

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

2nd March 2026

To: Members of the Planning and Highways Committee

Notice of Meeting

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council, on **Monday 2nd March 2026 at 7.30pm**. In the Parish Hub Borers Arms Road Cophorne where the following business will be considered and transacted.

Leanne Bannister
Chief Officer

AGENDA

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

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

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

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 2nd February 2026.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Correspondence** – To note correspondence received.
- 7. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
 - a) Planning Committee – next meeting: 12th March 2026 at 4.00pm.
 - b) Planning Committee – next meeting: 19th March 2026 at 2.00pm.

- 8. Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority.

	Address	WPC	MSDC
DM/25/2675	2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF	Defer	Permitted
DM/26/0031	2 Greenside Crawley Down Crawley West Sussex RH10 4AG	Defer	Withdrawn
DM/25/3251	38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ	Defer	Permitted
DM/25/2078	1 Bracken Close Copthorne Crawley West Sussex RH10 3QE	Defer	Permitted
DM/26/0050	8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF	Defer	Permitted
DM/26/0033	86 Lashmere Copthorne RH10 3RT	Defer	Permitted
DM/25/3026	2 Mulberry Cottage Sandy Lane Crawley Down RH10 4HS	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.
- 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. Royal Oak Update**- to receive any updates in relation to the Royal oak site.
- 16. Bowers Place**- to receive any updates in relation to Bowers Place.
- 17. 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/26/0154</u></p> <p><u>Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF</u></p> <p>Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)</p>	Moved to agenda item 18, new planning applications.
<p><u>DM/26/0270</u></p> <p><u>3 Greenside Crawley Down Crawley West Sussex RH10 4AG</u></p> <p>Oak Tree in rear garden - Reduce crown overhanging the boundary by approx 2m</p>	Defer to Tree Officer
<p><u>DM/26/0276</u></p> <p><u>77 Church Lane Copthorne Crawley West Sussex RH10 3QG</u></p>	Defer to Officer

Single Storey Rear Extension	
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18. 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/26/0303</u></p> <p><u>Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH</u></p> <p>Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road</p>	
<p><u>DM/26/0154</u></p> <p><u>Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF</u></p> <p>Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)</p>	No recent planning history.
<p><u>DM/26/0207</u></p> <p><u>Woodmans Copthorne Common Copthorne Crawley West Sussex RH10 3JU</u></p> <p>Change of Use from C1 (holiday use) to C3 (residential) Consolidation of two cabins into single storey 3-bedroom energy efficient, self-build dwelling and retention of third cabin as ancillary home gym.</p>	DM/22/3539- Application for change of use of land to allow for the siting of three glamping pods (revised glamping pod plans received 21.12.2022). Permitted
Type 2 Applications	
<p><u>DM/26/0306</u></p> <p><u>Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY</u></p> <p>Proposed loft conversion with rear dormer and front roof widows. 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>	DM/26/0307- proposed rear storey extension. Pending consideration.
<p><u>DM/26/0307</u></p> <p><u>Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY</u></p> <p>Proposed single storey rear extension</p>	DM/26/0306- Pending consideration.
<p><u>DM/26/0378</u></p> <p><u>Ramblers 2 Chesterfield Close Furnace Wood East Grinstead West Sussex RH19 2PY</u></p> <p>Front elevation infill extension to bungalow to create entrance lobby and additional bedroom.</p>	No recent planning history

<p><u>DM/26/0005</u></p> <p><u>Stables Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u></p> <p>Proposed conversion of garden room with additional floor space created between the garage and the existing garden room, also extending the rear of the existing garden room to create space for the bathroom. Garden room to be ancillary to main dwelling.</p>	<p>DM/21/3005- Two storey rear extension (amended plans received 20/12 and amended tree Protection Plan received 13/01)</p>
<p><u>DM/26/0202</u></p> <p><u>25 The Leas Crawley Down Crawley West Sussex RH10 4EP</u></p> <p>Loft conversion with part hip to gable conversion, rear dormer and velux windows to the front. 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>No recent relevant planning history.</p>
<p><u>DM/26/0413</u></p> <p><u>Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u></p> <p>Proposed garage roof extension and conversion to annexe and proposed outbuilding.</p>	<p>DM/18/0241- Replace existing conservatory with new single storey extension. Permitted</p> <p>DM/18/3951- Replacement of existing conservatory with new single storey extension extended from previous approval application DM/18/0241. Permitted</p>
<p>Tree applications</p>	
<p><u>DM/26/0339</u></p> <p><u>46 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>T1 Oak) - reduce the crown by 2.5 metres but no cuts to be made beyond historical pruning points.</p>	<p>DM/19/3114- Oak - reduce overall crown by 2.5-3m Permitted.</p>
<p><u>DM/26/0340</u></p> <p><u>Jensen Cottage 1A Sunnyhill Close Crawley Down Crawley West Sussex RH10 4GY</u></p> <p>Oak - Crown reduction of 2.5m - not beyond historic pruning points</p>	<p>No Previous planning history.</p>

19. **Matters for Consideration submitted by the Village Working Parties, or by the Worth Parish Council Working Party** - to note activities to date, and to receive any recommendations
20. **Consideration of items for discussion by the Village Working Parties, or by the Worth Parish Council Working Party** – to consider and agree items to pass to the two Working

Parties, or the Co- for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.

- 21. Date of the next meeting – Monday 13th April 2026 at 7.30pm at the Parish Hub Copthorne.**

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

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 2nd February 2026, commencing at 7.30pm

Present

Cllr Williams (Chair)
Cllr Bingle
Cllr Kipps
Cllr Pointer
Cllr Coote

Cllr Dorey (Vice Chair)
Cllr Casella
Cllr Wilson

H Smith (Ast Clerk)
6 Members of public
Chief Officer sat in the
public gallery

152 Elect a vice Chair

Tony was nominated by Cllr Williams and Second by Cllr Bingle

153 Public Question Time

Cllr Williams welcomed all to the meeting and asked what agenda item everyone was there for. 1 member of public was here as the applicant for agenda item 174 New planning application DM/25/3191 Land to the South of Burleigh Lane Crawley Down West Sussex. The applicant gave a brief outline explaining that the site was in proximity to the recently approved application DM/25/1593 – Woodlands Close and Land North of Burleigh Lane, Crawley Down. This was an outline application for 8 custom/self-build plots.

All other residents were attending for agenda item 163 AP/26/0006 Land referred to as Fir Tree Place, Turners Hill Road Crawley Down.

First resident – Disappointed that the Parish Council will not take a stand and publicly take a stance on the application and support the residents. It was advised in accordance with our statutory role; Worth Parish Council would only formally consider and record a position if a planning application relating to this site is submitted and brought before our Planning & Highways Committee. This ensures that any decision is made within the proper legal framework and based on the relevant planning considerations. Worth Parish Council has been in constant contact with MSDC and are happy to listen and support residents' concerns.

Second Resident- Concerns were raised residents were nervous not knowing who is living in close proximity to them.

Residents were advised that it is a police matter to feeling unsafe in your home And were advised to contact District Cllr, John Hitchcock and District and County Cllr Ian Gibson, and local MP Mims Davies
Residents were advised that a lot of this process is judicial, MSDC must follow procedures.

154 Apologies

Apologies received from Cllr King

155 Declarations of Disclosable Pecuniary and Other Interests

Cllr Pointer declared a non-pecuniary/personal interest, not financial. "I wish to declare a non-pecuniary interest in this application. I am in the process of purchasing a property on a neighbouring lane, which is near the site. I confirm I have no financial or business interest in the application. I wish to remain in the meeting and take part in the discussion and vote, unless directed otherwise".

156 Minutes

It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 5th January 2026 were a true and correct record.

157 Chairman's Announcements

No Announcements to NOTE.

158 Correspondence

No correspondence to NOTE.

159 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 12th of February at 4pm.

No agenda issued at the time of writing this report

Planning Committee – 19th February at 2pm.

No agenda issued at the time of writing this report.

160 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
AP/25/0044 DM/25/1864	Hurst House Copthorne Common Copthorne	Defer	Refused Appeal Dismissed
DM/25/2952	88 Lashmere Copthorne	Defer	Permitted
DM/25/2832	25 Kitsmead Copthorne RH10 3PN	Defer	Permitted
DM/25/2963	Lemon Meadow Turners Hill Road Crawley Down RH10 4EY	Defer	Permitted
DM/25/3002	57 Church Lane Copthorne RH10 3QF	Defer	Permitted
DM/25/2831	8 Elgar Way Copthorne RH10 3JJ	Defer	Permitted
DM/25/1770	Annexe 38 Fairway Copthorne West Sussex RH10 3QA	Defer	Permitted
DM/25/3062	Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE	Defer	Permitted
DM/24/2957	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	Object	Refused
DM/25/3105	90 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/3093	2 Borers Close Copthorne Crawley West Sussex RH10 3XW	Defer	Permitted
DM/25/0295	Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/0294	Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/3111	27 Newlands Park Copthorne Crawley West Sussex RH10 3EW	Defer	Permitted
DM/25/2805	Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Permitted

161 Updates on the Mid Sussex District Plan-

The Secretary of State has appointed a new independent Inspector, J Bore MRTPI to continue to conduct the examination of the plan.

Further examinations are due to take place from the 24th of February 2026 to the 27th of March 2026. A hearing program has been published on the examination webpage [Examination Webpage](#), full details on participation are also available on the examinations page.

162 Applications in Neighbouring Parishes

Cllrs NOTED the report

163 Licencing

No new Licencing applications to NOTE.

164	Appeals			
		Address	Proposal	WPC Decision
	AP/26/0008	26 Tiltwood Drive Crawley Down Crawley West Sussex	Retrospective application for a red brick dwarf wall to the front boundary.	Defer to Officer
AP/26/0006	Land referred to as Fir Tree Place, Turners Hill Road Crawley Down	Unauthorised residential caravans		
Cllrs NOTED the Appeals				

165 *Planning Compliance Action

This item was confidential. The confidential report was noted

AP/26/0006 Land referred to as Fir Tree Place, Turners Hill Road Crawley Down.

The Planning and Highways committee RESOLVED the committee would make written representation at the hearing, supporting the residents as well as MSDC and would not proceed with the formation of a Rule 6 party. The main point of concern from residents is not a material planning consideration. They have been advised by the office to report any harassment; intimidation claims directly to Sussex Police.

The Committee have AGREED to arrange a meeting with residents to listen to concerns and help provide some foundation for the written representation.

166 Highways

Cllrs NOTED the Officers Report.

Sink hole Wallage Lane Works are currently planned for next Wednesday 4th, Thursday 5th February subject to permits. WPC will contact WSCC to check sink hole has not spread to the other side of Wallage Lane. WPC to report the very large pothole on the contra flow in Turners Hill Road Crawley Down.

167 Gatwick Airport

Cllrs NOTED any correspondence sent.

168 Updates to the Land West of Turners Hill Road Development

Cllrs NOTED the officer report

169 Update the Royal Oak Site

The Cllrs AGREED that a statement should be published on the Worth Parish Council Website.

170

Bowers Place

171 Cllrs NOTED the officers report.

Updates on the Neighbourhood Plan

Cllrs NOTED the Officers report.

Cllrs NOTED the ESALCWSALC Briefing Note. Cllrs RESOLVED to enquire with the WSALC advisor as well as Squires again regarding a training session for Cllrs with the proposed changes to NPPF.

Cllr Casella advised Land North of Borers Arms proposed developers have been in contact with MSDC and WSCC Highways.

172

Land North of Burleigh Lane, Crawley Down

173 Cllrs NOTED the Officers Report.

Courthouse Farm Development

Cllrs NOTED the Officers Report.

174 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<u>DM/25/3251</u> <u>38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ</u> Demolition of existing single-story extension and construction of the new two-storey side and single storey rear extension.	Defer to Officer
<u>DM/26/0031</u> <u>2 Greenside Crawley Down Crawley West Sussex RH10 4AG</u> Reduce Crown overhanging the boundary by 2m	Defer to Tree officer
<u>DM/26/0033</u> <u>86 Lashmere Copthorne Crawley West Sussex RH10 3RT</u> Oak (t1) prune lateral section of tree overhanging garden of 86 (west/south/west) by 1.5m back to suitable growth points. Beech (T2) prune lateral section of tree overhanging garden of 86 (east/south/east) by 1.5m back to suitable growth.	Defer to Tree officer
<u>DM/25/2621</u> <u>45 Lashmere Copthorne Crawley West Sussex RH10 3RR</u>	Defer to Officer noting disappointment that the application is retrospective

Retrospective application form existing use for self-contained studio/unit.	
<p><u>DM/26/0050</u></p> <p><u>8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF</u></p> <p>T1 Oak tree located at rear of property behind garage. Reduce crown height and spread bt approx 3 metres. Remove lowest bough growing towards neighbouring property back to main trunk.</p>	Defer to tree Officer
<p><u>DM/25/3280</u></p> <p><u>Land Adjacent To Rowan East Of Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH</u></p> <p>Variation of condition 2 relating to planning reference DM/23/2961.</p>	Defer to Officer noting neighbour's concern.

175 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/25/3191</u></p> <p><u>Land To The South Of Burleigh Lane Crawley Down West Sussex</u></p> <p>Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works.</p>	<p>Defer to Officer noting the following concerns.</p> <p>A number of objections have been submitted by residents on the Mid Sussex District Council planning portal.</p> <p>Concerns have been raised that custom, and self-build properties can take several years to complete, resulting in prolonged disruption to neighbouring residents due to construction traffic, noise, and debris.</p> <p>Should MSDC be minded to approve the application, the Parish Council requests that consideration be given to imposing a condition specifying a clear commencement and completion timeframe to minimise long-term disturbance.</p>
Type 2 Applications	
<p><u>DM/26/0084</u></p>	OBJECT- mirroring the following concerns from residents over the location of the proposed sign on the

<p><u>Felbridge Manor Turners Hill Road Crawley Down Crawley West Sussex RH10 3EP</u></p> <p>Installation of 3x post mounted directional signs and 2x sets of individual letters</p>	<p>Corner of Chapel Lane it is too close to the boundary, dominant in size and is out of character to the rural nature of the lane.</p>
<p><u>DM/25/2078</u></p> <p><u>1 Bracken Close Copthorne Crawley West Sussex RH10 3QE</u></p> <p>Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property. (Amended plans and planting details received 02.01.2026)</p>	<p>Defer to Officer</p>
<p><u>DM/25/3026</u></p> <p><u>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u></p> <p>Proposed front porch and single storey side extension.</p>	<p>Defer to Officer</p>
Tree Applications	
<p><u>DM/26/0178</u></p> <p><u>Rear Of 82 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>Oak Trees x2 (T20 and T21) - T20 Crown reduction of approximately 2-3 metres, as appropriate to suitable growth points. T21 Crown reduction of approximately 2-4 metres, as appropriate to suitable growth points.</p>	<p>Defer to Tree Officer</p>

- 176 Matters for Consideration submitted by the Village Working Parties, or by the Co-Ordination Group**
The committee RESOLVED to make initial contact with the developers/ owners of the Prince Albert Public House.
- 177 Consideration of items for discussion by the Village Working Parties-**
No considerations
- 178 Date of the next meeting – Monday 2nd March 2026 at 7.30pm**

Meeting closed at 20.41pm

Chairman: _____

Date: _____

Officers Report

To be considered in conjunction with the agenda for this meeting.
**Meeting of the Planning and Highways Committee to be held on
Monday 2nd March, In the Parish Hub Bokers Arms Road Copthorne where the
following business will be considered and transacted.**

1 Public Question Time

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

2 Apologies

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

3 Declarations of Interest

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

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

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

4 Minutes

To approve the Minutes of the 2nd of February 2026.

