

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

7th July 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 July 2025 at 7.30pm.** In the Parish Hub Borers Arms Road Copthorne 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 2nd June 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: 12th July 2025 at 4.00pm.
 - b) District Planning Committee – next meeting: 19th July 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
DM/25/0916	Asgard Copthorne Common Road Copthorne Crawley West Sussex RH10 3JX	Defer	Permitted
DM/25/1091	Little Acorns Brookhill Road Copthorne Crawley West Sussex RH10 3PJ	Defer	Permitted
DM/25/0933	57 The Meadow Copthorne Crawley West Sussex RH10 3RQ	Defer	Permitted
DM/25/0987	Great Frenches Barn Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/25/1009	27 Ivy Close Copthorne Crawley West Sussex RH10 3FT	Defer	Permitted
DM/25/1241	Cherokee Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Defer	Permitted
DM/25/1045	28 Old Station Close Crawley Down Crawley West Sussex RH10 4TX	Defer	Permitted
DM/25/1083	6 Knowle Close Copthorne Crawley West Sussex RH10 3LR	Defer	Permitted
DM/25/0504	Crawley Down Garage Snow Hill Crawley Down West Sussex		Permitted
DM/25/1074	Sideways Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD	Defer	Permitted
DM/25/1330	7 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP	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/25/0031	Firs Farm Copthorne Common Copthorne Crawley	Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses).	Defer to Officer
AP/25/0032	Firs Farm Copthorne Common Copthorne Crawley	Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses)	Defer to Officer

- 13. Planning Compliance action-** To receive a report on any actions currently being investigated by Mid Sussex Council, and to report any further breaches.
- 14. 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. Neighbourhood Plan-** to receive and comment upon any updates regarding the Neighbourhood Plan.
- 18. Land North of Burleigh Lane, Crawley Down” and is allocated for 50 dwellings (Site SA22).** To receive and comment upon any updates in relation to the allocated site.
- 19. Nature Restoration Fund -** to discuss and consider new nature fund ideas re the land north of Burleigh Lane development

- 20. Finger Posts Heathywood-** to discuss and approve new finger post signage on the Heathywood estate.
- 21. Palmers Autocentre Tyres, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 4HQ - DM/25/0483 Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) Street naming and numbering application.** - To consider and agree a proposed street name.
- 22. Ratification of Planning Recommendations-** To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority for planning applications where the deadline for consultee comments is before the next meeting date.

Applications to be Ratified	
<u>DM/25/1313</u> <u>Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u> Side ground floor extension. Replacement flat roof to existing conservatory. 2no rear flat roof canopies each side of existing conservatory	Defer to Officer
<u>DM/25/1263</u> <u>Euro Seat / Euro Cupra Crawley Down Garage Snow Hill Crawley Down Crawley West Sussex RH10 3EQ</u> Replace the existing Skoda signage with the new illuminated brand signage	Defer to Officer
<u>DM/25/1371</u> <u>Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB</u> Demolition of existing garage. Erection of new garage	Defer to Officer
<u>DM/25/1404</u> <u>46 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN</u> Change of Use to existing Garage with window to front and external access door to side	Defer to Officer. There are concerns regarding potential overdevelopment of the site and insufficient parking provision. These issues should be carefully assessed in conjunction with the policies and guidance outlined in the Crawley Down Neighbourhood Plan to ensure sustainable development and minimal impact on the local community.
<u>DM/25/1384</u> <u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u>	Defer to Officer

Retention of heat pump	
<u>DM/25/1456</u> <u>7 Erica Way Copthorne Crawley West Sussex RH10 3XG</u> Oaks x 3 Remove epicormic growth on main trunks. Oak 4, reduce overhanging growth.	Defer to Officer

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

Type 1 applications	
<u>DM/25/1484</u> <u>Garden Building Keepers Cottage Copthorne Common Copthorne West Sussex</u> Change of use to create a Community Pottery Studio.	
Type 2 Applications	
<u>DM/25/1036</u> <u>Olivers Wine Agency Units 17 And 18 Borers Yard Borers Arms Road Copthorne Crawley West Sussex RH10 3LH</u> Proposed construction of a single storey front extension and raised seating area with enclosed railings	
<u>DM/25/1304</u> <u>1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT</u> Proposed single storey wrap around extension to rear and side	
<u>DM/24/2401</u> <u>The Platt Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u> Erection of pre-school and associated works (Amended plans received 13.06.2025 to remove the proposed path and to include a Travel Plan)	
Tree applications	
<u>DM/25/1456</u> <u>7 Erica Way Copthorne Crawley West Sussex RH10 3XG</u> Oaks x 3 Remove epicormic growth on main trunks. Oak T4, reduce overhanging growth by approx 2.5m (Amended Description)	
<u>DM/25/1603</u> <u>Lampson Court Copthorne Common Road Copthorne Crawley West Sussex RH10 3SL</u> T8 (Beech) - Reduce height by 5m to reduce stress on the weak fork and reduce radial spread by 1.5m all round. Reduce the crown height by 5m and the crown spread by 3m.	

- 24. Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group** - to note activities to date, and to receive any recommendations
- 25. Consideration of items for discussion by the Village Working Parties, 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.
- 26. Date of the next meeting – Monday 1st September 2025 at 7.30pm at the Glebe Crawley Down.**

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

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 2nd June 2025, commencing at 7.30pm

Present

Cllr Williams (Chair)	Cllr King (Vice Chair)
Cllr Bingle	Cllr Casella
Cllr Coote	Cllr Pointer
Cllr Dorey	Cllr Kipps
	Cllr Wilson

Miss H Smith (Assistant Clerk)
Cllrs Hodson, Phillips, Lord and
Scott sat as Members of the
Public.

1	Election Of a Vice Chairman Cllr Williams nominated Cllr King this was second by Cllr Casella. It was AGREED by all present that Cllr King will be Vice Chair of the committee.
2	Public Question Time No questions
3	Apologies All Present
4	Declarations of Disclosable Pecuniary and Other Interests None
5	Minutes It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 12 th May were a true and correct record.
6	Chairman's Announcements Cllr Williams raised an issue of white and red paint markings which has been added on Turners Hill Road as though to mark drilling spots for future works. The area goes from north of Hurst Farm to beyond the south side of Huntslands. Cllr Kipps advised these were for Internet upgrades. Cllr Williams also advised concern regarding the temporary traffic lights at Withypitts Turners Hill as Ardingly have their annual South of England show this 6 th to the 8 th of June. This will bring lots of extra traffic to the area. Cllr Williams has asked the assistant clerk to ask WSCC Highways to consider this and other events in the area whilst planning future works.

7 Correspondence
No correspondence to note

8 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 12th of June at 4pm.

Agenda not yet published at the time of writing this report.

District Planning Committee – 19th of June at 2pm.

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

Cllr Bingle asked Cllr Phillips in the public gallery if the Wates development was due to go to committee on the 19th of June. Cllr Phillips stated that the agenda was not yet published, and he would know 10 days beforehand.

Cllr Williams has advised Worth Parish Council should make representation at the committee meeting due to the response from residents, although Worth Parish Council does not object to the development, the council would like to be involved in the S106 considerations and have a community liaison group set up through reserved matters.

9 Planning Decisions from Mid Sussex District Council

	Address	WPC	MSDC
DM/25/0685	Ash Vale Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL	Defer	Permitted
DM/25/0658	Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF	Defer	Permitted
DM/24/0036	Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL	Defer	Permitted
DM/25/0822	2 Gage Close Crawley Down Crawley West Sussex RH10 4XT	Defer	Permitted
DM/25/1018	5 Calluna Drive Copthorne Crawley West Sussex RH10 3XE	Defer	Permitted
DM/25/0438	Ember Rise Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/25/0839	13 Newlands Park Copthorne Crawley West Sussex RH10 3EW	Defer	Permitted
DM/25/0926	Land West Of Copthorne Copthorne Way Copthorne West Sussex		Permitted

Cllrs NOTED this information.

10 Updates on the Mid Sussex District Plan-

Planning Inspector is minded to fail the District Plan on the grounds of Duty to Cooperate. Mid Sussex District Council has commenced work to challenge through Judicial Review.

11 Applications in Neighbouring Parishes

Cllrs NOTED the report.

12 Licencing

No new Licencing applications to note.

13	Appeals			
	Cllrs NOTED the following appeal.			
	Reference	Address	Proposal	WPC Response
	AP/25/0025	The Oaks Shipley Bridge Lane Copthorne West Sussex	The removal of existing commercial buildings and the erection of 6 dwellings with associated access and parking. (Amended plans received including revised layout (19/07/2024) and Ecology report received).	Defer to officer. Part of land sits within WPC boundary therefore part of the S106 allocation should go to WPC.

14 Planning Compliance Action

Nothing to Note

15 Highways Issues

The London to Brighton Bike ride, temporary road closures will be in place on Sunday 15th June. Full details for residents will be published on our website and social media pages.

16 Gatwick Airport

Cllrs NOTED the email updates.

17 Updates to the Land West of Turners Hill Road Development-

Cllr Williams recommends sending representation to the committee meeting once date is confirmed.

