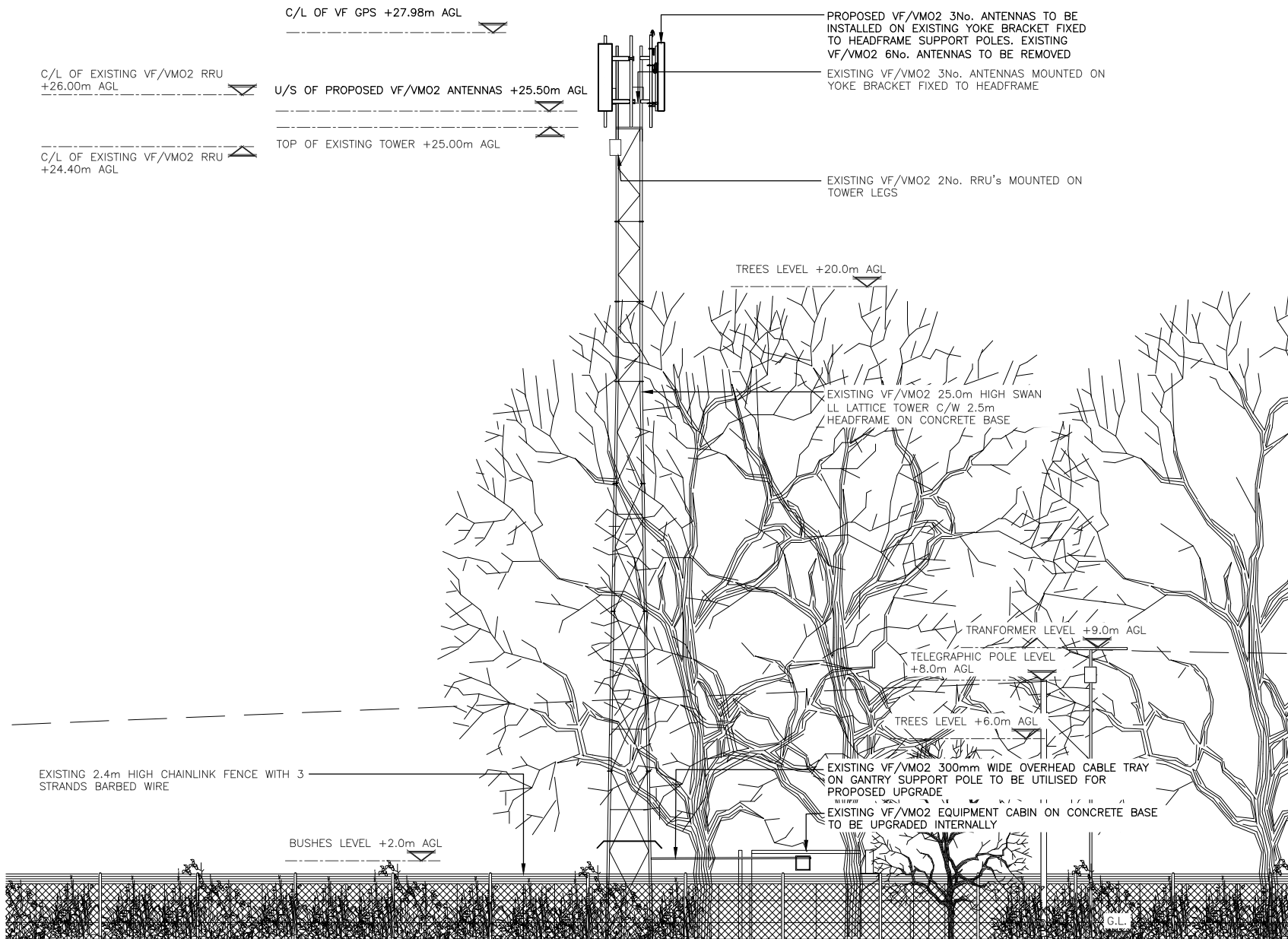
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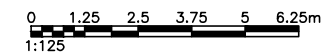
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Drawn: EMF Date: 12/03/25 Checked: BW Date: 12/03/25 1A



PROPOSED SOUTH EAST ELEVATION
(1:125)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 530735 N: 139292

NOTES:

NOTE:
OVERGROWN VEGETATION WITHIN
COMPOUND TO BE CUT BACK PRIOR
TO UPGRADE WORKS COMMENCING

1A	CONSTRUCTION ISSUE	EMF	BW	12/03/25
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
OLD SEWAGE WORKS	-

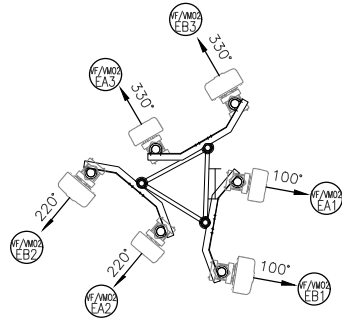
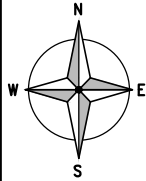
Cell ID No					
CSID	✓	VF	—	VMO2	
12195523		85813_13		2554	
—	TM Cell ID	—	N/A	—	N/A
—		—		—	

Site Address / Contact Details
WESTWAY, COPTHORN SPOUTHEAD RD CRAWLEY WEST SUSSEX RH10 3QS

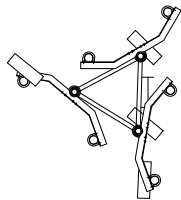
Drawing Title:
PROPOSED SITE ELEVATION

Purpose of Issue:	CONSTRUCTION	Dwg Rev:
Drawing Number:	301	1A

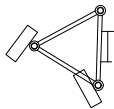
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KTL		A3		
Drawn:	Date:	Checked:	Date:	1A
EMF	12/03/25	BW	12/03/25	



EXISTING VF ANTENNA PLAN
@ C/L +26.53m & +26.50m AGL
(1:25)



EXISTING VF RRU PLAN
@ C/L +26.00m AGL
(1:25)

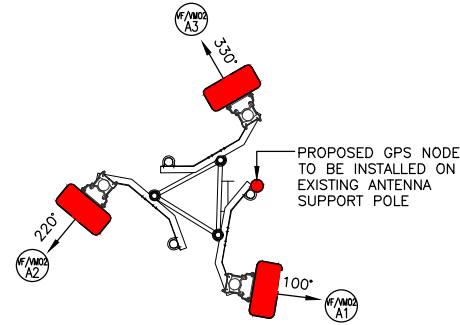


EXISTING VF RRU PLAN
@ C/L +24.40m AGL
(1:25)

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COMMSCOPE CVVX308.14R3	3

EXISTING VF/VM02 3No.
KATHREIN 80010665 ANTENNAS
MOUNTED ON YOKE BRACKET
FIXED TO HEADFRAME

EXISTING VF/VM02 3No.
COMMSCOPE CVVX308.10R3
ANTENNAS MOUNTED ON
YOKE BRACKET FIXED TO
HEADFRAME



PROPOSED VF ANTENNA PLAN
@ C/L +26.55m AGL
(1:25)

ITEM DESCRIPTION	QUANTITY
RRU	4

EXISTING VF/VM02 4No. RRU's
MOUNTED ON YOKE BRACKET
FIXED TO HEADFRAME

ITEM DESCRIPTION	QUANTITY
RRU	2

EXISTING VF/VM02 2No. RRU's
MOUNTED ON TOWER LEGS

ITEM DESCRIPTION	QUANTITY
-	-

EXISTING VF/VM02 3No.
KATHREIN 80010665
ANTENNAS TO BE REMOVED

EXISTING VF/VM02 3No.
COMMSCOPE CVVX308.10R3
ANTENNAS TO BE REMOVED

PROPOSED VF/VM02 3No.
COMMSCOPE
RRZZW-65B-R6N43 ANTENNAS
TO BE MOUNTED ON EXISTING
HEADFRAME SUPPORT POLES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE	
N.G.R	E: 530735 N: 139292
EQUIPMENT COLOUR KEY	
EXISTING EQUIPMENT	
VF EQUIPMENT ALLOCATED	
VF PROPOSED EQUIPMENT	
NEUTRAL FOOTPRINT	

1A	CONSTRUCTION ISSUE	EMF	BW	12/03/25
REV	MODIFICATION	BY	CH	DATE



Cell Name		Opt.
OLD SEWAGE WORKS		-
Cell ID No		
CSID	VF	VMO2
12195523	85813_13	2554
TM Cell ID	N/A	N/A
-	-	-
Site Address / Contact Details		
WESTWAY, COPTHORN SPOUTHEAD RD CRAWLEY WEST SUSSEX RH10 3QS		
Drawing Title: ANTENNA & DISH PLAN SHEET		
Purpose of issue:		Dwg Rev:
CONSTRUCTION		
Drawing Number:		1A
400		
Surveyed By:	Original Sheet Size:	Pack Issue:
KTL	A3	
Drawn:	Date:	Checked:
EMF	12/03/25	BW
		12/03/25
		1A