5 Chairmans Announcements

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

6 Correspondence

-Godstone Parish Neighbourhood Plan Consultation (Regulation 16) Worth Parish Council have been contacted as we have commented on an earlier version of the Neighbourhood Plan. This is information to note.

<https://www.tandridge.gov.uk/Your-council/News-and-consultation/Consultations/Godstone-Neighbourhood-Plan-February-2026>

-All Cllrs and officers have been invited to attend a training session provided by Squires Planning on the Open Consultation-National Planning Policy Framework: proposed reforms and other changes to the planning system. The training will take place on Monday 16th March 2026 at 7.30pm.

7 Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 12th March at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 19th March 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/25/2675	2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF	Defer	Permitted
DM/26/0031	2 Greenside Crawley Down Crawley West Sussex RH10 4AG	Defer	Permitted
DM/25/3251	38 Akehurst Close Copthorne Crawley West Sussex RH10 3QQ	Defer	Permitted
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DM/26/0050	8 Calluna Drive Copthorne Crawley West Sussex RH10 3XF	Defer	Permitted
DM/26/0033	86 Lashmere Copthorne RH10 3RT	Defer	Permitted
DM/25/3026	2 Mulberry Cottage Sandy Lane Crawley Down RH10 4HS	Defer	Permitted

9 Updates on the Mid Sussex District Plan

To receive an update from Cllr Casella during the committee meeting.

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

No appeals to NOTE

13 Planning Compliance

Worth Parish Council submitted a written response to support MSDC with appeal AP/26/0006. Cllrs to Note.

14 Highways Issues

M23 Junction 10 Improvement Scheme

WSCC highways are working in conjunction with Persimmon homes and Taylor Wimpey, works are being delivered by Breheny Civil Engineering.

The project is to increase capacity at Junction 10 by providing additional lanes on the slip roads and approaches and widening the carriageway.

Works are due to start on the 23rd of February 2026. More information can be found on the website <http://www.m23junction10.co.uk/>

A consultation was held on the 24th of February in Forge Wood for residents and businesses to ask any questions.

15 Update on the Royal Oak Site –The office has put out a statement on the Worth Parish Council Website. A post has also been shared on the Crawley Down Facebook page.

16 Bowers Place – The Chief Officer is still waiting for the section 278 agreement to be finalised, WSCC has only just contacted Worth Parish Councils Solicitors. The discharge of planning conditions is expected; this had not happened at the time of writing this report.

17 Ratification of Planning Recommendations
Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<p><u>DM/26/0154</u></p> <p><u>Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF</u></p> <p>Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)</p>	See Agenda item 18
<p><u>DM/26/0270</u></p>	Defer to Tree Officer

<u>3 Greenside Crawley Down Crawley West Sussex RH10 4AG</u>		
Oak Tree in rear garden - Reduce crown overhanging the boundary by approx 2m		
<u>DM/26/0276</u>		Defer to Officer
<u>77 Church Lane Copthorne Crawley West Sussex RH10 3QG</u>		
Single Storey Rear Extension		
18	New Planning Applications- To Consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications.	

Type 1 applications	Planning History
<u>DM/26/0303</u> <u>Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH</u> Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking ,landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road	
<u>DM/26/0154</u> <u>Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF</u> Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)	No recent planning history.
<u>DM/26/0207</u> <u>Woodmans Copthorne Common Copthorne Crawley West Sussex RH10 3JU</u> Change of Use from C1 (holiday use) to C3 (residential) Consolidation of two cabins into single storey 3-bedroom energy efficient, self-build dwelling and retention of third cabin as ancillary home gym.	DM/22/3539- Application for change of use of land to allow for the siting of three glamping pods (revised glamping pod plans received 21.12.2022). Permitted

Type 2 Applications	
<p><u>DM/26/0306</u></p> <p><u>Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY</u></p> <p>Proposed loft conversion with rear dormer and front roof widows. 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>	DM/26/0307- Pending consideration
<p><u>DM/26/0307</u></p> <p><u>Marsh Brook 25 Newtown Copthorne Crawley West Sussex RH10 3LY</u></p> <p>Proposed single storey rear extension</p>	DM/26/0306- Pending Consideration
<p><u>DM/26/0378</u></p> <p><u>Ramblers 2 Chesterfield Close Furnace Wood East Grinstead West Sussex RH19 2PY</u></p> <p>Front elevation infill extension to bungalow to create entrance lobby and additional bedroom.</p>	No recent planning history
<p><u>DM/26/0005</u></p> <p><u>Stables Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HR</u></p> <p>Proposed conversion of garden room with additional floor space created between the garage and the existing garden room, also extending the rear of the existing garden room to create space for the bathroom. Garden room to be ancillary to main dwelling.</p>	DM/21/3005- Two storey rear extension (amended plans received 20/12 and amended tree Protection Plan received 13/01)
<p><u>DM/26/0202</u></p> <p><u>25 The Leas Crawley Down Crawley West Sussex RH10 4EP</u></p> <p>Loft conversion with part hip to gable conversion, rear dormer and velux windows to the front. 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</p>	No recent planning history.

be taken into account		
<p><u>DM/26/0413</u></p> <p><u>Spindles Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u></p> <p>Proposed garage roof extension and conversion to annexe and proposed outbuilding.</p>		<p>DM/18/0241- Replace existing conservatory with new single storey extension. Permitted</p> <p>DM/18/3951- Replacement of existing conservatory with new single storey extension extended from previous approval application DM/18/0241. Permitted</p>
Tree applications		
<p><u>DM/26/0339</u></p> <p><u>46 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>T1 Oak) - reduce the crown by 2.5 metres but no cuts to be made beyond historical pruning points.</p>		<p>DM/19/3114- Oak - reduce overall crown by 2.5-3m Permitted.</p>
<p><u>DM/26/0340</u></p> <p><u>Jensen Cottage 1A Sunnyhill Close Crawley Down Crawley West Sussex RH10 4GY</u></p> <p>Oak - Crown reduction of 2.5m - not beyond historic pruning points</p>		<p>No previous planning history</p>
19	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	
20	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.	
21	Date of the next meeting – Monday 2 nd March 2026.	

Applications in Neighbouring Parishes

2nd March 2026

Parish	Planning Ref	Address	Action
Burstow	2019/548/EIA	Roundabouts Farm, Clay Hall Lane, Copthorne RH10 3JE Request for screening opinion for the Proposed Development of circa 360 residential units made up of 2, 3 and 4-bedroom detached, semi-detached and terraced houses, and potentially some 1-bedroom flats and a small amount of commercial development of circa 7,000 soft. The properties will not exceed 3-storeys.	<p>WPC has commented on the proposals and asked to be kept updated.</p> <p>Confirmed EIA required.</p> <p>No change 25.02.2026</p>
East Grinstead	DM/25/1665	<p>Land South of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Discharge of planning conditions 9, 10, 16 and 20 relating to planning application DM/23/0810</p>	<p>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.</p> <p>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).</p> <p>The information submitted pursuant to the afore mentioned conditions as follows: Condition 9 (Archaeology) 230233 WSIv5 230233-ev-2025100-V1reduced</p> <p>Condition 10 (Air Quality Assessment) 444669-02(03) Air Quality Assessment Report-Crawley Down Road Felbridge</p> <p>Condition 16 (Arboriculture Method Statement) 10948_AMS.001</p>

			<p>Condition 20 (Biodiversity Net Gain Plan) Land at Felbridge - HMMPT 1.0 (Revision b)</p> <p>01.07.2025 Historic Environment Consultee Given the submitted evaluation report, I can recommend discharge of Condition 9(i). The remainder of Condition 9(ii, iii & iv) should not be discharged until the submission and approval of an archaeological mitigation strategy (ii), the completion of the approved mitigation strategy (iii) and the submission and approval of a post-excavation report detailing the results of the archaeological work (iv).</p> <p>17.07.2025 Enviromental protection Re: Cond 10 Air Quality The condition requires a scheme to be submitted in accordance with the value stated in the RSK AQ assessment. It appears that the applicant has re-submitted the original report rather than a specific and agreed scheme. Not recommended for discharge at this stage.</p> <p>18.07.2025 Condition 16 – approval for discharge from MSDC.</p> <p>8.9.2025 Condition 16 discharged.</p> <p>29.9.25 Condition 10 discharged.</p> <p>13.10.25 Ecology consultee Unable to recommend discharge until additional information submitted.</p> <p>22.10.25 – BNG statement submitted.</p> <p>24.11.2025 MSDC decision notice confirming that the following details are acceptable and that condition 9 of planning permission DM/23/0810 is discharged</p>
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			<p>22.01.2026 Place services- recommendation to not remove condition 20 until additional information has been provided. Planning Portal states awaiting decision 25.02.2026</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 25.02.2026</p> <p>Suggest Noting. Planning portal states awaiting decision</p>
Burstow	2025/468	<p>Land South of Tagzvondeni Kennels, Shipley Bridge Lane, Shipley Bridge, RH6 9TL</p> <p>Use of land as a private gypsy and traveller caravan site for 4 pitches, including parking. Retention of hardstanding and widened vehicular access. (Retrospective)</p>	<p>Pending Consideration- comments by the 4th of July</p> <p>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.</p> <p>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.</p> <p>01.07.2025- Surrey County Council Highways –requires evidence of vehicular sight lines at the proposed site access junction onto Shipley Bridge Lane, the use of which would be intensified by the proposed development.</p> <p>Decision Notice Refused 28.11.2025 No Appeals as of the 25.02.2026</p>

Burstow	2025/1318	<p>Land Adjacent to Oaklands Drive, Copthorne Bank, Copthorne, West Sussex</p> <p>Asprey Homes Southern Ltd in support of a full planning application for the erection of seven dwellings (2 x three bed and 3 four bed detached dwellings and one pair of 3 bed semi-detached) on land at Copthorne Bank, Copthorne</p>	<p>Comments open until December 14th</p> <p>Waste/ refuge collection Confirmed as Tandridge</p> <p>Oakland Drive Residents – Do not object to the layout of the development, concerns are raised of the potential damage to and the drainage system and damage and deterioration of the road in Oaklands Drive especially at the bellmouth.</p> <p>Not yet determined as of 25.02.2026</p>
Burstow	2025/1376	<p>Development Site East of Farthings Copthorne Bank North of Borers Arms Road, Copthorne Bank, Copthorne, Crawley, Surrey, RH10 3JF</p> <p>Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road.</p>	<p>Comments are due by the 8th of March 2026.</p> <p>The case has been allocated to Steven King at MSDC.</p> <p>Health impact statement – States that the children of this new development will be able to walk to school.</p> <p>S106 Draft terms- Obligations and/or contributions may be secured in relation to the following provisions:</p> <p>On-site provision</p> <ul style="list-style-type: none"> (i) On-site provision of affordable housing (50%). (ii) On-site community open space. (iii) Travel Plan. iv) Biodiversity net gain. <p>Off-site provision</p> <ul style="list-style-type: none"> (v) Sustainable Transport measures. (vi) Biodiversity net gain. <p>The Applicant will work with the Councils (Mid Sussex and Tandridge) to secure the requisite contributions to be secured through the provisions as set out in (i) The Tandridge District Core Strategy 2008, (ii) The Tandridge Local Plan Part 2: Detailed Policies 2014-2029; and (iii) Appendix 5 of the Submission draft Mid Sussex Local Plan</p>

			<p>Transport assessment- Mentions safe pedestrian footpath along Copthorne Bank</p> <p>A proposed gateway traffic calming feature on Copthorne Bank, offering the opportunity to deliver a scheme that slows traffic as it enters the village has been discussed with SCC Transport Development Control Officers. At a site visit Officers were supportive of the principle, as well as the opportunity to extend the footway on the eastern side of Copthorne Bank.</p> <p>The development will also provide a new pedestrian/cycle link between Copthorne Bank to Borers Arms Road via the development internal road layout</p> <p>Comments are due by 6th Of March 2026</p>
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New Applications/Comments in bold/Red

Worth Parish Council



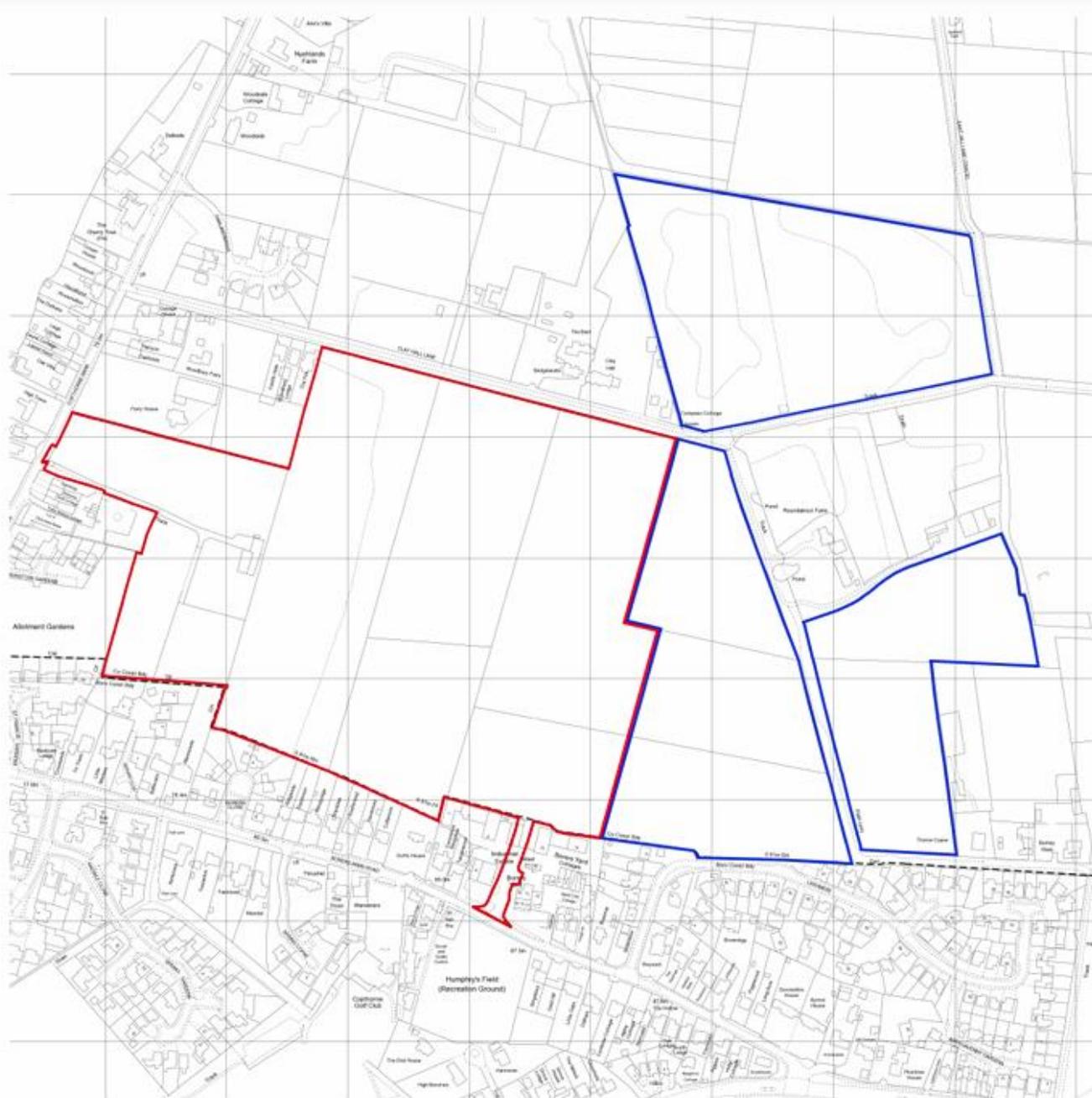
Planning and Highways
Committee Meeting
2nd March 2026

2025/1376

DM/26/0303

Development Site East Of Farthings Copthorne Bank North Of Borers Arms Road, Copthorne Bank, Copthorne, Crawley, Surrey, RH10 3JF

Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road



0 20 40 60 80 100
Metres

1:2500

Supplied by: Latitude Mapping Ltd
 License: © Crown Copyright and database rights 2019 OS
 100038864
 Reference: CH1342287
 Centre coordinates: 532469 139658



Fairfax

FAIRFAX ACQUISITIONS LTD

project:

LAND NORTH OF BORERS ARMS ROAD,
 COPTHORNE.

title:

LOCATION PLAN

date: October 25

scale: 1:2500 @ A2

drawing number:

2512/PL.01

Rev.