18 Notification of Committee for Planning Application No DM/23/2732 - Carriall Copthorne Road Copthorne Crawley West Sussex RH10 3PD

Cllrs NOTED this was approved by the Committee last week.

19 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<p><u>DM/25/1091</u> <u>Little Acorns Brookhill Road Copthorne Crawley West Sussex RH10 3PJ</u></p> <p>Proposed single storey side extension, removal of front hipped roof and bay window, new render to front elevation and 2no. Front windows, velux sun tunnel to south facing existing roof</p>	Defer to Officer
<p><u>DM/25/1102</u> <u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u></p> <p>Variation of condition No: 2 relating to planning application DM/23/2360 - to amend the drawing list as the site plan has been updated</p>	Defer to Officer

20 New Planning Applications

Type 1 Applications	
<p><u>DM/25/0245</u> <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 (Corrected location and block plans received 14 May 2025)</p>	Defer to Officer
<p><u>DM/25/1199</u></p>	Defer to Officer. There are concerns regarding

<p><u>Land Adjacent To 2 Meadow Approach Copthorne Crawley West Sussex RH10 3RF</u></p> <p>Proposed demolition of 2no. garages and erection of a single dwelling (Class C3) with 2no. off-street parking spaces, plus provision of 1no. off-street parking space for 2 Meadow Approach</p>	<p>potential overdevelopment of the site and insufficient parking provision. These issues should be carefully assessed in conjunction with the policies and guidance outlined in the Copthorne Neighbourhood Plan to ensure sustainable development and minimal impact on the local community.</p>
<p><u>DM/24/2263</u></p> <p><u>Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Erection of a replacement dwelling with annexe accommodation following demolition of existing dwelling and annexe. Amended Plans received 20.05.2025 to show revised house design with supporting Flood Risk Assessment and Arboricultural Report.</p>	<p>Defer to Officer</p>
Type 2 Applications	
<p><u>DM/25/0533</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Listed building Consent Emergency work to part-dismantle and re-build two chimneys due to storm damage.</p>	<p>Defer to officer</p>
<p><u>DM/25/0534</u></p> <p><u>Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ</u></p> <p>Emergency work to part-dismantle and re-build two chimneys due to storm damage.</p>	<p>Defer to Officer</p>
<p><u>DM/25/1234</u></p> <p><u>21 Kitsmead Copthorne Crawley West Sussex RH10 3PN</u></p> <p>Proposed single storey rear extension, single storey front extension and first floor front extension</p>	<p>Defer to Officer</p>
<p><u>DM/25/1241</u></p> <p><u>Cherokee Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u></p> <p>T1 Beech tree - lift crown to a height of 5.5m Tree Applications</p>	<p>Defer to Tree Officer</p>

<p><u>DM/25/1090</u></p> <p><u>33 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA</u></p> <p>T3 Alder - reduce crown by upto 7 meters. Thin overhang over neighbour fence by upto 60%. Thin front of tree by 50%.</p>	<p>Defer to Tree Officer</p>
<p><u>DM/25/1330</u></p> <p><u>7 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP</u></p> <p>Oak - reduce overhang by max 1.5m. Chestnut T2 - reduce overhang by approx 1.5m. Chestnut T3 - reduce back to previous cut points. Beech T4 reduce back by approx 2m. Chestnut T5 - remove lowest branch facing garden.</p>	<p>Defer to Tree Officer. As this is a new development, please confirm whether there are any restrictions or protections applicable to the trees on or near the site.</p>

- 21 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**
No Matters for consideration
- 22 Consideration of items for discussion by the Village Working Parties**
Cllr Bingle would like a paper drafted about the changes to planning and how that may affect the Planning and Highways committee.
- 23 Date of the next meeting – Monday 7th July 2025 at 7.30pm.**

Meeting closed at 7.56 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 July 2025, in The Parish Hub Borsers Arms Road Copthorne at 7.30pm.
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.

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 2nd June 2025.

5 Chairmans Announcements

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

6 Correspondence

No Correspondence to note.

7 Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 12th of July at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 19th of July 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
DM/25/0916	Asgard Copthorne Common Road Copthorne Crawley West Sussex RH10 3JX	Defer	Permitted
DM/25/1091	Little Acorns Brookhill Road Copthorne Crawley West Sussex RH10 3PJ	Defer	Permitted
DM/25/0933	57 The Meadow Copthorne Crawley West Sussex RH10 3RQ	Defer	Permitted
DM/25/0987	Great Frenches Barn Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/25/1009	27 Ivy Close Copthorne Crawley West Sussex RH10 3FT	Defer	Permitted
DM/25/1241	Cherokee Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ	Defer	Permitted
DM/25/1045	28 Old Station Close Crawley Down Crawley West Sussex RH10 4TX	Defer	Permitted
DM/25/1083	6 Knowle Close Copthorne Crawley West Sussex RH10 3LR	Defer	Permitted
DM/25/0504	Crawley Down Garage Snow Hill Crawley Down West Sussex		Permitted
DM/25/1074	Sideways Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD	Defer	Permitted
DM/25/1330	7 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP	Defer	Permitted

9 Updates on the Mid Sussex District Plan

There were 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.

12 Appeals

Reference	Address	Proposal	WPC Decision
AP/25/0031	Firs Farm Copthorne Common Copthorne Crawley	Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses).	Defer to Officer

AP/25/0032	Firs Farm Copthorne Common Copthorne Crawley	Conversion of a storage building to form two dwellinghouses (2 x Use Class C3 Single Family Dwellinghouses)	Defer to Officer

13 Planning Compliance

The Assistant Clerk has emailed Planning Investigations regarding the Foliage and Tree Screening along the entrance to Heathywood.

The Chief Office has also contacted planning investigations regarding Planning application DM/25/1102 ST Frances Care home regarding road resurfacing and permitted parking areas.

14 Highways Issues

No highways issues to note.

15 Gatwick Airport

Gatwick Airport Northern Runway please note any email updates.

16

Updates to the Land West of Turners Hill Road Development- No further updates to note.

17 Neighbourhood Planning-

MHCLG has informed us that, as a result of the spending review, they cannot proceed with commissioning new neighbourhood planning support services for 2025 onwards. Unfortunately, this means that they cannot open applications for new grants or technical support. They can complete all technical support packages agreed by MHCLG by the end of March 2025 and they have until the end of March 2026 to do so depending on the timetable for each package.

My recommendation is that we continue to complete the surveys and collate all the results, and that we plan in our budget for the next financial year to cover the costs of future professional fees. We have asked Squires for an updated quote, which we are still yet to receive. If any funding opportunities come our way in the meantime, we will explore and complete any relevant funding applications.

Update on survey online responses

Crawley Down- 162

Copthorne – 271

Paper copies are being collected regularly and will be inputted in due course over the next couple of weeks. Morrisons have recently lost the drop box and could not account for its whereabouts. There is still a box in the Haven Centre. Morrison's head office has been contacted.

Copies of neighbourhood plans to those outside of where the village magazines are delivered are being distributed.

18

Land North of Burleigh Lane, Crawley Down" and is allocated for 50 dwellings (Site SA22)

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

The developers and their Communications team are carrying out a public consultation exercise before submitting their application. Worth Parish Council has been contacted by the S106 Officer to provide a list of possible suggestions for schemes for Section 106 funding.

The Chief Officer has responded and invited the developers to attend a committee meeting.

MSDC planning officers have also been invited to attend a site meeting with Worth Parish Council, to share insights into the site.

An officer, Cllrs Williams, Coote and Pointer met with representatives from The Communications Community Partnership on site on Friday 27th June. Notes from this meeting have been published as part of the meeting pack.

19 Nature Restoration Fund regarding the land north of Burleigh Lane development -

"There is evidence of great crested newts on this side of Crawley Down—for example, the Redrow development at Kings Acre implemented specific protection measures for them. This presents an opportunity to align biodiversity offsetting for species such as great crested newts, bats, and potentially dormice, with habitat enhancements around the village pond. We propose exploring the creation of newt-friendly ponds or breeding pools within the surrounding woodland, which could also serve as valuable habitat for bats and other wildlife. Given the nature of the habitat, it is likely that bats are already present in the area.

20 Finger Posts Heathywood Site -

Please find attached in the meeting pack the wayfinding/fingerpost location document which includes an overview map and suggested fingerpost wording for your agreement.

Once the Parish Council are happy, we can then issue them to the manufacturer for production as I understand there will be a lead time of approximately six weeks for delivery to the site.

21

Palmers Autocentre Tyres, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 4HQ - DM/25/0483 Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) Street naming and numbering application- To consider and agree a proposed new street name for the above development. Please find corresponding document to review in your meeting pack.