D

Paul Hewitt R.I.B.A.

Paul Hewitt BA(Hons) Dip(Arch)(ons) R.I.B.A.
 CHARTERED ARCHITECT
 81 Foxdale Drive : Angmering : West Sussex
 BN16 4HF
 Tel: 01888 776751
 email: hewitt29@btinternet.com

CHARTERED ARCHITECT

Copyright: Paul Hewitt RBA Chartered Architect - All Rights Reserved



Scale: 1:1250 @ A1 Dn By: RH Date: Dec 21
 Dwg No: 252P_01 Rev J

Project:
 LAND NORTH OF BORGERS ARMS ROAD,
 COPTIC TOWN

Drawing Title:
 ILLUSTRATIVE CIRCLED MASTERPLAN

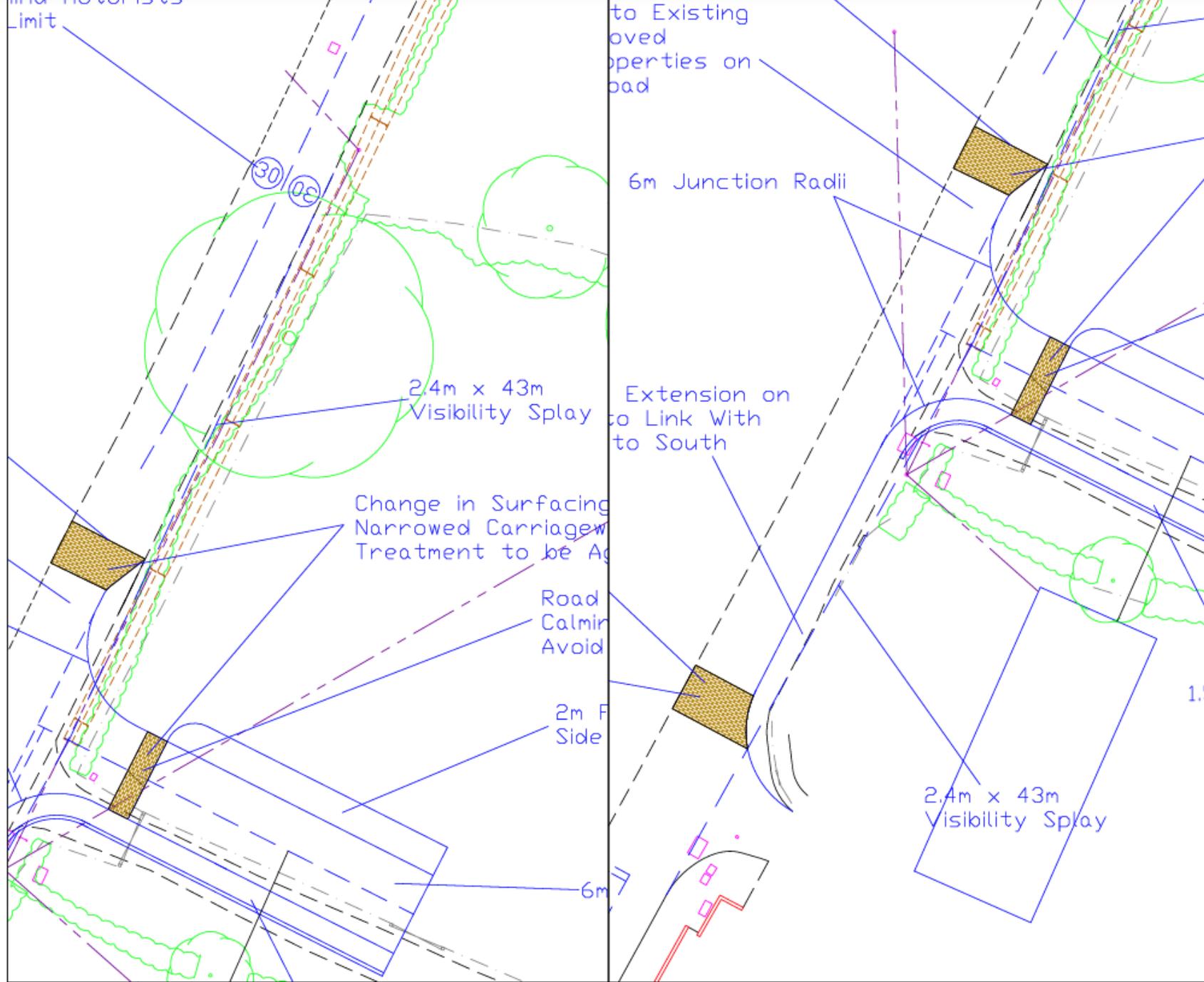
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 FAIRFAX BUILDINGS LTD



Paul Hewett R.I.B.A. Chartered Architect
 51 South Lane, The Mill, Appingay, Redditch, B96 3AB

Plot Date : Wednesday, September 10, 2025 8:45:20 pm
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THE PURPOSE INTENDED AND ONLY WRITTEN DIMENSIONS SHALL BE USED

NOTES

Revision Details	By	Date	Suffix

Drawing Number
 SK21703-16

Copthorne Bank

Drawing Title
 Proposed Site Access and Visibility Splays

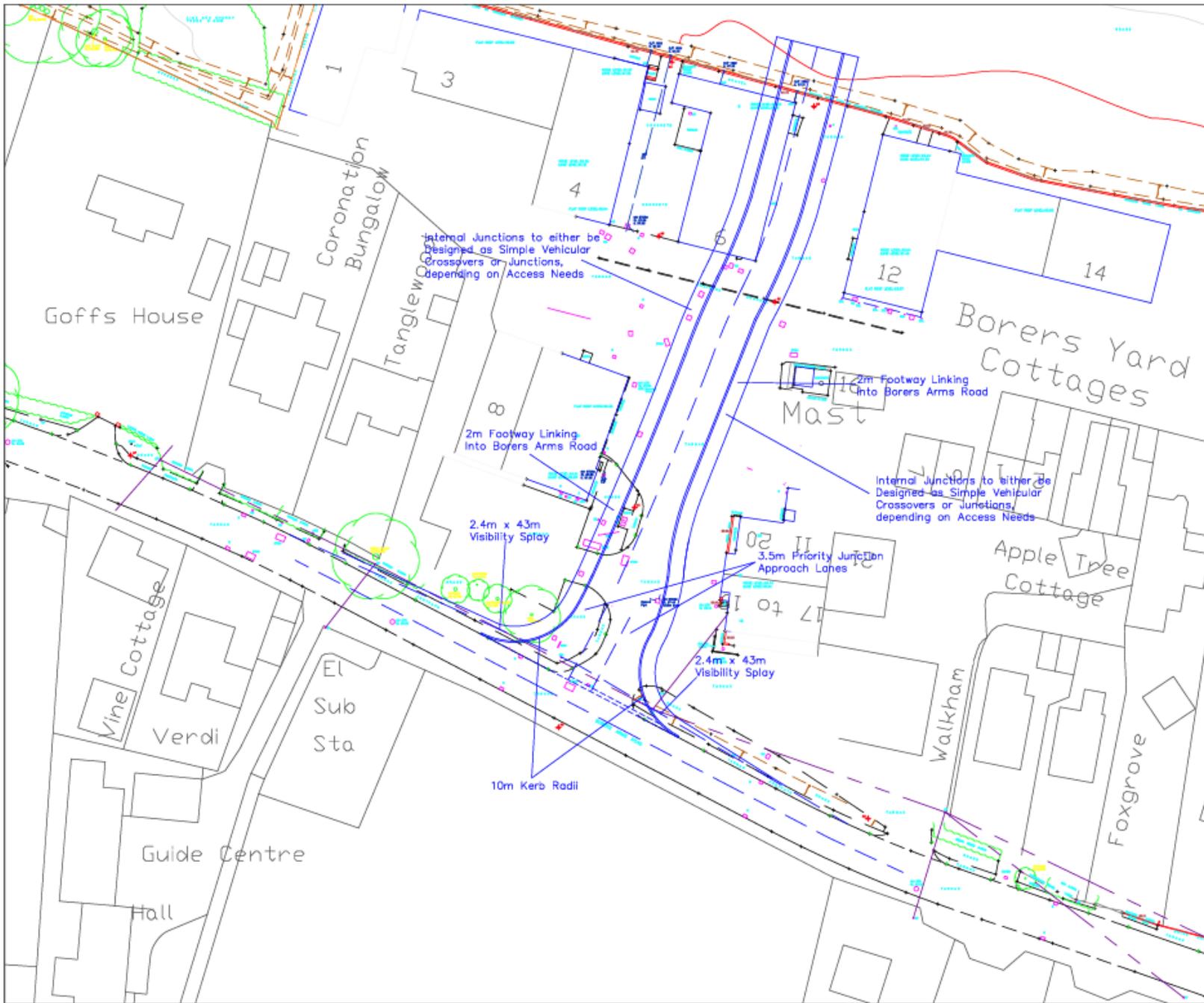
Scale at A3
 1:250

Drawn KAT	Approved MAK
Check KAT	Date 10/09/25

SK Transport Planning Ltd
 Albion Wharf, 19 Albion Street
 Manchester M1 5LN
 Telephone (0161) 234 6509
 Fax (0161) 236 7959



Plot Date : Wednesday, September 10, 2025 9:49:19 pm
 AutoCAD File Name : /Users/michael/Library/CloudStorage/OneDrive-SKTransportPlanningLtd/Project Work/Cophorne Bank/SK21703-13 REV B.dwg



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED AND ONLY WRITTEN DIMENSIONS SHALL BE USED

NOTES

Access relocated further west to create usable parking and circulation space around building to east of existing access.

Internal access to buildings and parking areas to be designed based on need for HGV/private car access.

Visibility splays of 2.4m x 43m provided at relocated site access based on existing 30mph speed limit.

Final internal access arrangement to be designed/arranged around retained/demolished buildings

Revision Details	By	Date	Suffix
	Check		

Drawing Number	SK21703-14
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Drawing Title	Roundabouts Farm Modified Site Access onto Borens Arms Road
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Scale at A3	1:500
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Drawn	KAT	Approved	MAK
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Check	KAT	Date	28/03/25
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SK Transport Planning Ltd
 Albion Wharf, 19 Albion Street
 Manchester M1 5LN
 Telephone (0161) 234 6509
 Fax (0161) 236 7959



DM/26/0154

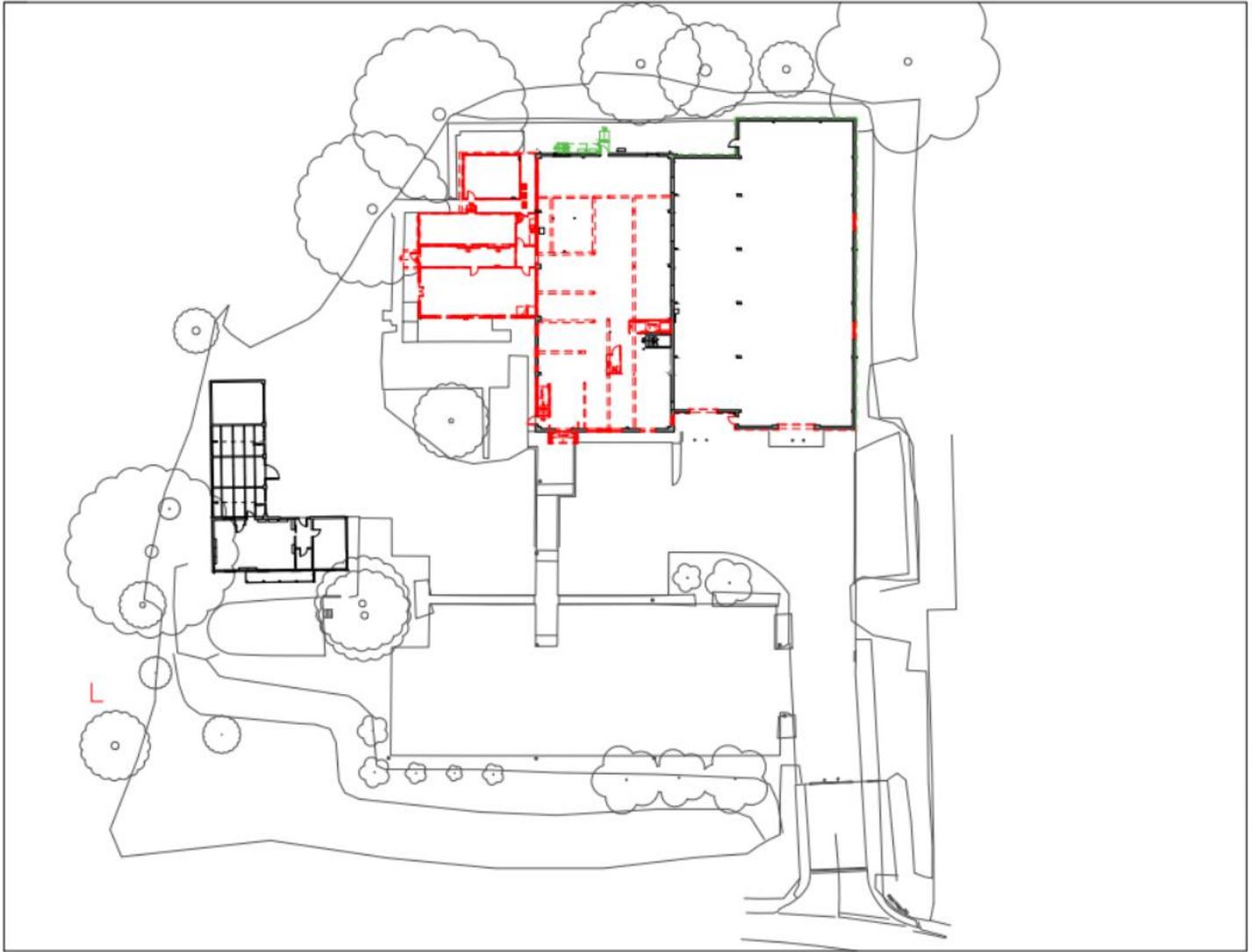
Falcon Park Conference and Training Centre Ltd Falcon Park Hophurst Lane Crawley Down Crawley West Sussex RH10 4XF

Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E) (Amended elevations received 30.01.2026)



07 EXISTING SITE LOCATION PLAN

<p> <small> 010 10000 1:10000 020 10000 1:10000 030 10000 1:10000 </small> </p>	<p> <small> 040 10000 1:10000 050 10000 1:10000 060 10000 1:10000 </small> </p>
<p> <small> This drawing is the property of Matthew Allchurch Architects and is not to be used for any other purpose without the written consent of Matthew Allchurch Architects. </small> </p>	
<p> <small> Matthew Allchurch Architects 100/102 St. George's Road, St. George's, NSW 2250 Tel: (02) 9439 1234 Fax: (02) 9439 1235 Email: info@matthewallchurch.com.au www.matthewallchurch.com.au </small> </p>	
<p> <small> Project Name: Anthony Robinson Location: Falcon Park Drawing No: Existing Site Location Plan Drawing Date: 03/12/2011 Drawing Stage: Stage 2 - Prelim </small> </p>	



001
 ■ Demolition
 ■ Landscape



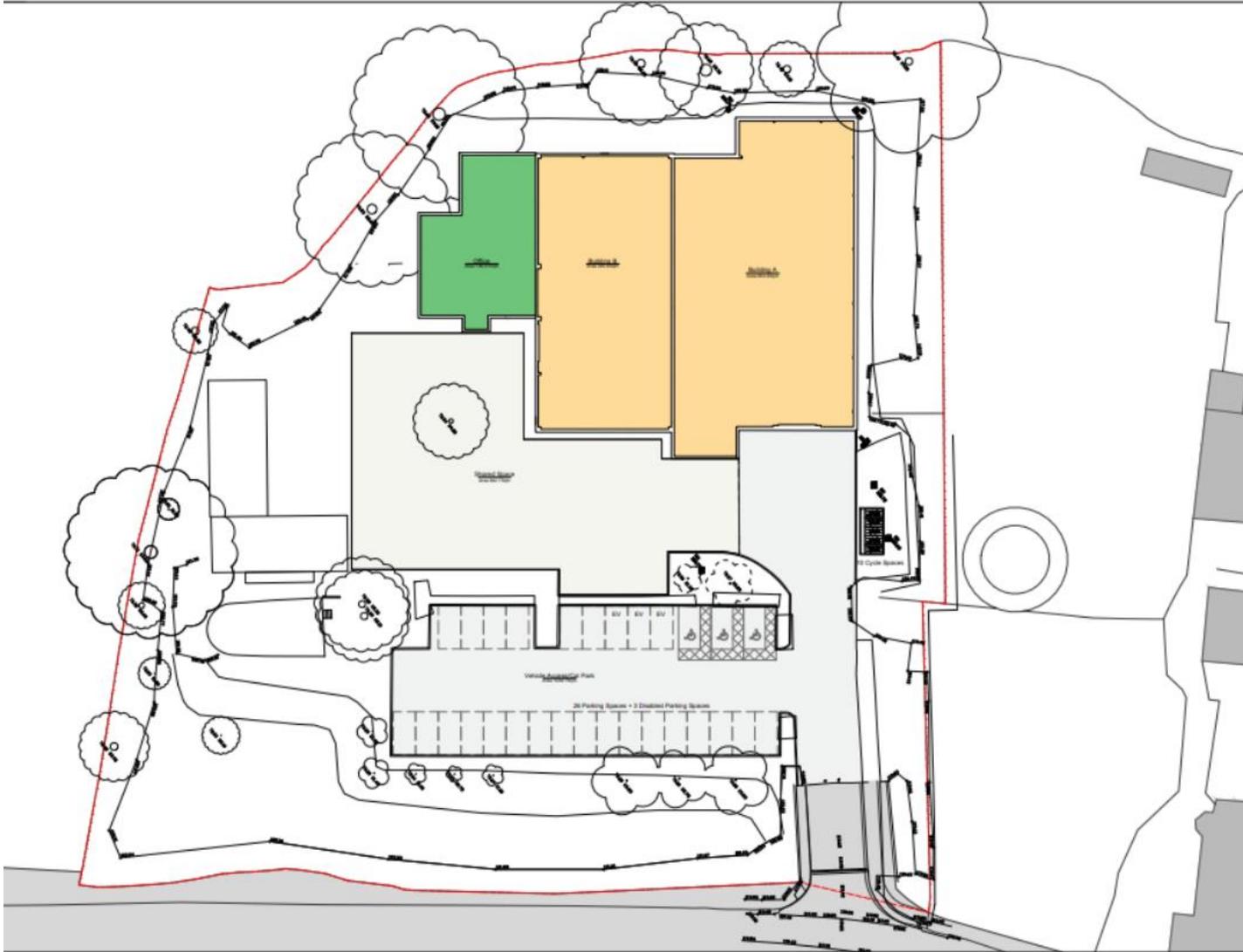
Matthew Aillichurch Architects
 10000 Highway 100, Suite 100
 Richmond, BC V6V 2G9
 Tel: 604.273.1111
 Fax: 604.273.1112
 Email: info@maarchitects.com
 Website: www.maarchitects.com

Project: Anthony Robinson
 Location: Falcon Park

Drawing: Demolition Site Plan

Rev	Description	Date
01	Issue for Review	2023-09-20
02	Final	2023-09-26

01 DEMOLITION SITE PLAN
 Scale: 1:500



20 PROPOSED SITE PLAN

Site	1000	1:1000
Scale	1000	1:1000
Scale	1000	1:1000
Scale	1000	1:1000

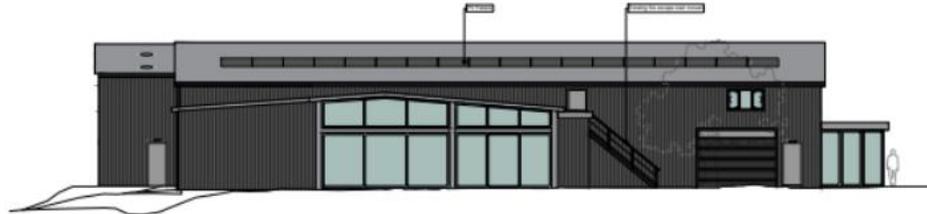


Matthew Allchurch Architects
 Architects
 1000
 1000
 1000

Site & General Setting Out	1000	1:1000
Proposed Site	1000	1:1000
Stage 2 - Prelim	1000	1:1000
1000	1000	1:1000
1000	1000	1:1000



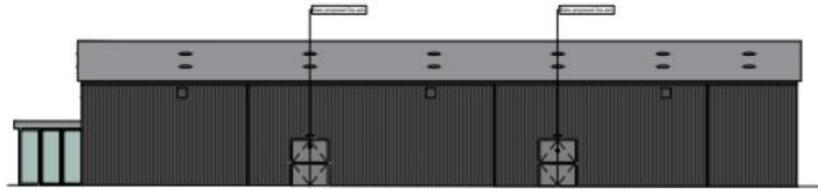
01 ELEVATIONS FRONT (SOUTHEAST) ELEVATION
1/8" = 1'-0"



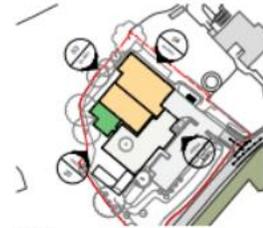
02 ELEVATIONS SIDE (SOUTHWEST) ELEVATION
1/8" = 1'-0"



03 ELEVATIONS REAR (NORTHWEST) ELEVATION
1/8" = 1'-0"



04 ELEVATIONS SIDE (NORTHEAST) ELEVATION
1/8" = 1'-0"



KEY PLAN

Plan - Detail for Permitting	04/24/2024	01	001
Plan - Detail for Permitting	04/24/2024	02	002
Plan - Detail for Information	04/24/2024	03	003
Plan - Detail for Information	04/24/2024	04	004
Plan - Detail for Information	04/24/2024	05	005



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For additional design details, contact Matthew Allchurch at (404) 487-1100 or m.allchurch@matthewallchurch.com

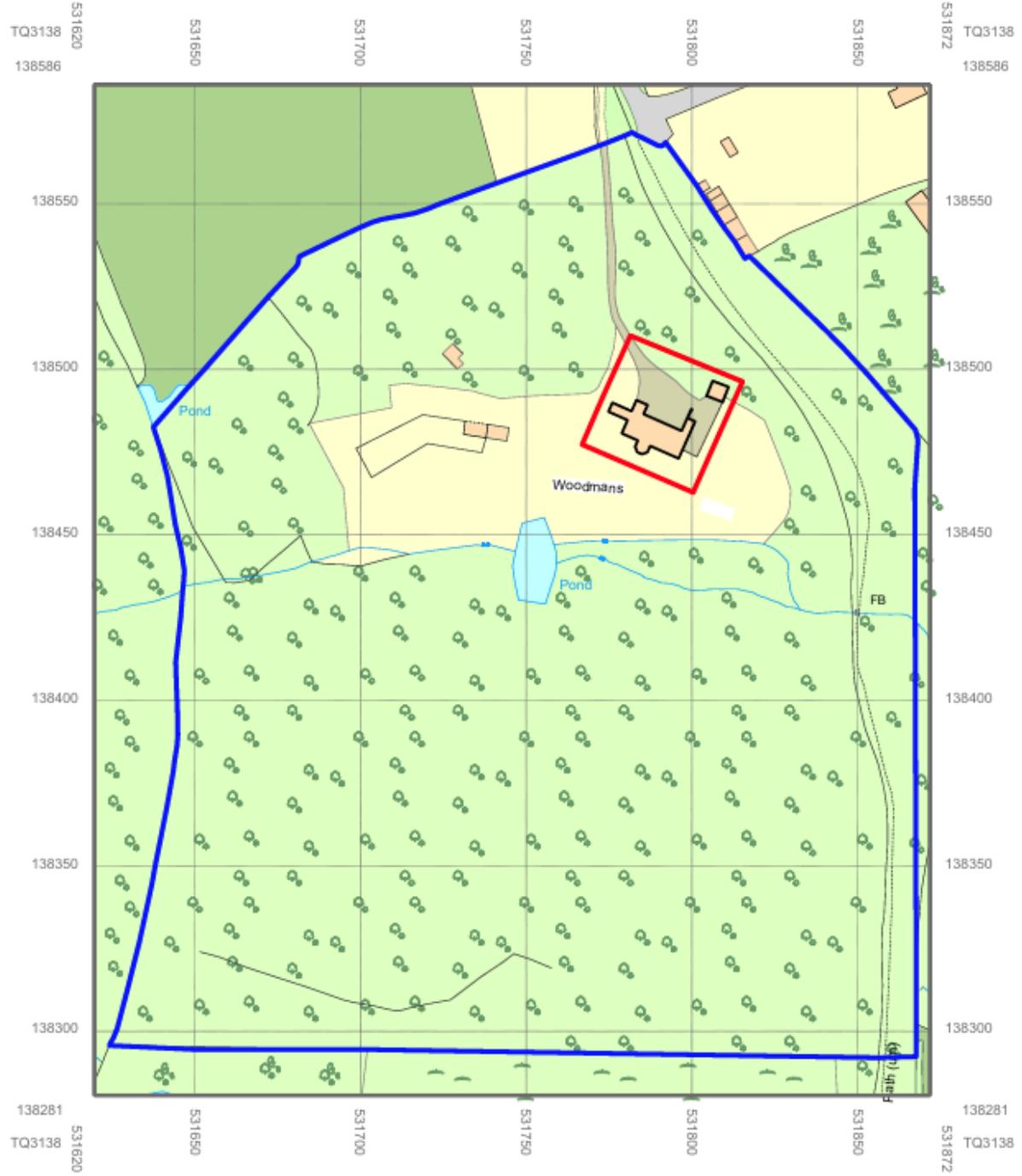
Architect
Matthew Allchurch Architects
 1000 Peachtree Street, NE
 Atlanta, GA 30309
 Phone: (404) 487-1100
 Fax: (404) 487-1101
 www.matthewallchurch.com

Project Name	Falcon Park
Project No.	2024-001
Project Location	Proposed GA Excavations
Project Date	04/24/2024
Project Status	02 - 04/24/2024
Project Budget	\$0 - \$100,000
Project Team	02 - 04/24/2024

DM/26/0207

Woodmans Copthorne Common Copthorne Crawley
West Sussex RH10 3JU

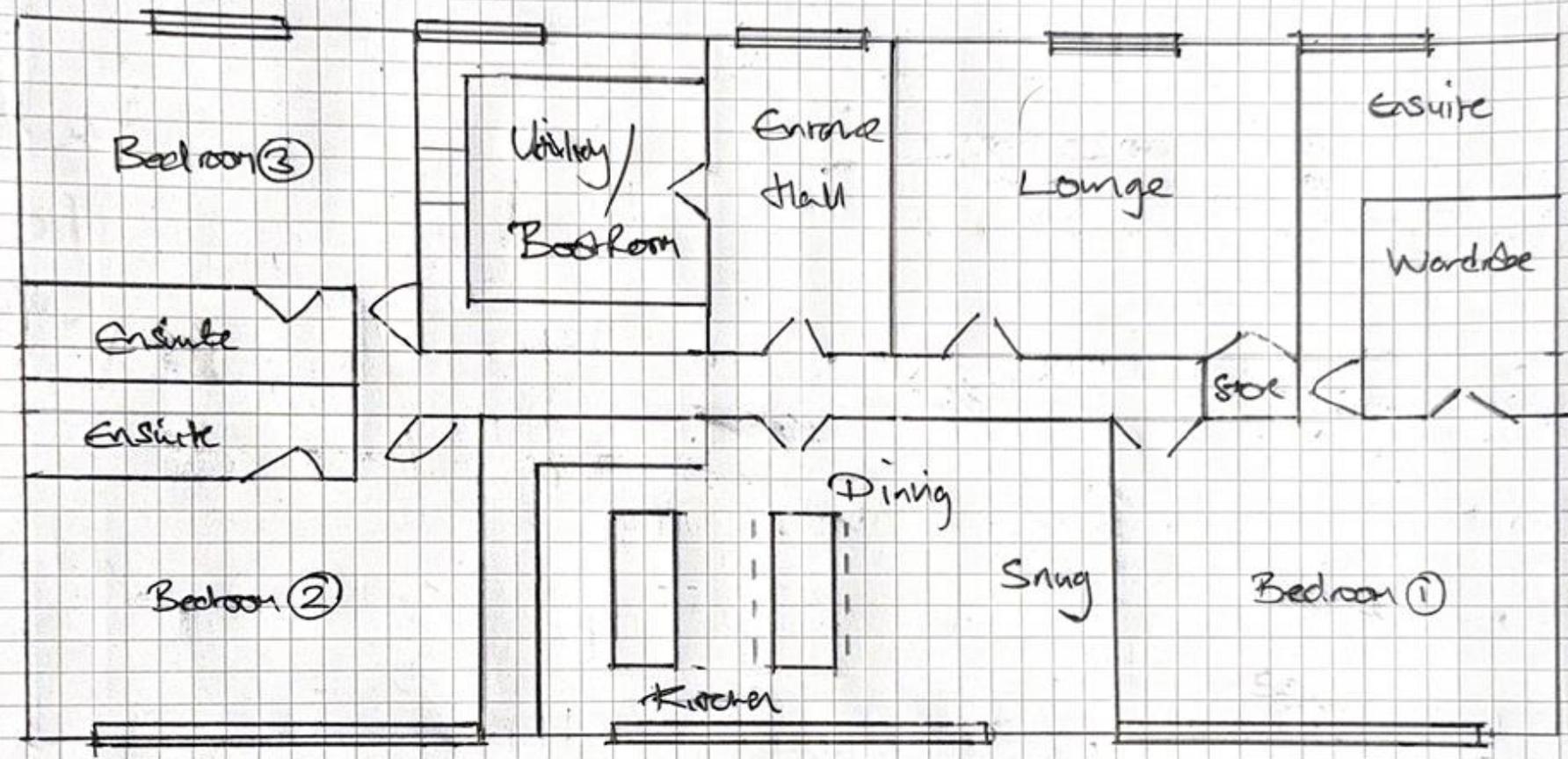
Change of Use from C1 (holiday use) to C3
(residential) Consolidation of two cabins into single
storey 3-bedroom energy efficient, self-build dwelling
and retention of third cabin as ancillary home gym



LOCATION PLAN 138586

(A4)

ALL
Grand Floor Plan



Scale 1:100

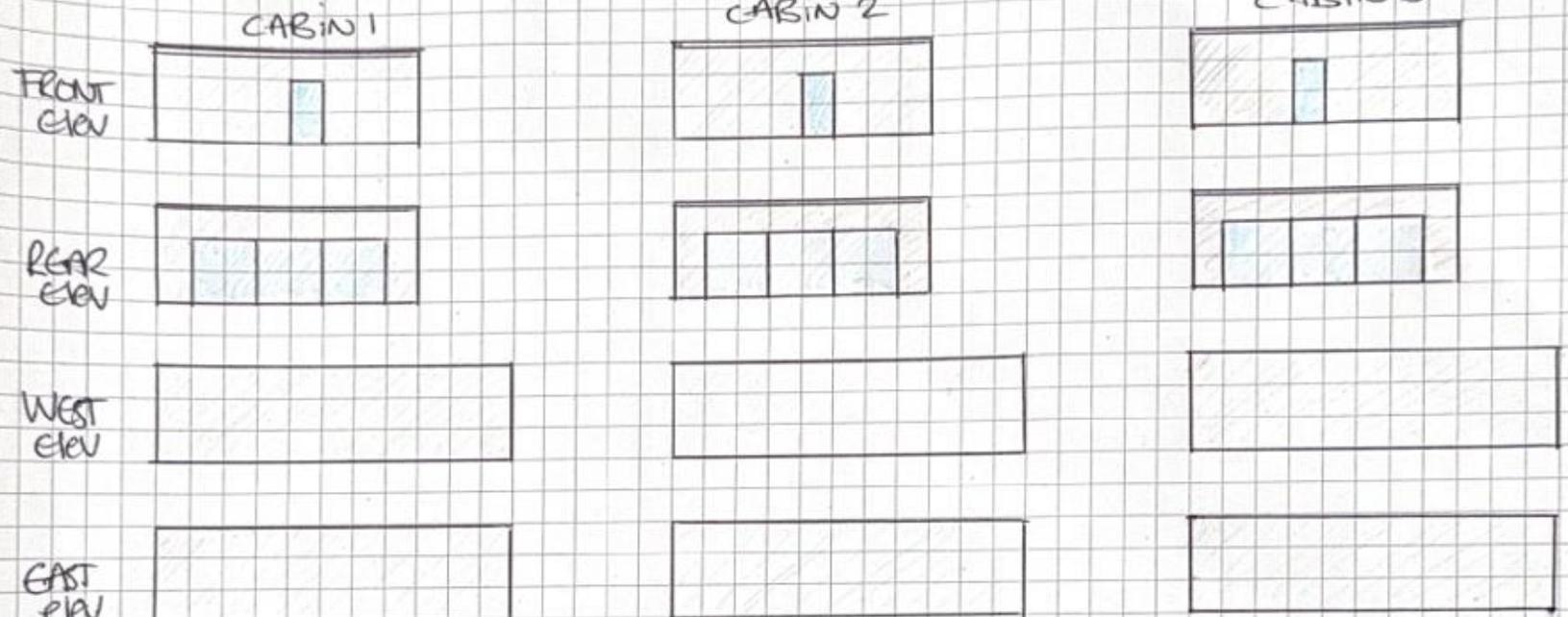


(A4)

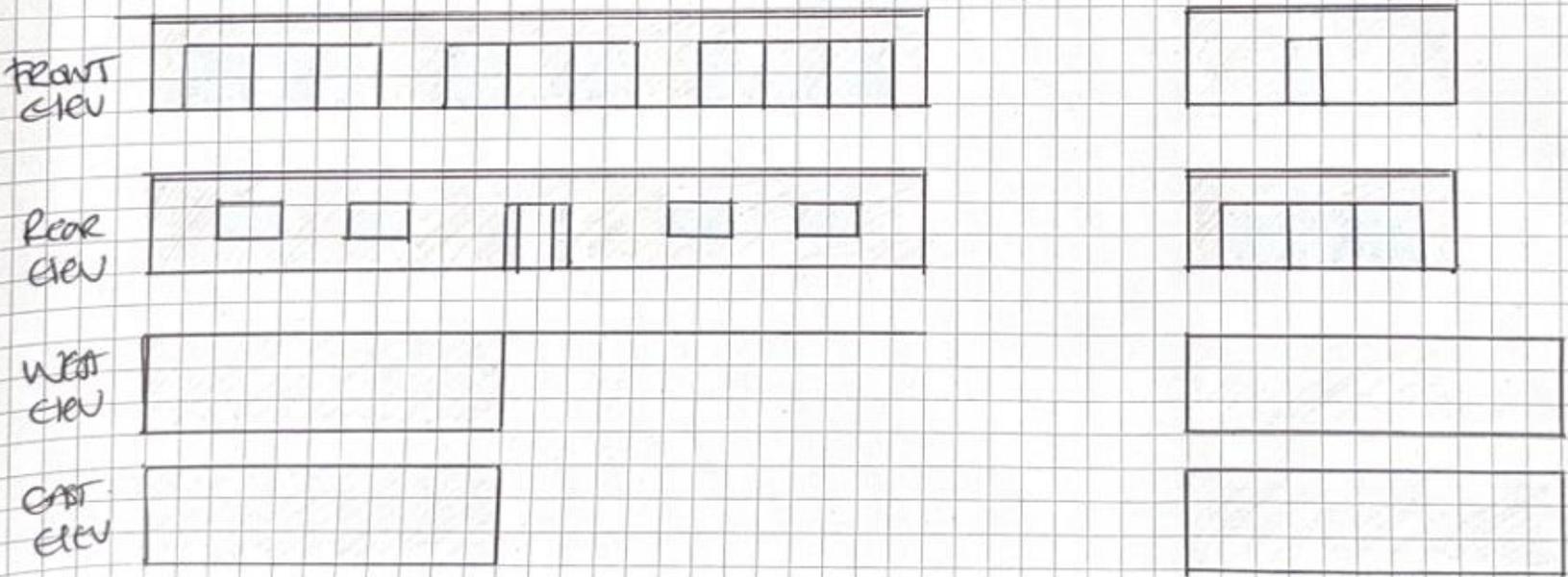




EXISTING ELEVATIONS - Mulberry House - CABINS:



Proposed:

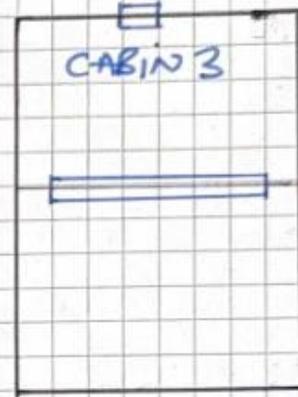
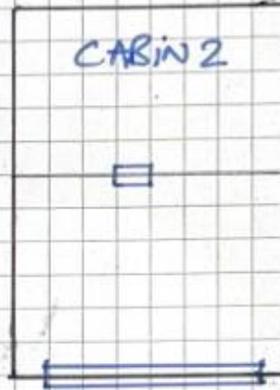


Scale 1:200
© AL
0m 2m 4m 6m

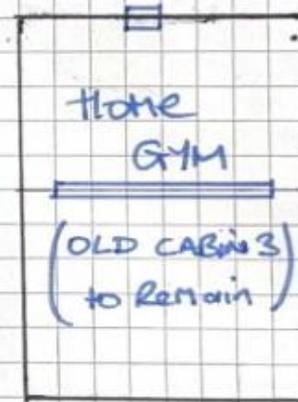
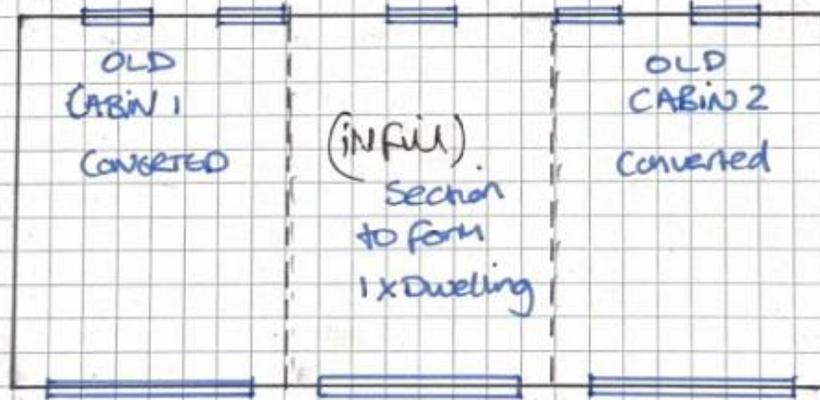
Mulberry House - CIV 003 - Plan View

(DWG 003)
(A4)
(Scale 1:200)

Existing Plan



Proposed Plan



Scale 1:200
© A4
0m 2m 4m 6m

DM/26/0306

Marsh Brook 25 Newtown Copthorne Crawley West Sussex
RH10 3LY

Proposed loft conversion with rear dormer and front roof widows. 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.



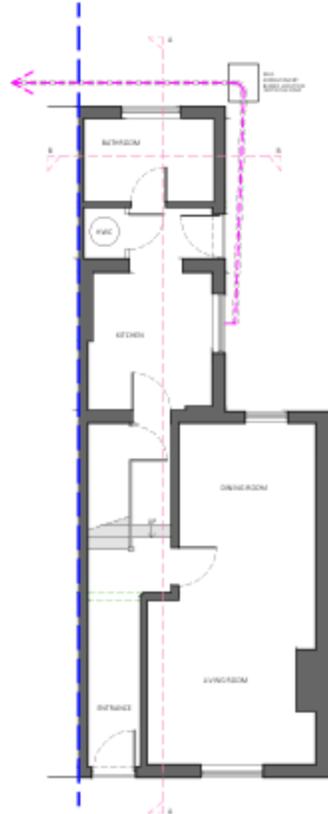
BLOCK PLAN 1:500@A4



LOCATION PLAN 1:1250@A4



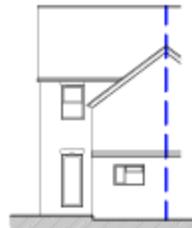
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		PROJECT	25 NEWTOWN COPTHORNE RH10 3LY
		REF	688 03 0
		DWG TITLE	LOCATION & BLOCK PLANS
		DRAWN	EAA
		DATE	JAN.26
		SCALE	As Shown @ A4



EXISTING GROUND FLOOR PLAN - 1:50@A1



EXISTING FIRST FLOOR PLAN - 1:50@A1



EXISTING SIDE ELEVATION - 1:100@A1



EXISTING REAR ELEVATION - 1:100@A1



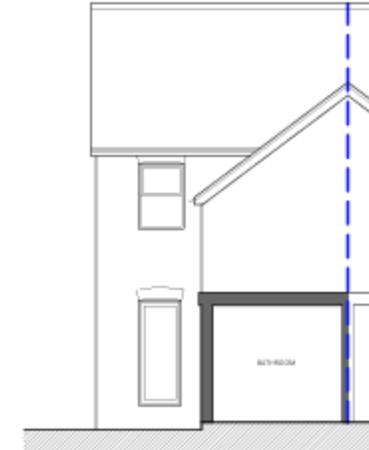
EXISTING FRONT ELEVATION - 1:100@A1



EXISTING SIDE ELEVATION - 1:100@A1



EXISTING SECTION A-A - 1:50@A1



EXISTING SECTION B-B 1:50@A1



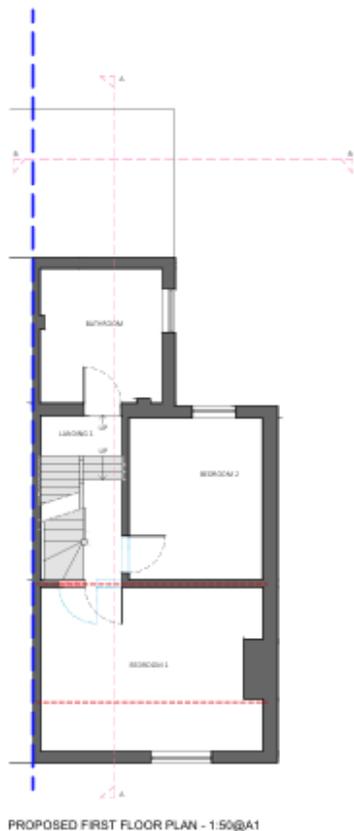
CONTACT INFO
 E: Scott@EliadonArchitecturalAssociates.co.uk
 W: WWW.EliadonArchitecturalAssociates.co.uk
 M: 07828 189525