22 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/25/1313</u>	Defer to Officer
<u>Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u>	

Side ground floor extension. Replacement flat roof to existing conservatory. 2no rear flat roof canopies each side of existing conservatory	
<u>DM/25/1263</u> <u>Euro Seat / Euro Cupra Crawley Down Garage Snow Hill Crawley Down Crawley West Sussex RH10 3EQ</u> Replace the existing Skoda signage with the new illuminated brand signage	Defer to Officer
<u>DM/25/1371</u> <u>Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB</u> Demolition of existing garage. Erection of new garage	Defer to Officer
<u>DM/25/1404</u> <u>46 Wychwood Place Crawley Down Crawley West Sussex RH10 4HN</u> Change of Use to existing Garage with window to front and external access door to side	Defer to Officer. There are concerns regarding potential overdevelopment of the site and insufficient parking provision. These issues should be carefully assessed in conjunction with the policies and guidance outlined in the Crawley Down Neighbourhood Plan to ensure sustainable development and minimal impact on the local community.
<u>DM/25/1384</u> <u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u> Retention of heat pump	Defer to Officer
<u>DM/25/1456</u> <u>7 Erica Way Copthorne Crawley West Sussex RH10 3XG</u>	Defer to Officer

Oaks x 3 Remove epicormic growth on main trunks. Oak 4, reduce overhanging growth.		
23	New Planning Applications- To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.	

Type 1 applications	
<u>DM/25/1484</u> <u>Garden Building Keepers Cottage Copthorne Common</u> <u>Copthorne West Sussex</u> Change of use to create a Community Pottery Studio.	No planning history.
Type 2 Applications	
<u>DM/25/1036</u> <u>Olivers Wine Agency Units 17 And 18 Borers Yard Borers</u> <u>Arms Road Copthorne Crawley West Sussex RH10 3LH</u> Proposed construction of a single storey front extension and raised seating area with enclosed railings	No relevant planning history.
<u>DM/25/1304</u> <u>1 Oakley Grove Crawley Down Crawley West Sussex RH10 4UT</u> Proposed single storey wrap around extension to rear and side	No previous related planning history.
<u>DM/24/2401</u> <u>The Platt Turners Hill Road Crawley Down Crawley West</u> <u>Sussex RH10 4EY</u> Erection of pre-school and associated works (Amended plans received 13.06.2025 to remove the proposed path and to include a Travel Plan)	WPC Previous comment Worth Parish Council supports this application; concerns regarding access have been addressed. There is a local demand for childcare facilities with Crawley Down.
Tree Applications	
<u>DM/25/1456</u>	Previous comment defers to Officer

<p><u>7 Erica Way Copthorne Crawley West Sussex RH10 3XG</u></p> <p>Oaks x 3 Remove epicormic growth on main trunks. Oak T4, reduce overhanging growth by approx 2.5m (Amended Description)</p>	
<p><u>DM/25/1603</u></p> <p><u>Lampson Court Copthorne Common Road Copthorne Crawley West Sussex RH10 3SL</u></p> <p>T8 (Beech) - Reduce height by 5m to reduce stress on the weak fork and reduce radial spread by 1.5m all round. Reduce the crown height by 5m and the crown spread by 3m.</p>	<p>No Previous Planning History</p>
<p>24</p> <p>25</p> <p>26</p>	<p>Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group- The chief officer has suggested that rather than writing a report once all the planning reform changes have been agreed, we ask Squires to do a training session for all Cllr's and Officers where questions can be answered.</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>Date of the next meeting Monday 1st September 2025 at 7.30pm at the Glebe Crawley Down.</p>

Planning and Highways Committee Meeting Applications to be Ratified.

Type 1 Applications

Application	Planning History	Suggested Submission
<p><u>DM/25/1404</u></p> <p><u>46 Wychwood Place Crawley Down Crawley West Sussex</u></p> <p><u>RH10 4HN</u></p> <p>Change of Use to existing Garage with window to front and external access door to side</p>	No previous planning history	<p>Defer to Officer.</p> <p>There are concerns regarding potential overdevelopment of the site and insufficient parking provision. These issues should be carefully assessed in conjunction with the policies and guidance outlined in the Crawley Down Neighbourhood Plan to ensure sustainable development and minimal impact on the local community.</p>

Type 2 Applications

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/1313</u></p> <p><u>Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Side ground floor extension. Replacement flat roof to existing conservatory. 2no rear flat roof canopies each side of existing conservatory</p>	<p>No recent relevant planning applications</p>	<p>Defer to Officer</p>
<p><u>DM/25/1263</u></p> <p><u>Euro Seat / Euro Cupra Crawley Down Garage Snow Hill Crawley Down Crawley West Sussex RH10 3EQ</u></p> <p>Replace the existing Skoda signage with the new illuminated brand signage</p>	<p>No previous planning applications</p>	<p>Defer to Officer</p>
<p><u>DM/25/1371</u></p> <p><u>Inglewell Sandhill Lane Crawley Down Crawley West Sussex RH10 4LB</u></p> <p>Demolition of existing garage. Erection of new garage</p>	<p>DM/24/2768 Two storey rear extension. Two storey front extension. Rear Patio. Permitted</p>	<p>Defer to Officer</p>
<p><u>DM/25/1384</u></p> <p><u>Mill Studio Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Retention of heat pump</p>	<p>No recent relevant planning history.</p>	<p>Defer to Officer</p>

Tree Applications to be Ratified

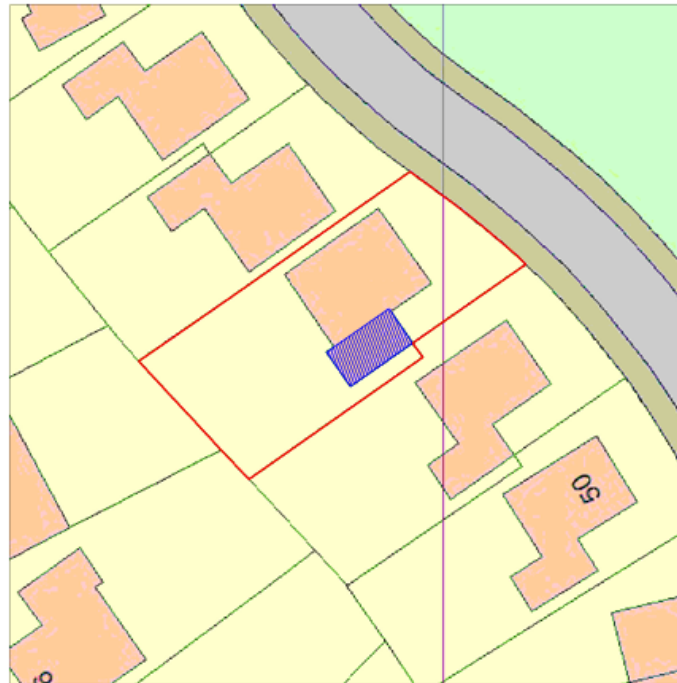
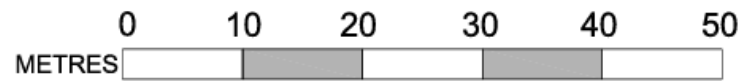
Applications to be ratified	Planning History	Suggested Submission
<u>DM/25/1456</u> <u>7 Erica Way Copthorne Crawley West Sussex RH10 3XG</u> Oaks x 3 Remove epicormic growth on main trunks. Oak 4, reduce overhanging growth.	DM/21/0055 Group of Oak Trees - fell. Refused. All other tree applications permitted	Defer to Officer

DM/25/1404

46 Wychwood Place Crawley Down Crawley
West Sussex RH10 4HN

Change of Use to existing Garage with window to front and external access door to side





BLOCK PLAN

@ 1:500

P1	ISSUED FOR HH PLANNING	28/05/25	SJ
Rev	Description	Date	By

Impact Design Solutions
Planning and Building Control Specialists
email: impactdesign@email.com
mobile: 07920 714945

Project

46 Wychwood Place, Crawley Down,
RH10 4HN

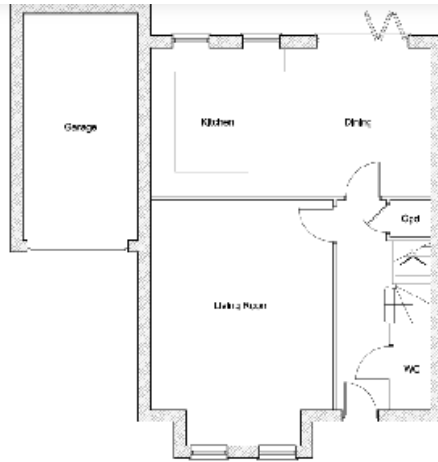
Drawing

BLOCK PLAN

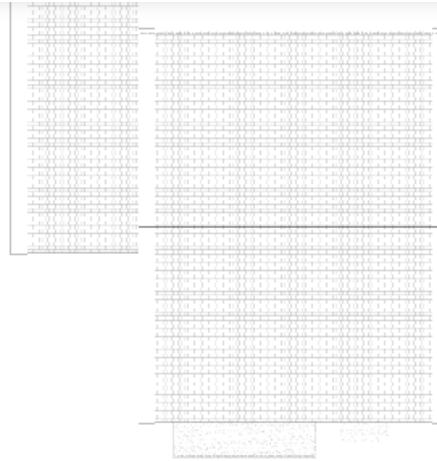
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Date MAY 2025