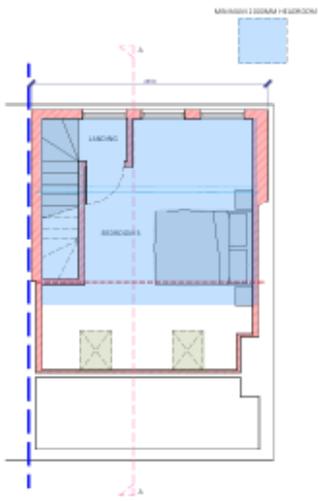
REVISION	DESCRIPTION	STATUS
1	PLANT ROOM	
PLANNING		

CLIENT:	MR & MRS BIRD
JOB NO.:	445
DRG. NO.:	04
DRG. TITLE:	EXISTING PLANS
DATE:	28/04/17 2017
SCALE:	1:50 (0/0/04)

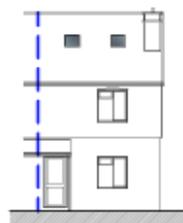
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 25 NEWTON
 COTTAGE
 MK12 3LY



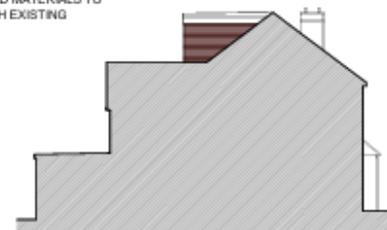
PROPOSED FIRST FLOOR PLAN - 1:50@A1



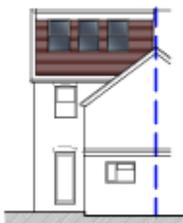
PROPOSED SECOND FLOOR PLAN - 1:50@A1



PROPOSED FRONT ELEVATION - 1:100@A1



PROPOSED SIDE ELEVATION - 1:100@A1

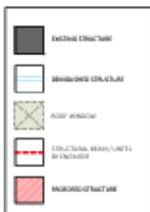


PROPOSED SIDE ELEVATION - 1:100@A1

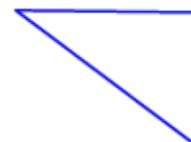


PROPOSED REAR ELEVATION - 1:100@A1

ALL PROPOSED MATERIALS TO MATCH EXISTING



PROPOSED SECTION A-A - 1:50@A1

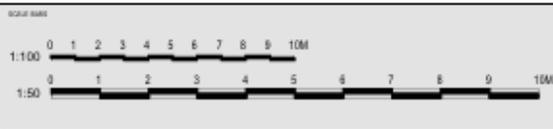


DORMER PROFILE = 4.9 SQUARE METERS

DORMER VOLUME CALCULATION:
 DORMER PROFILE = 4.9 SQM
 DORMER LENGTH = 4.858 LINEAR METERS
 TOTAL VOLUME = 4.858 X 4.9 = 23.8 CUBIC METERS



CONTACT INFO
 E: Scott@EllisdonArchitecturalAssociates.co.uk
 W: WWW.EllisdonArchitecturalAssociates.co.uk
 M: 07828 189525



REVISION	DESCRIPTION	STATUS
0	FIRST ISSUE	
A		PLANNING

CLIENT:	HE & HIS HOME	SITE ADDRESS:
JOB NO:	444	25 NEWTONS COTTAGE 4443 3LY
DWG NO:	02	
DWG TITLE:	PROPOSED PLAN	
DWG:	ISSUED 2024	
SCALE:	1:50 00004	

DM/26/0307

Marsh Brook 25 Newtown
Copthorne Crawley West Sussex
RH10 3LY

Proposed single storey rear extension



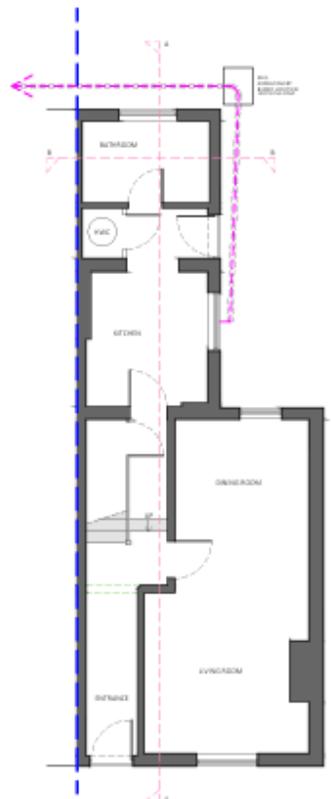
BLOCK PLAN 1:500@A4



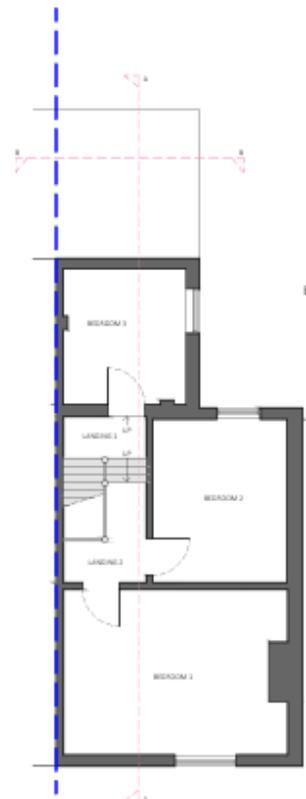
LOCATION PLAN 1:1250@A4



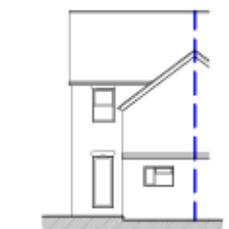
		CLIENT	BOSS	
		PROJECT	25 NEWTOWN COPTHORNE RH10 3LY	
		REF	688	03
		REV	0	
		DIS TITLE	LOCATION & BLOCK PLANS	
		DESIGN	EAA	
		DATE	JAN.26	SCALE As Shown @ A4



EXISTING GROUND FLOOR PLAN - 1:50@A1



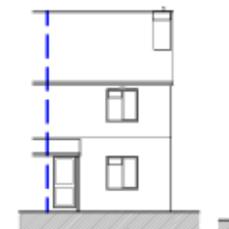
EXISTING FIRST FLOOR PLAN - 1:50@A1



EXISTING SIDE ELEVATION - 1:100@A1



EXISTING REAR ELEVATION - 1:100@A1



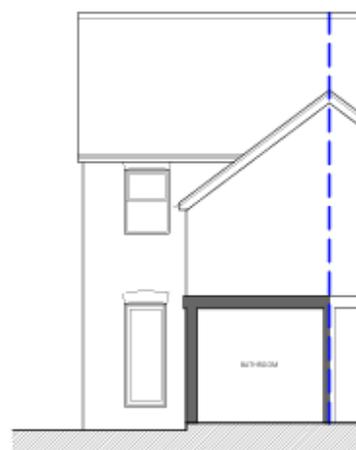
EXISTING FRONT ELEVATION - 1:100@A1



EXISTING SIDE ELEVATION - 1:100@A1



EXISTING SECTION A-A - 1:50@A1



EXISTING SECTION B-B 1:50@A1



CONTACT INFO
 E: Scott@EliadonArchitecturalAssociates.co.uk
 W: WWW.EliadonArchitecturalAssociates.co.uk
 M: 07826 189525



REVISION	DESCRIPTION	DATE
1	FINAL ISSUE	

PLANNING

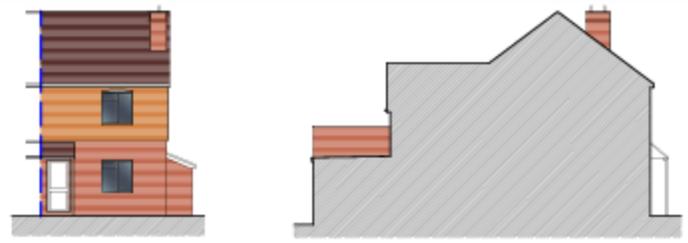
CLIENT	PRE & RIBA 2008
JOB NO.	444
DRG. NO.	01
DRG. TITLE	EXISTING PLAN
DATE	MARCHY 2022
SCALE	1:50 (B04)

SITE ADDRESS:
 25 NEWTON
 COTTAGE
 MK12 3LY



PROPOSED GROUND FLOOR PLAN - 1:50@A1

PROPOSED FIRST FLOOR PLAN - 1:50@A1



PROPOSED FRONT ELEVATION - 1:100@A1



PROPOSED SIDE ELEVATION - 1:100@A1

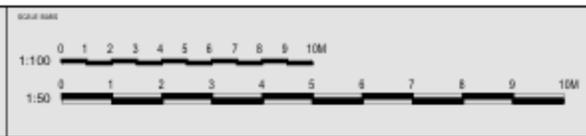
PROPOSED REAR ELEVATION - 1:100@A1



PROPOSED SECTION B-B 1:50@A1



CONTACT INFO
 E: Scott@EliadonArchitecturalAssociates.co.uk
 W: WWW.EliadonArchitecturalAssociates.co.uk
 M: 07826 189525



REVISION	DESCRIPTION	STATUS
1	FINAL ISSUE	
2		
3		
4		
5		
6		
7		
8		
9		
10		

CLIENT:	HE & WILKINS	SITE ADDRESS:
JOB NO:	004	25 NEWTON
DRG NO:	02	COPTHORPE
DRG TITLE:	PROPOSED PLANS	W13 3LJ
DATE:	20/04/2024	
SCALE:	1:50/100/20	

PLANNING

DM/26/0378

Ramblers 2 Chesterfield Close Furnace Wood East
Grinstead West Sussex RH19 2PY

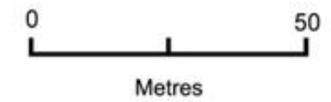
Front elevation infill extension to bungalow to create
entrance
lobby and additional bedroom.

Date Produced: 13-Feb-2026

Scale: 1:1250 @A4



Planning Portal Reference: PP-14700709v1





PROPOSED FRONT ELEVATION
SCALE 1/50 ON A3

← EXTENT OF PROPOSED EXTENSION →

- SPLASH COURSE AND PLINTH TO MATCH EXISTING
- RE-RENDER ALL ELEVATIONS
- WHITE UPVC WINDOWS
- STAINED TIMBER DETAILING REMOVED
- BLACK STAINED OPEN RAFTER FEET
- BROWN PLAIN TILES TO MATCH EXISTING, RELOCATED WHERE POSSIBLE
- BLACK HALF ROUND GUTTER AND DOWNPIPES



PROPOSED SIDE ELEVATION
SCALE 1/50 ON A3

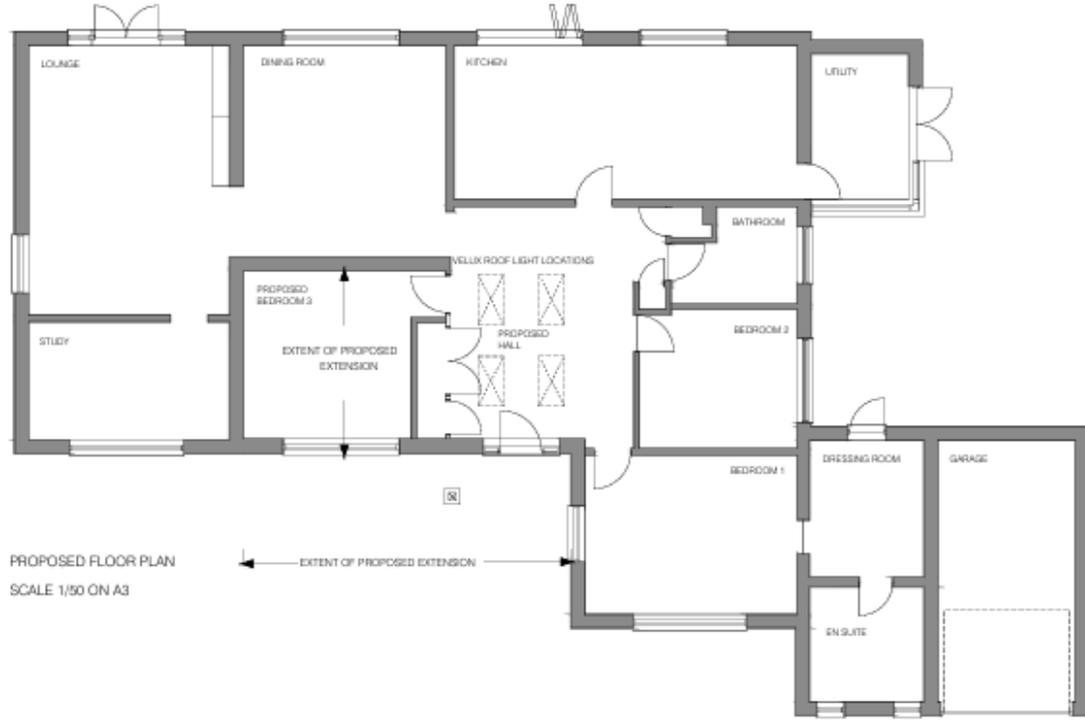


EXISTING REAR ELEVATION
SCALE 1/50 ON A3



EXISTING SIDE ELEVATION
SCALE 1/50 ON A3

PROJECT		PROPOSED ELEVATIONS	
HARLEIGH CHESTERFIELD CLOSE FELPHAM EAST SUSSEX BN19 2PF		DATE	1/24/24
		SCALE	1/50
		PROJECT NO.	1/24/24



PROPOSED FLOOR PLAN
SCALE 1/50 ON A3

← EXTENT OF PROPOSED EXTENSION →

NAME: RANBLER ADDRESS: CHESTERFIELD CLOSE FULBROOK WARRINGTON EAST CHESHIRE ROAD 2PT	DRAWING TITLE: PROPOSED FLOOR PLAN		
	DATE:	DRAWN BY:	CHECKED BY:

DM/26/0005

Stables Cottage Sandy Lane Crawley Down Crawley West
Sussex RH10 4HR

Proposed conversion of garden room with additional floor space created between the garage and the existing garden room, also extending the rear of the existing garden room to create space for the bathroom. Garden room to be ancillary to main dwelling.



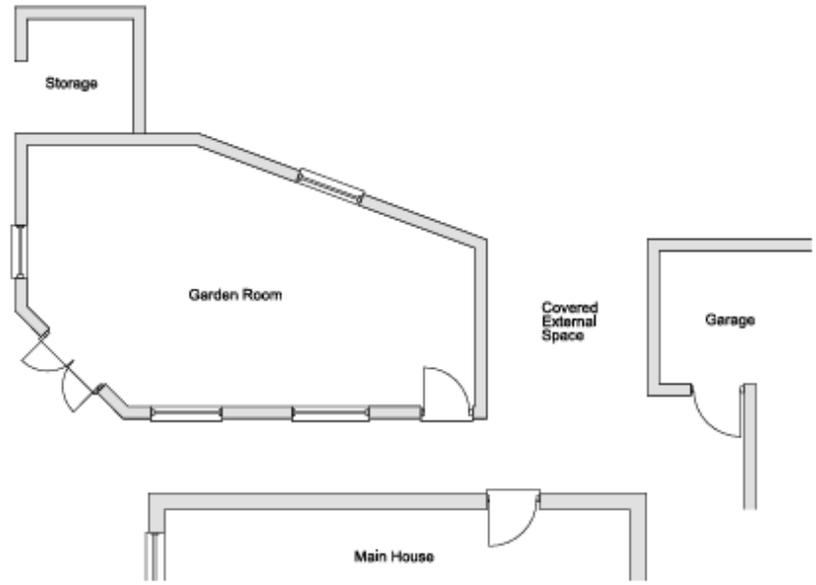
Location Plan

SCALE 1:1250

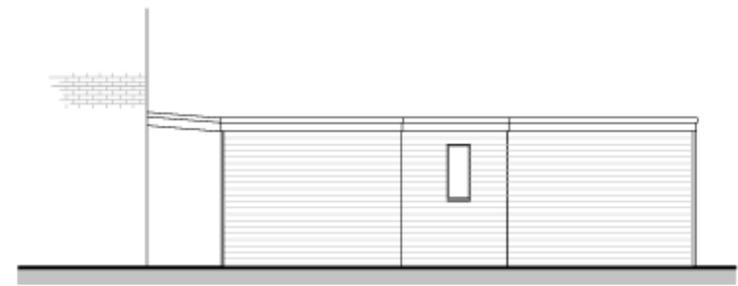


Block Plan

SCALE 1:500



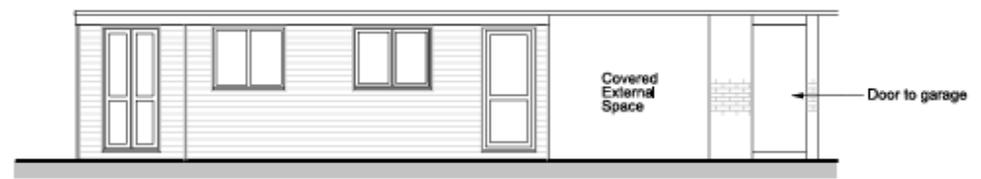
Plan
Scale 1:100



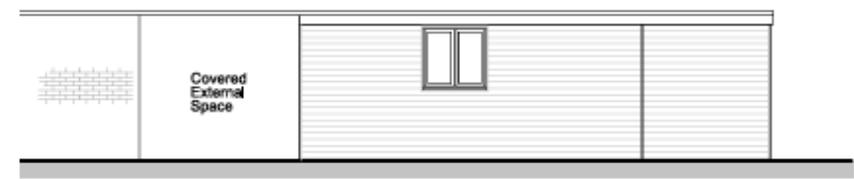
Existing Side Elevation
Scale 1:100



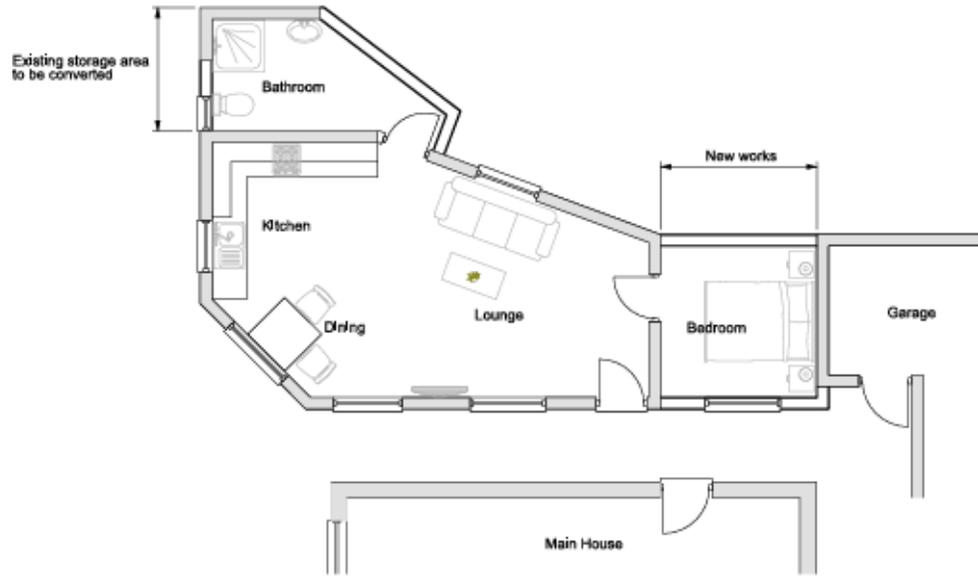
Existing Side Elevation
Scale 1:100



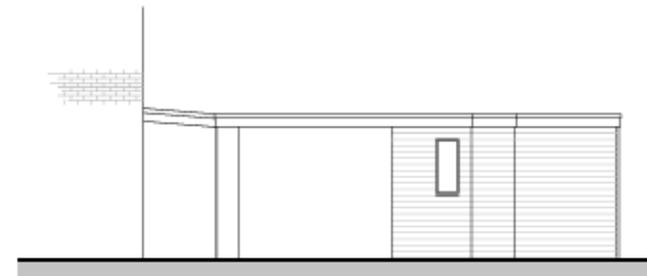
Existing Front Elevation



Existing Rear Elevation
Scale 1:100



Plan
Scale 1:100



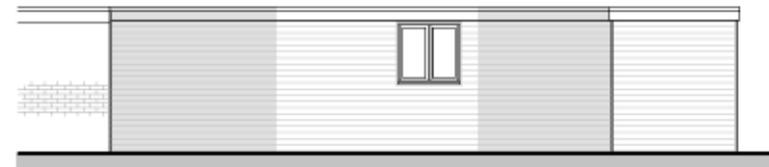
Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Front Elevation



Proposed Rear Elevation
Scale 1:100

DM/26/0202

25 The Leas Crawley Down Crawley West Sussex RH10 4EP

Loft conversion with part hip to gable conversion, rear dormer and velux windows to the front. 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

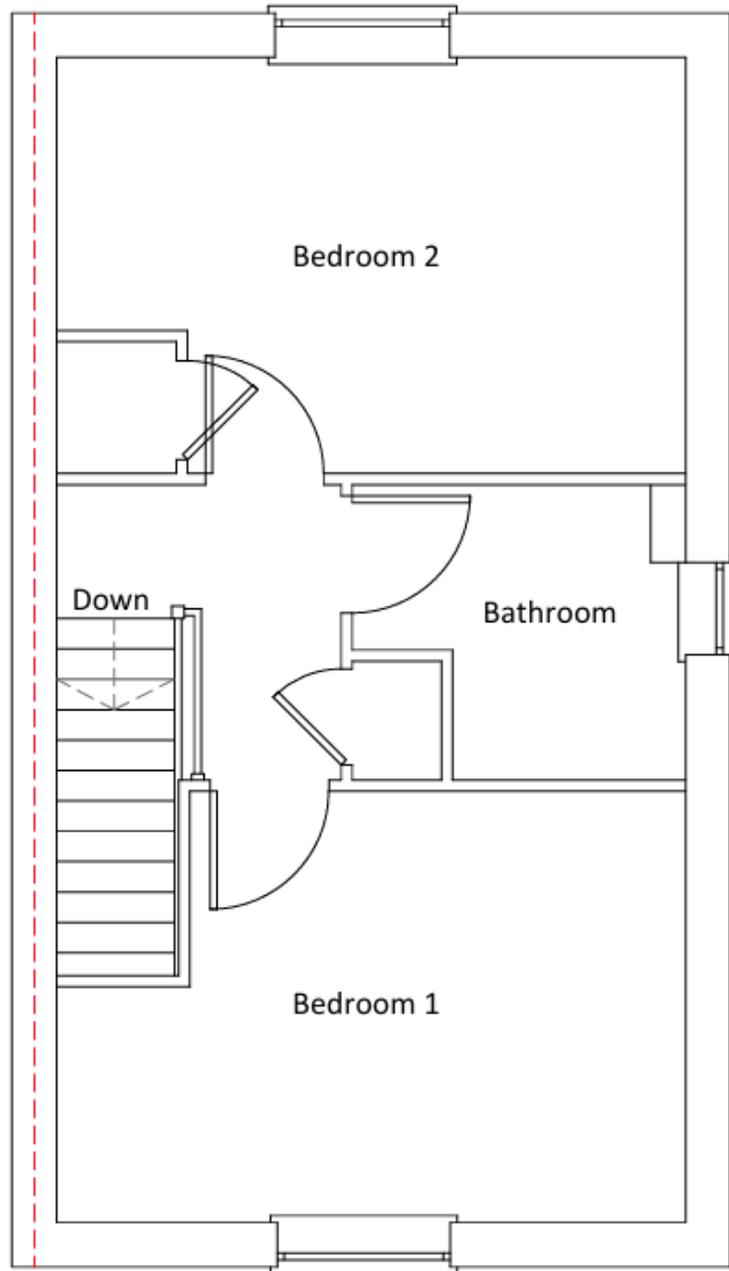




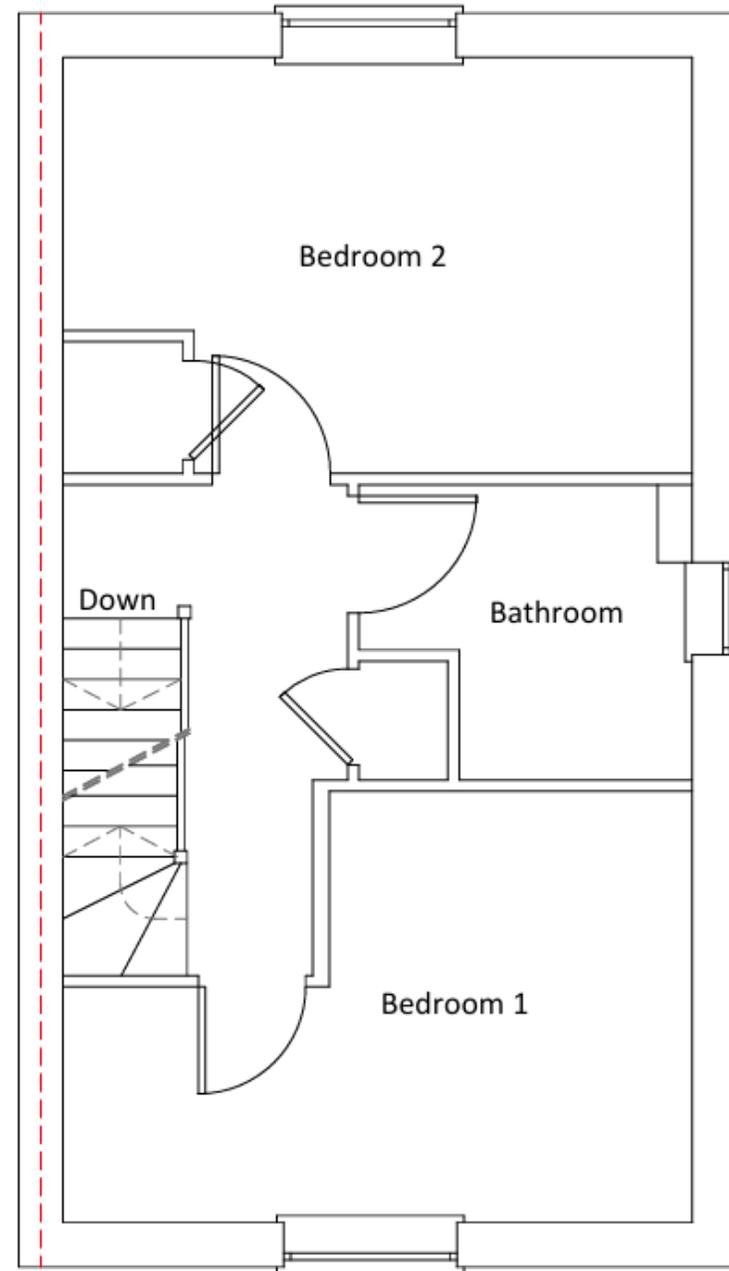
Green hatched area shows location of work at loft level