Drawing No. 2505-46Wychwood-03



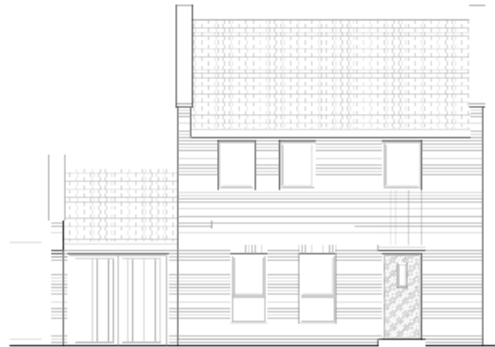
EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN



EXISTING NW FLANK ELEVATION



EXISTING FRONT ELEVATION



EXISTING SE FLANK ELEVATION



EXISTING REAR ELEVATION

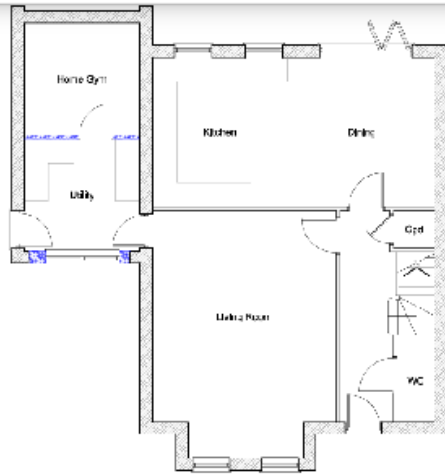
Impact Design Solutions
Planning and Building Control Specialists
email: impactdesign@bt.com
mobile: 07282 714043

Project
46 Wychwood Place, Crawley
Town, RH10 4HN

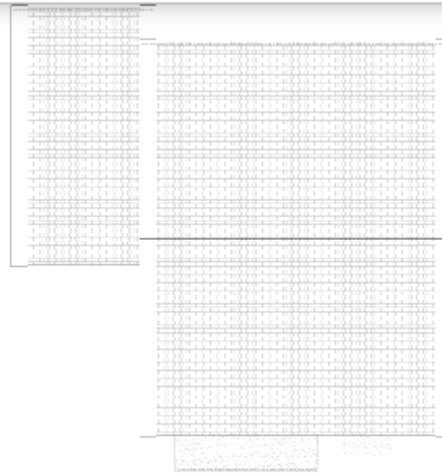
Drawing
Existing Plans and Elevations

Scale: 1:50 @ A1 / 1:100 @ A3
Date: MAY 2025
Drawing No: 2505-46Wychwood-01

Rev	Description	Date	By
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02	ISSUED FOR COUNCIL	12/05/25	CU



PROPOSED GROUND FLOOR PLAN

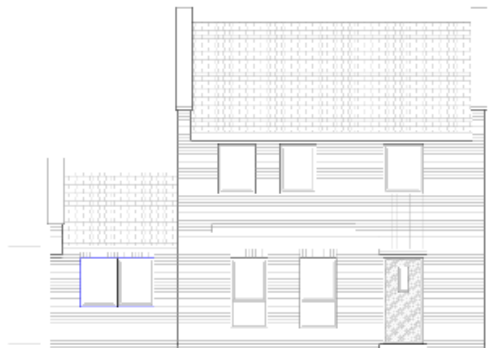


PROPOSED ROOF PLAN



PROPOSED NW FLANK ELEVATION

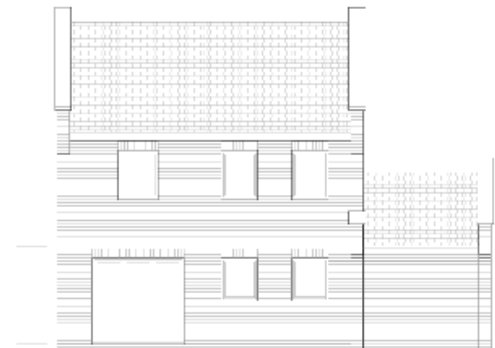
UNALTERED - AS EXISTING



PROPOSED FRONT ELEVATION



PROPOSED SE FLANK ELEVATION



PROPOSED REAR ELEVATION

UNALTERED - AS EXISTING

Impact Design Solutions
Planning and Building Control Specialists
email: impactdesign@btinternet.com
t: 01243 877404

Project
46 Wychwood Place, Crawley
West Sussex, RH10 4HN

Drawing
Proposed Plans and Elevations

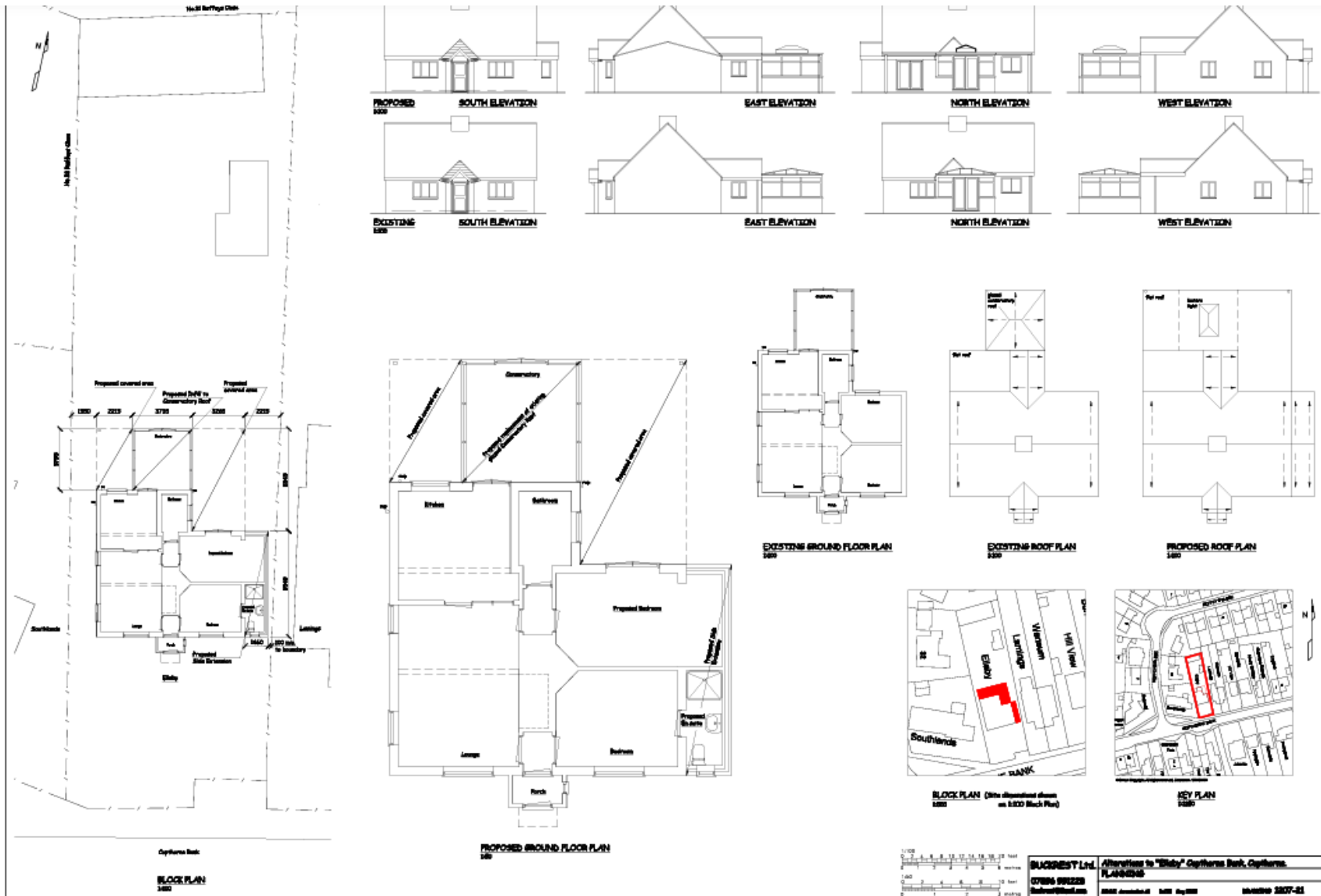
Scale 1:50 @ A1 / 1:100 @ A3
Date MAY 2025
Drawing No 2505-46Wychwood-02

Rev	Description	Date	By
P1	ISSUED FOR RH PLANNING	20/05/25	CU
I	MINOR AMENDMENTS	16/05/25	CU
	ISSUED FOR COMPLETION	12/05/25	CU

DM/25/1313

Ellaby Copthorne Bank Copthorne Crawley West Sussex
RH10 3QZ

Side ground floor extension. Replacement flat roof to existing conservatory. 2no rear flat roof canopies each side of existing conservatory



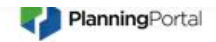
DM/25/1263

Euro Seat / Euro Cupra Crawley Down Garage Snow Hill
Crawley Down Crawley West Sussex RH10 3EQ

Replace the existing Skoda signage with the new illuminated
brand signage

LOCATION PLAN

Site Address: Euro Seat / Euro Cupra, Unit 3, Crawley Down Garage, Snow Hill, Crawley Down, RH10 3EQ



Date Produced: 14-May-2025

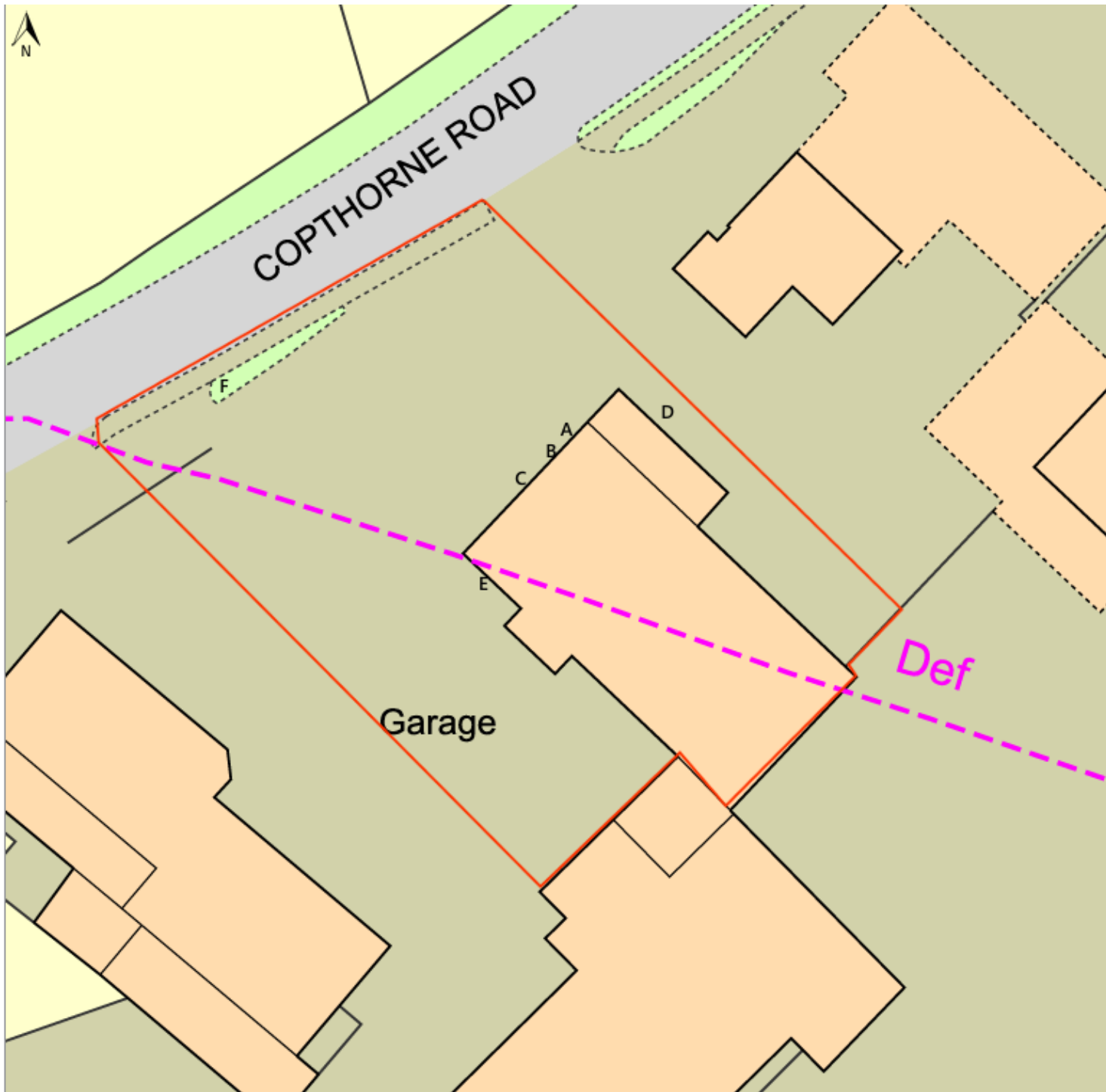
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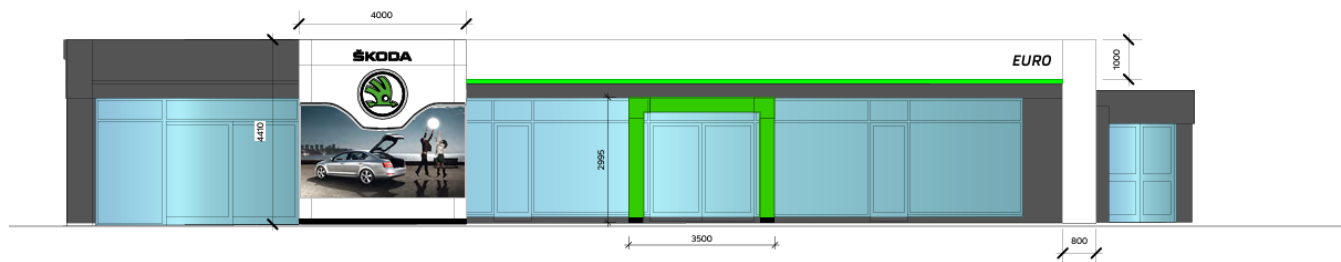


Planning Portal Reference: PP-13990395v1

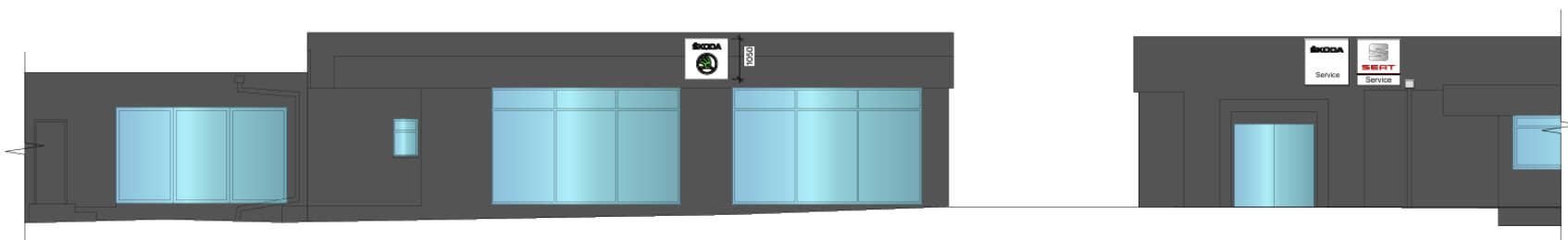


© Crown copyright and database rights 2025 OS 100042766

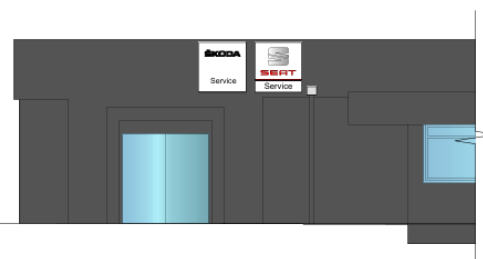




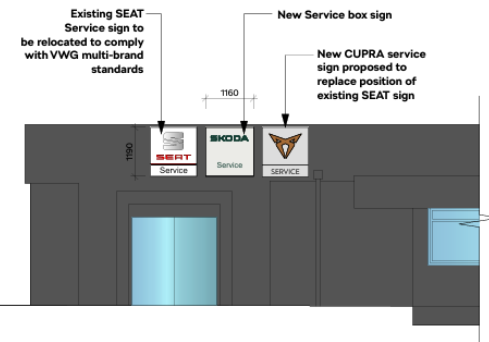
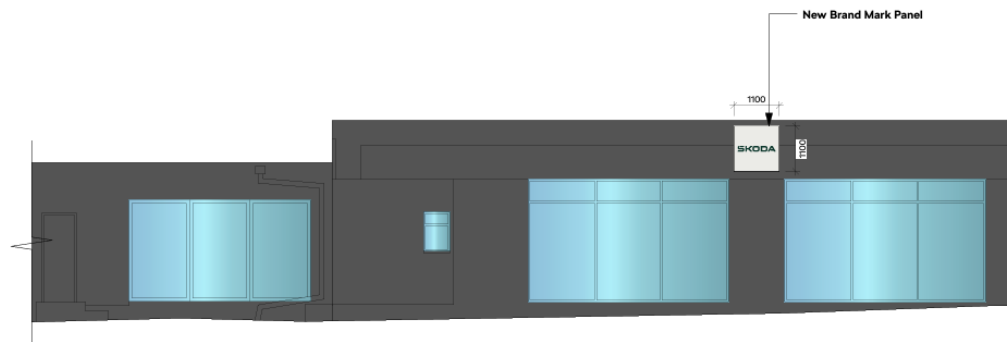
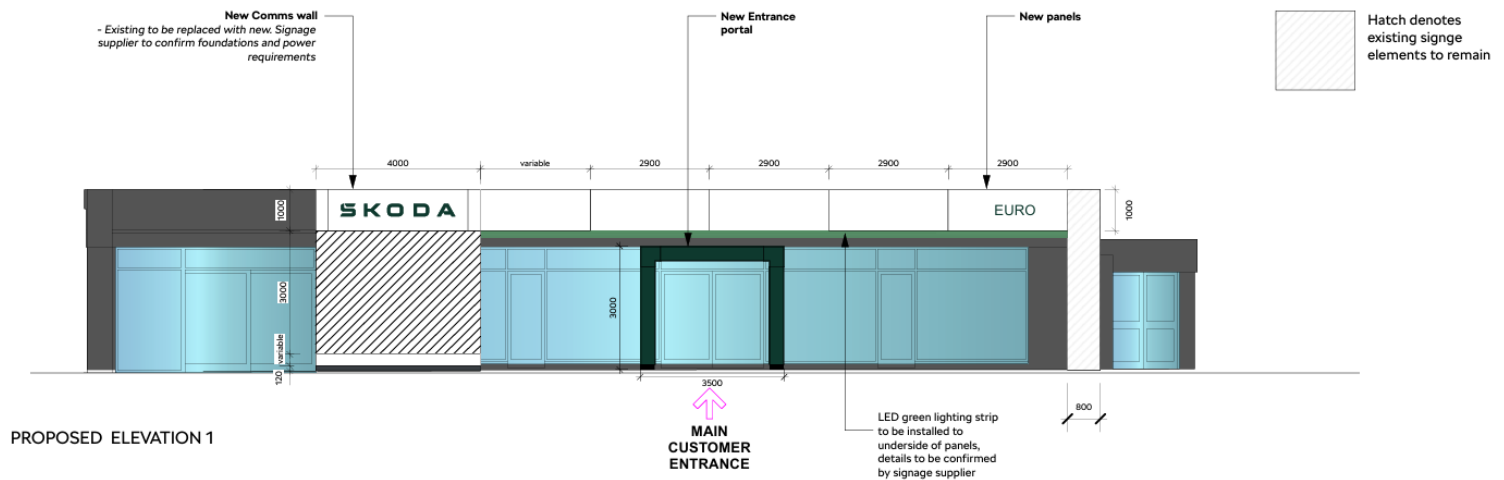
EXISTING ELEVATION 1



EXISTING ELEVATION 2



EXISTING ELEVATION 3



DM/25/1371

Inglewell Sandhill Lane Crawley Down Crawley West
Sussex RH10 4LB

Demolition of existing garage. Erection of new garage





LEGEND



PROJECT

Inglewell Garage

TITLE

Existing Site Plan

CLIENT

Paul Barber

DRAWN BY

MS

SCALE @A3

1 : 200

CHECKED BY

KC

DATE

14.05.2025

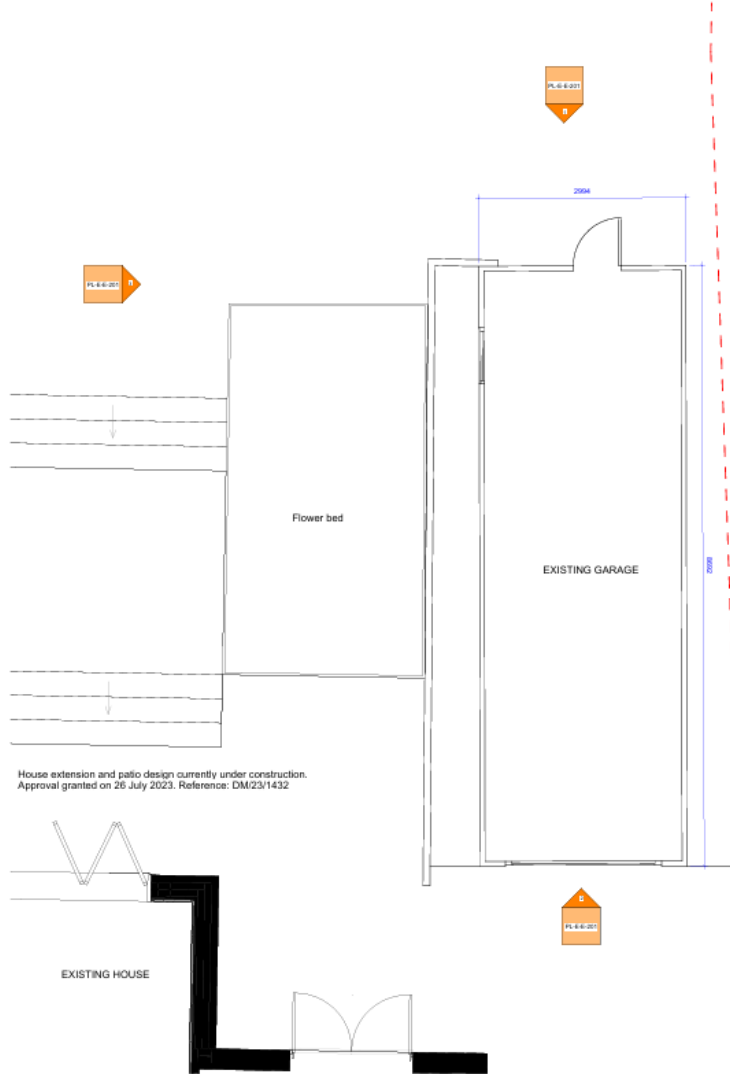
PROJECT NUMBER

22001

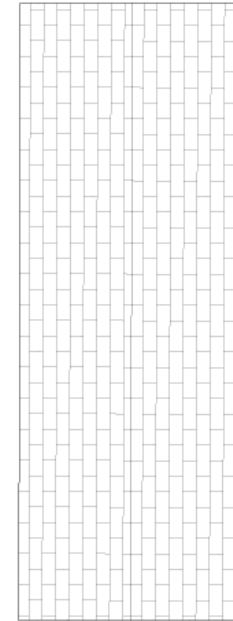
REV

DRAWING NUMBER

PL-E-P-100



1 00, Garage Ground Floor
1 : 50



2 01, Garage Roof
1 : 50



PROJECT

Inglewell Garage

TITLE
Proposed Garage
Floor and Roof Plan

CLIENT
Paul Barber

DRIVEN BY	SCALE @A2
MS	1 : 50

CHECKED BY	DATE
KC	27.05.2025

PROJECT NUMBER	REV
22001	

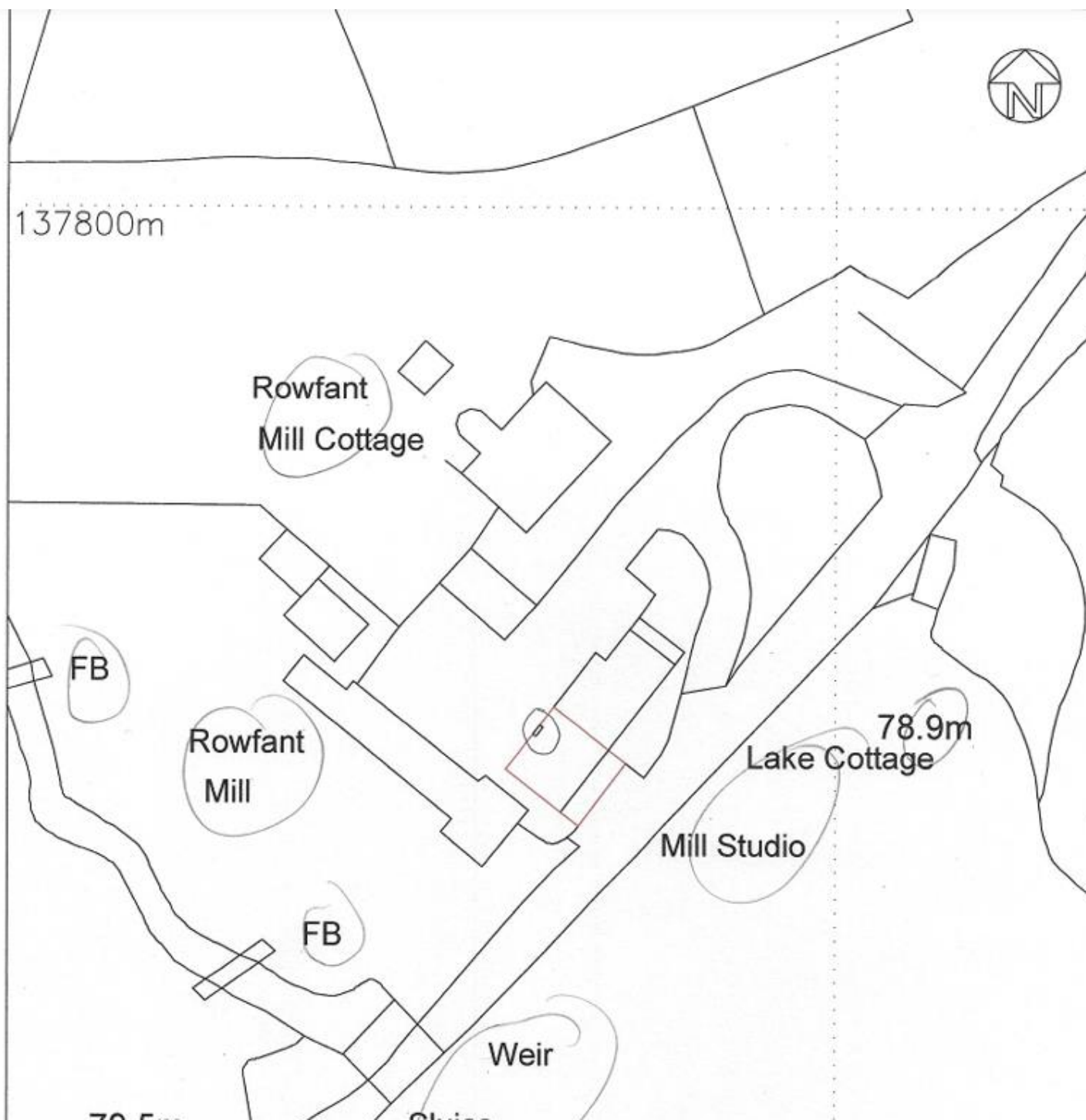
DRAWING NUMBER

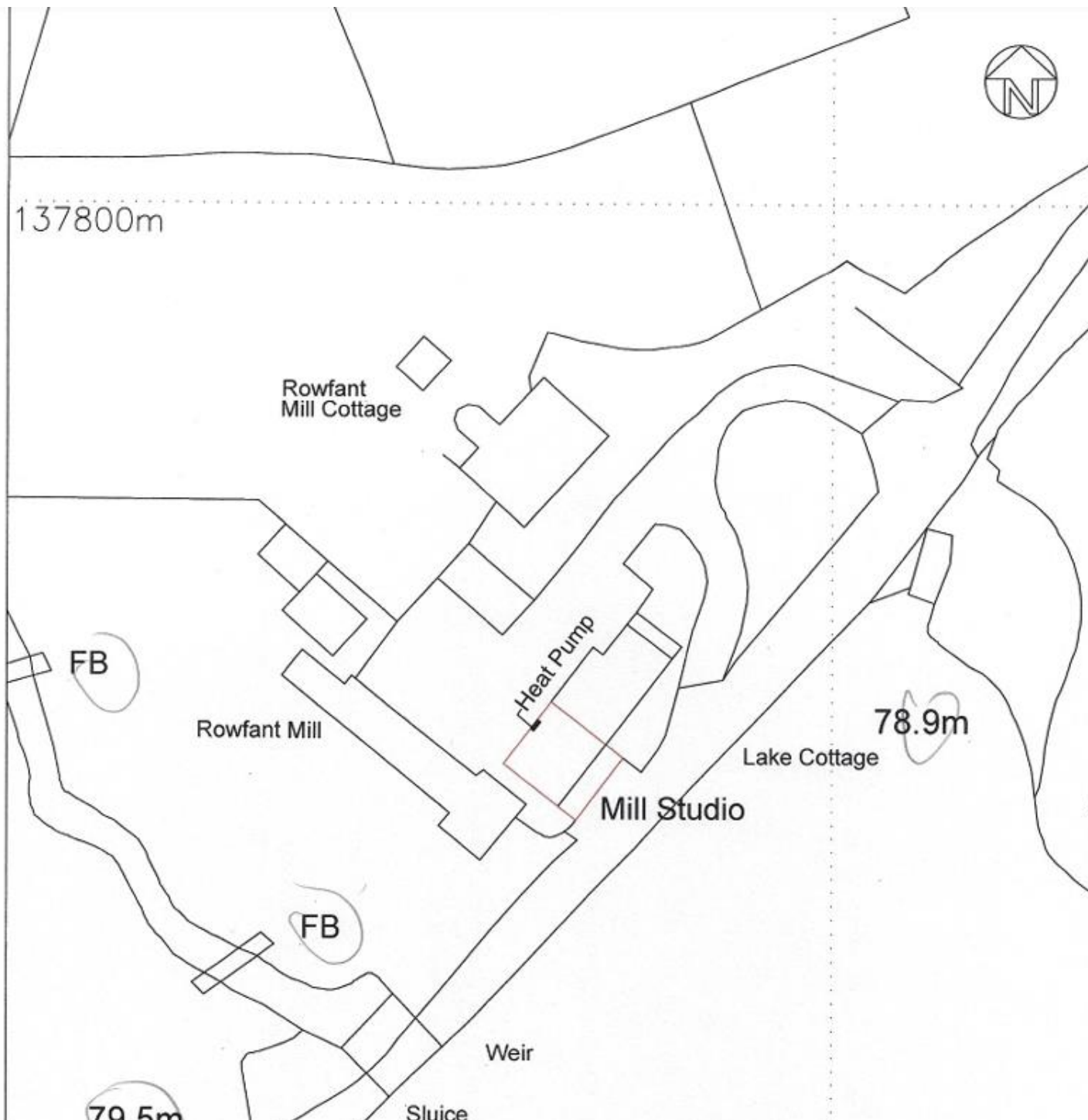
PL-P-P-110

DM/25/1384

Mill Studio Old Hollow Copthorne Crawley West Sussex
RH10 4TB

Retention of heat pump

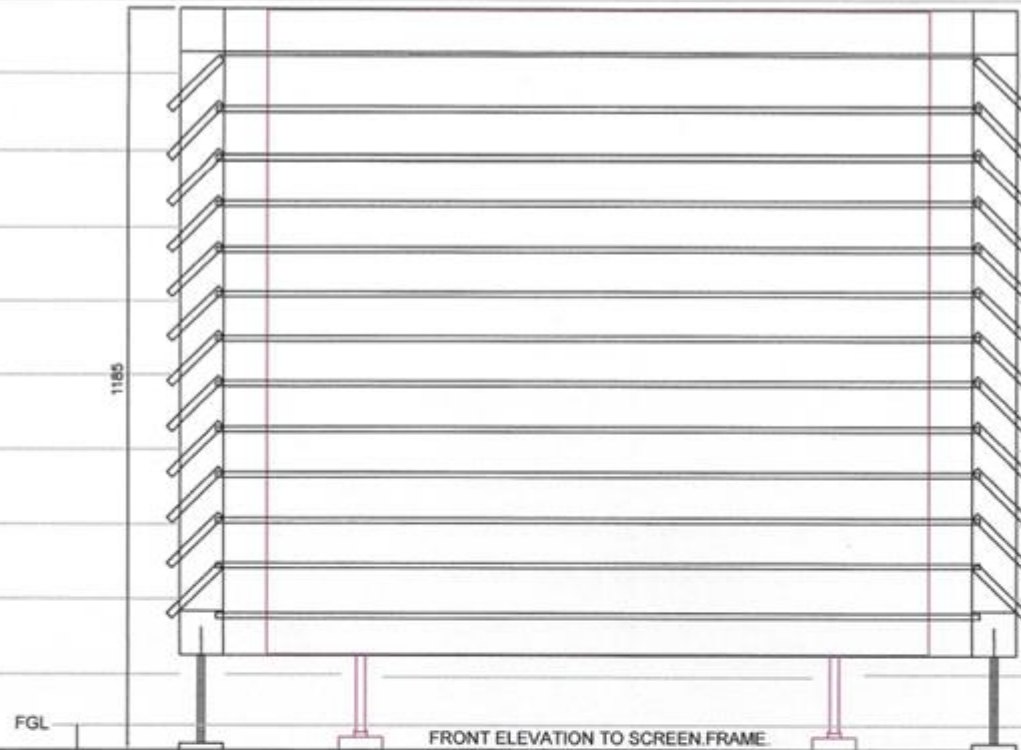








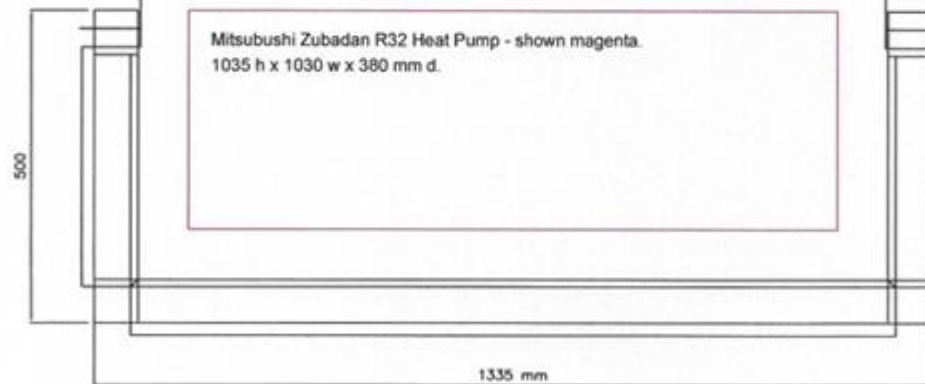
Existing white shiplap boarding to external wall of house.



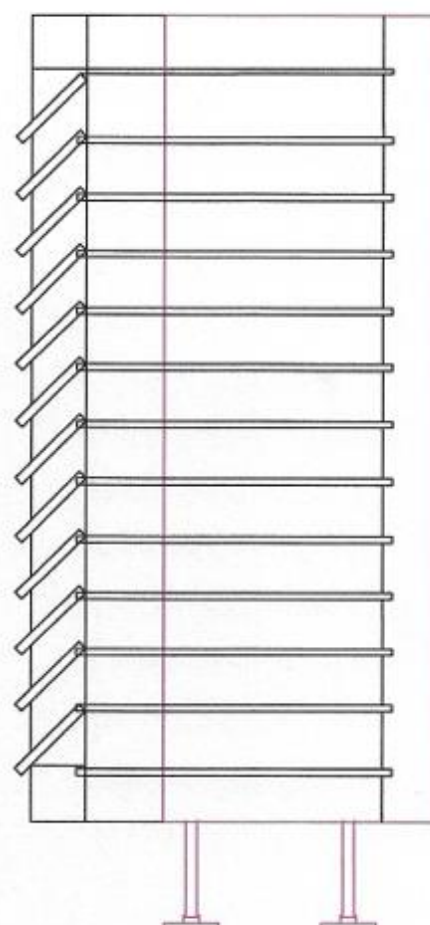
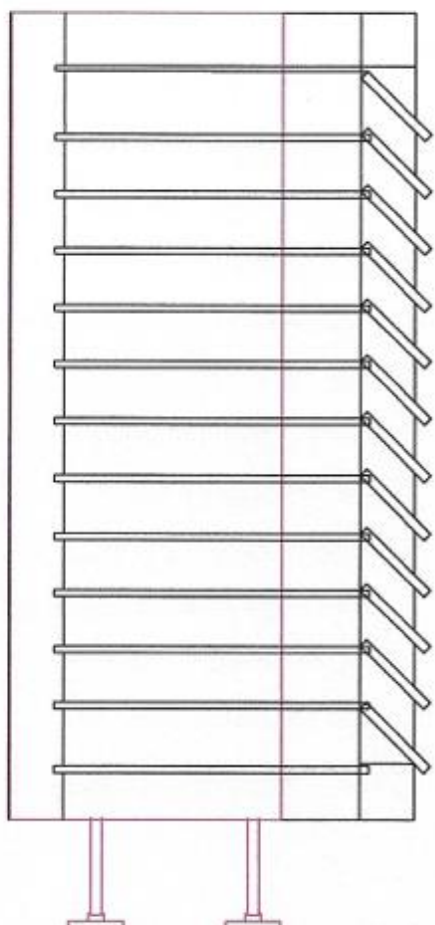
FRONT ELEVATION TO SCREEN FRAME

70 x 70 mm SW posts & frame rebated for
115 x 10 mm SW louvres
To be confirmed with detail joinery shop drawing.
Finished white Sikken's specification.

Galv. MS Feet & removable brackets to secure to building..



Mitsubishi Zubadan R32 Heat Pump - shown magenta.
1035 h x 1030 w x 380 mm d.



DM/25/1456

7 Erica Way Copthorne Crawley West Sussex RH10 3XG

Oaks x 3 Remove epicormic growth on main trunks. Oak 4,
reduce overhanging growth.

No images available on Portal

Applications in Neighbouring Parishes

12th May 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.	WPC has commented on the proposals and asked to be kept updated. Confirmed EIA required. No change 01.07.2025
East Grinstead	DM/25/1665	Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810	Submission of details pursuant to the discharge of Conditions 9, 10, 16 and 20 of Planning Permission DM/23/0810 for 200 homes at Land South of Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PP. pursuant to the Discharge of Conditions 9 (Archaeology), 10 (Air Quality Assessment), 16 (Arboriculture Method Statement) and 20 (Biodiversity Net Gain Plan) attached to the Full Planning Permission regarding Land South of Crawley Down Road (Ref. DM/23/0810). The information submitted pursuant to the aforementioned conditions as follows: Condition 9 (Archaeology) 230233 WSIv5 230233-ev-2025100-V1reduced Condition 10 (Air Quality Assessment) 444669-02(03) Air Quality Assessment Report-Crawley Down Road Felbridge Condition 16 (Arboriculture Method Statement) 10948_AMS.001

			Condition 20 (Biodiversity Net Gain Plan) Land at Felbridge - HMMPT 1.0 (Revision b)
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 01.07.2025</p> <p>Suggest Noting. Planning portal states Pending Consideration</p>
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</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</p>

		<p>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>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> <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 Environmental 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>
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			<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 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>22.07.2024 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>
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			<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> <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>
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			<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 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 01/07/2025 Status awaiting decision</p>
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Burstow	2025/468	Land South of Tagzvondeni Kennels, Shipley Bridge Lane, Shipley Bridge, RH6 9TL Use of land as a private gypsy and traveller caravan site for 4 pitches, including parking. Retention of hardstanding and widened vehicular access. (Retrospective)	Pending Consideration- comments by the 4th of July 11th June 2025 London Gatwick- consultee comment – No development shall take place until full details of soft landscaping works have been submitted and approved in writing by the local planning authority. The reason to avoid endangering the safe movement of aircraft and the operation of London Gatwick through the attraction of birds and an increase in the bird hazard risk of the application site.
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New Applications/Comments in bold

Notes of site meeting regarding Land North of Burleigh Lane 27th June 2025

Attendees: Cllr Coote, Cllr Williams, Cllr Pointer, L Bannister (Chief Officer), Dan Webber (representing applicant), James Mills (representing the Community Communications Partnership)

Trees/environment

- All boundary trees categorised as 'A' or 'B' will be retained. The conifers down the centre of the site will be removed.
- Bats and newts are known to be on the site. Foxes and deer were sighted during the meeting.
- It doesn't seem suitable that one house is left on an island surrounded by roads.

Communication with MSDC and WSCC

- Pre applications have been completed with MSDC and Highways, who are now happy with the scheme after suggesting various changes such as a reduction in units.
- Looking to begin building in the next year.
- A planning application has been submitted, but this has not yet been validated.
- MSDC advised applicant that consultation with the parish council and community were not needed as the site has already been through the District Plan consultation and allocated as a site.

Drainage

- The ditch will be enhanced to cope with a 100-year event.
- Water will be retained on site via two balancing ponds. These will be lined so that water cannot seep into the ground.
- Issues raised regarding previous development, flooding, natural springs being on site and silt/waste build up in the pond. The importance of getting the drainage plans correct were impressed upon the applicant.
- Drainage requirements have increased since the previous developments were built, so this site would have a more robust plan.

Consultation

- Councillors expressed concern that consultation has begun with residents with no information being shared with the parish council, and that planning application has been submitted before a decent consultation with residents has taken place.
- It seems from the website that the only area residents can have an input into is S106.
- Dan and James have been invited to the Planning & Highways Committee on 7th July, and are willing to attend CDWP.
- 500 leaflets have been delivered, but councillors feel this should have included all of the access roads.
- Surveys have been completed with immediate neighbours to the site, via a representative knocking on the door and asking for the survey to be completed immediately rather than leaving a survey for residents to complete in their own time. A resident has complained that these have been too late in the evening.

Crawley Down Merrow Wood

Newsletter June 2025



MERROW WOOD



Merrow Wood are proud to present our proposals for new family homes and open space north of Burleigh Lane. It is important that any proposal provides a good deal for existing residents and that is our core mission, including significant investments in local education, nature conservation and taking the opportunity to reduce flood risk and properly manage the unconstrained water course.

All of our new homes are designed to be suitable and attractive for existing Crawley Down residents, including upsizing young families and those looking to downsize into a modern and energy efficient new home. We are also providing 15 affordable homes, with 4 1st homes, dedicated to help people onto the housing ladder and also 11 rented homes for local residents in housing need.



Crawley Down Merrow Wood

Newsletter June 2025



MERROW WOOD

WHAT IS BEING PROPOSED



An unconstrained watercourse runs through our site towards nearby homes, so as part of our proposal, we are creating an extensive Sustainable Urban Drainage System, to catch surface runoff and properly control water flows as the watercourse runs to the north. By building this we will not only make our local area safer, but also reduce the flood risk whilst creating great opportunity to enhance nature biodiversity and habitat.

Our nature strategy is at the core of our design to provide both a net gain to local biodiversity but also a net gain for local residents, with full access to the new green spaces that we are creating being offered to existing residents and enhancements to community spaces that will benefit both nature and our neighbours.

WHAT ARE WE PROPOSING



Reduce flood risk and improve existing watercourse



£430,000 funding for local schools



Create dedicated space for nature



15 new affordable homes



£20,000 funding for local libraries



For more information or to give us feedback please visit our consultation website by **scanning our QR code**. To contact us directly please email **Consultation@Merrowwood.com** or call **020 4538 7200**.



Accommodation Schedule					
Main Site					
Plot 1	3-Bedroom House	Semi-Detached	1,120 sqft	2CPS	
Plot 2	3-Bedroom House	Semi-Detached	1,120 sqft	2CPS	
Plot 3	4-Bedroom House	Detached	1,996 sqft	G + 2CPS	
Plot 4	5-Bedroom House	Detached	2,122 sqft	G + 2CPS	
Plot 5	4-Bedroom House	Detached	1,996 sqft	G + 2CPS	
Total;		5 Dwellings			

Site Boundary

P1	17.01.25	Rumble strips removed (opposite Plot 1). SSR material amended.	AX	JB
Rev	Date	Revision Details	Dr	Ch



London: 76 Great Suffolk Street
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Client's Name
JW Stratton

Job Title
Stetton Works, Turners Hill Road,
Crawley Down

Drawing Title
Proposed Site Plan

Scale

1:250 @ A2

metres

5

10

15

20

25

Drawn	Checked	Date
AX	AK	14.10.24

Job No	Drawing No	Rev
7504	PL 03	P1

Status
APPROVAL