17

Loft Level - 1st Floor Plan



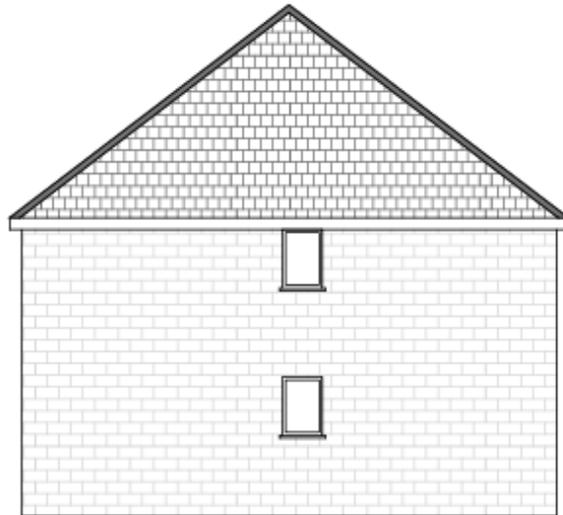
Existing First Floor Plan



Proposed First Floor Plan



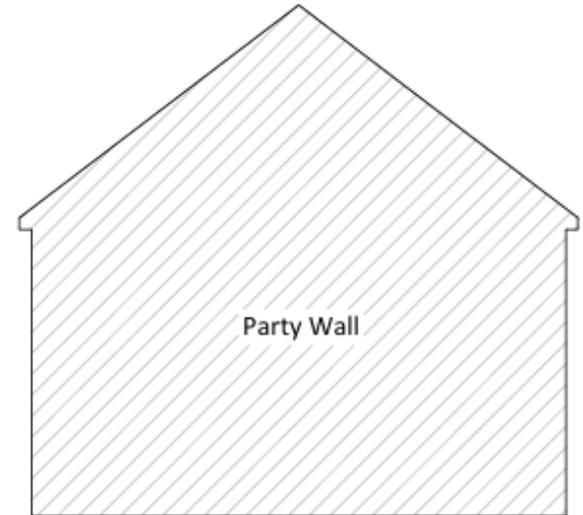
Existing Front Elevation



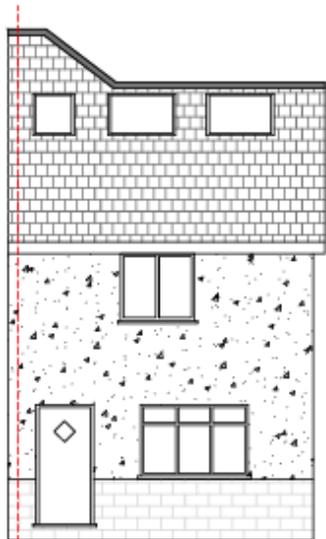
Existing Side Elevation



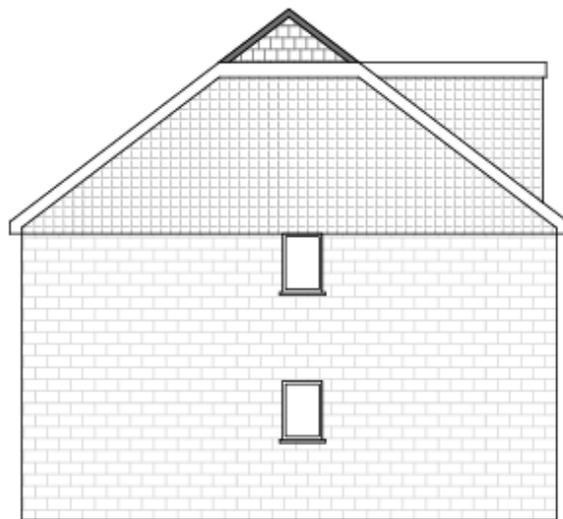
Existing Rear Elevation



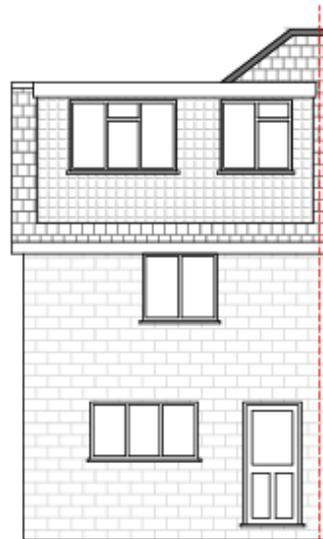
Existing Side Elevation



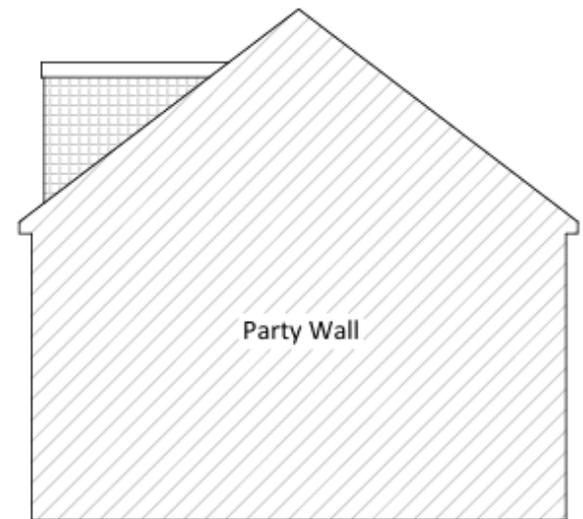
Proposed Front Elevation



Proposed Side Elevation



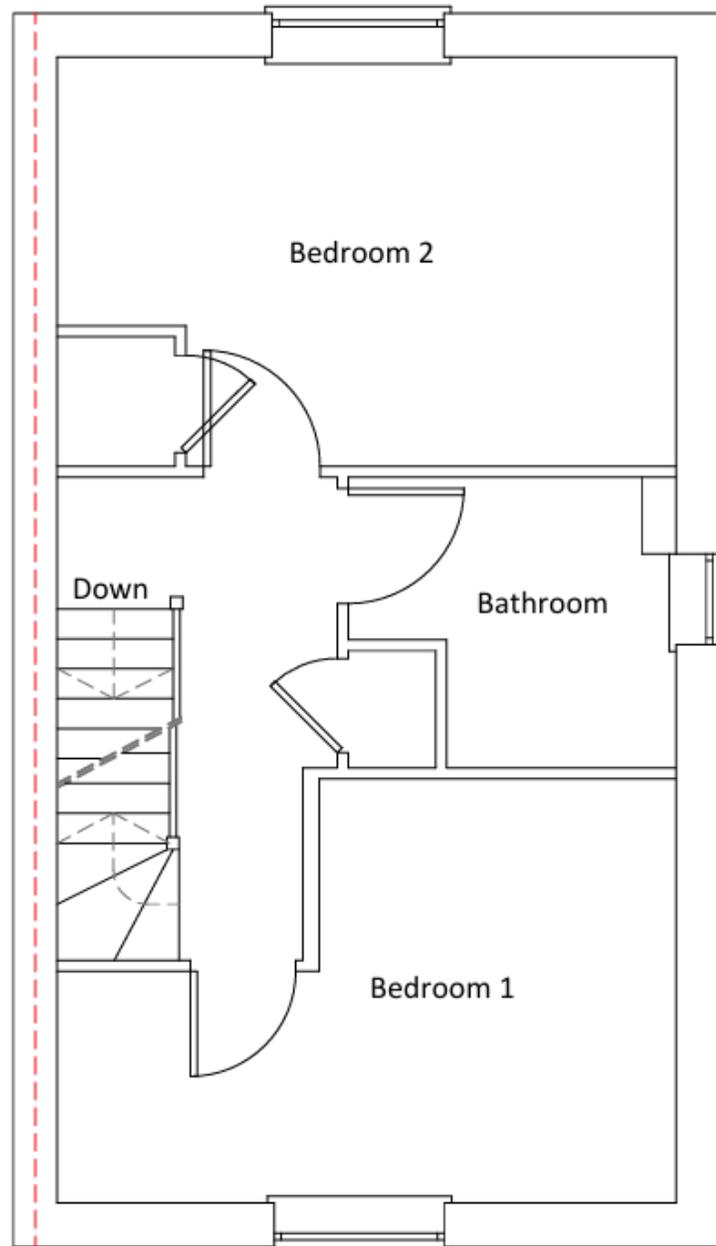
Proposed Rear Elevation



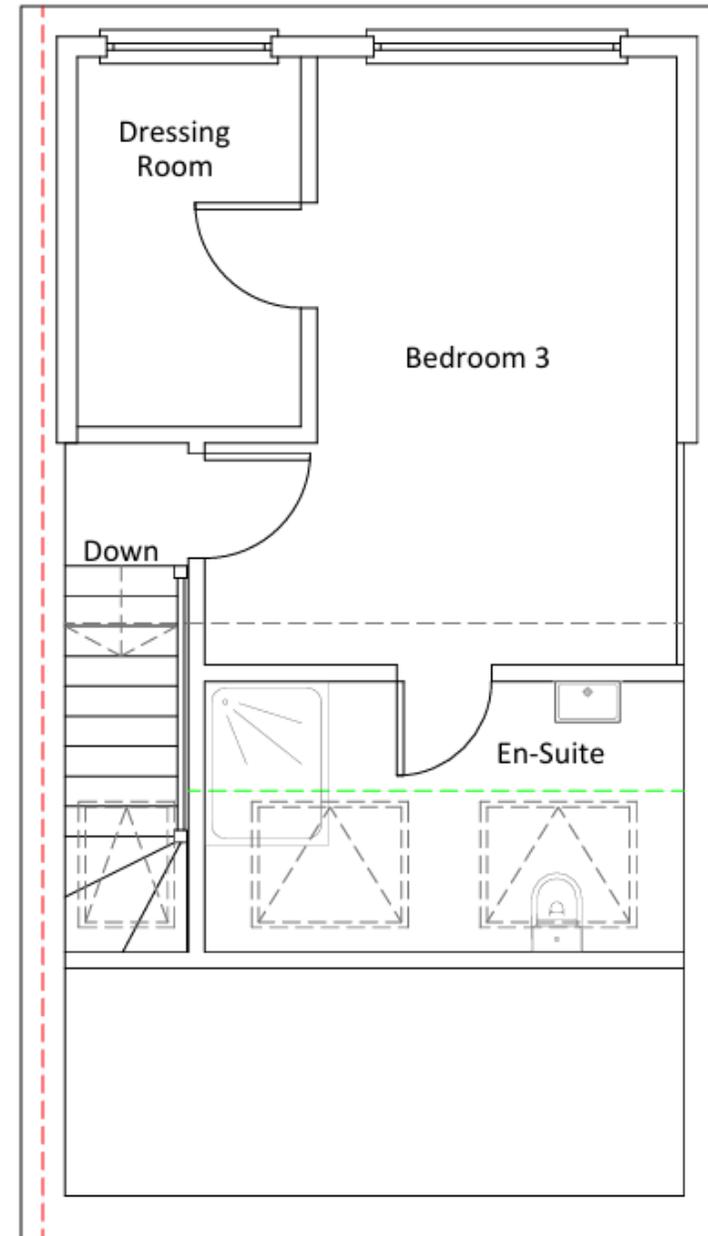
Proposed Side Elevation



2m Head height - - -



Proposed First Floor Plan



Proposed Second Floor Plan

DM/26/0413

Spindles Furnace Farm Road Furnace Wood East
Grinstead West Sussex RH19 2PU

Proposed garage roof extension and conversion to
annexe and proposed outbuilding



LOCATION PLAN (1:1250)



SITE/BLOCK PLAN (1:500)

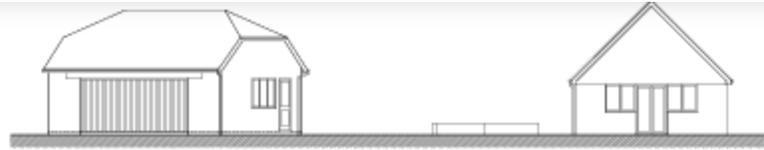
1. The site shall contain all services required for each plot in the land plan.
 2. The site shall contain all services required for each plot in the land plan.
 3. The site shall contain all services required for each plot in the land plan.
 4. The site shall contain all services required for each plot in the land plan.
 5. The site shall contain all services required for each plot in the land plan.
 6. The site shall contain all services required for each plot in the land plan.
 7. The site shall contain all services required for each plot in the land plan.
 8. The site shall contain all services required for each plot in the land plan.
 9. The site shall contain all services required for each plot in the land plan.
 10. The site shall contain all services required for each plot in the land plan.

1	FURNACE FARM HOUSING	1250
2	DESCRIPTION	SCALE

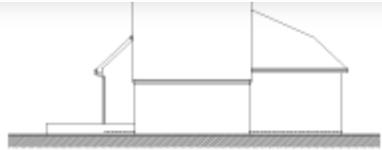


DATE: 15/11/2017
 DRAWN BY: MR & MRS HARVEY
 PROJECT: PROPOSED GARAGE ROOF EXTENSION/ CONVERSION & OUTBUILDING AT SPINDLES, FURNACE FARM ROAD, FURNACE WOOD, FELDBRIDGE, WEST SUSSEX, RH10 2PL
 DRAWING: SITE/BLOCK PLAN & LOCATION PLAN

PLANNING ISSUE			
SCALE	DATE	SCALE	REVISION
1:1250	15/11/2017	1:1250	A



FRONT ELEVATION
EXISTING ELEVATION



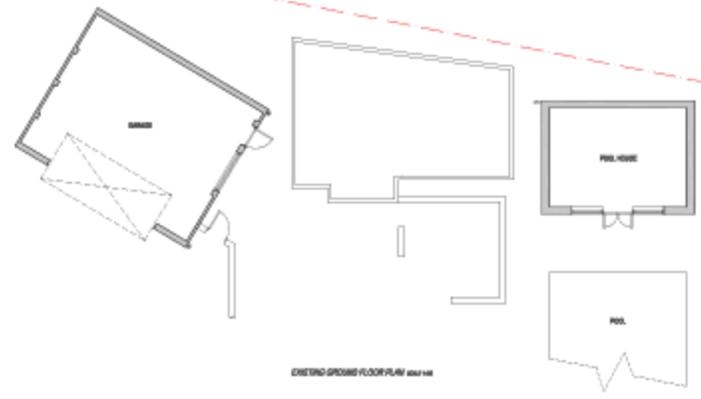
SIDE ELEVATION



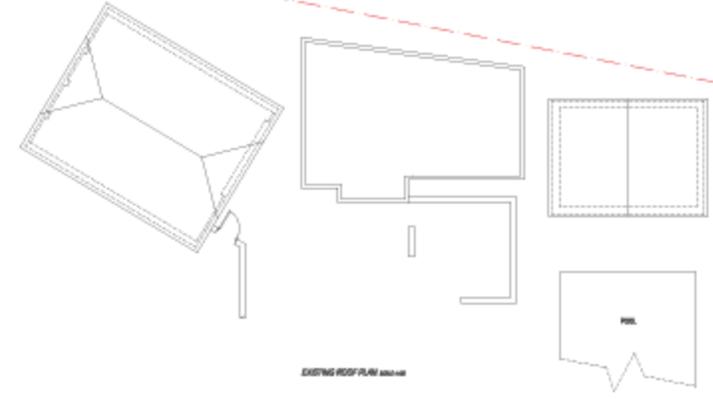
REAR ELEVATION



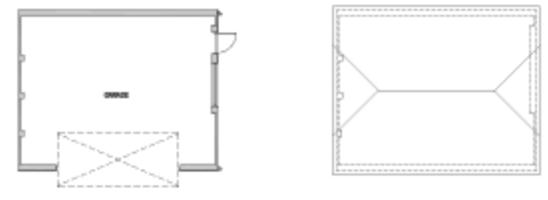
SIDE ELEVATION



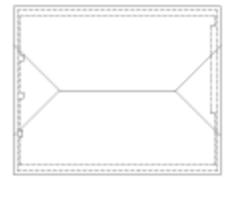
EXISTING GROUND FLOOR PLAN



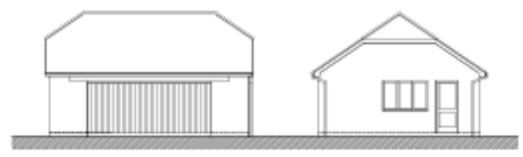
EXISTING GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

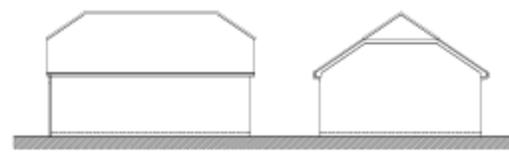


EXISTING ROOF PLAN



FRONT ELEVATION
EXISTING ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



Client and all other documents are the property of the client and shall not be used for any other purpose without the written consent of the client. The client shall be responsible for obtaining all necessary permits and approvals for this work. The client shall be responsible for providing all necessary information and documents for this work. The client shall be responsible for providing all necessary information and documents for this work. The client shall be responsible for providing all necessary information and documents for this work.

1	PLANNING PERMISSION	DATE
2	CONSTRUCTION PERMIT	DATE
3	COMPLETION	DATE



MR & MRS HARVEY

PROPOSED GARAGE ROOF EXTENSION / CONVERSION
& OUTBUILDING SPANIELS, FURNACE FARM ROAD,
FURNACE WOOD, FELDBRIDGE, WEST SUSSEX, BN19 2PL

EXISTING ROOF PLANS & ELEVATIONS

PLANNING ISSUE

DATE	DATE	DATE	DATE
15/03/2024	15/03/2024	15/03/2024	15/03/2024

DM/26/0339

46 Lashmere Copthorne Crawley West Sussex
RH10 3RT

T1 Oak) - reduce the crown by 2.5 metres but no cuts to
be
made beyond historical pruning points.

Lashmere

Dwellerary

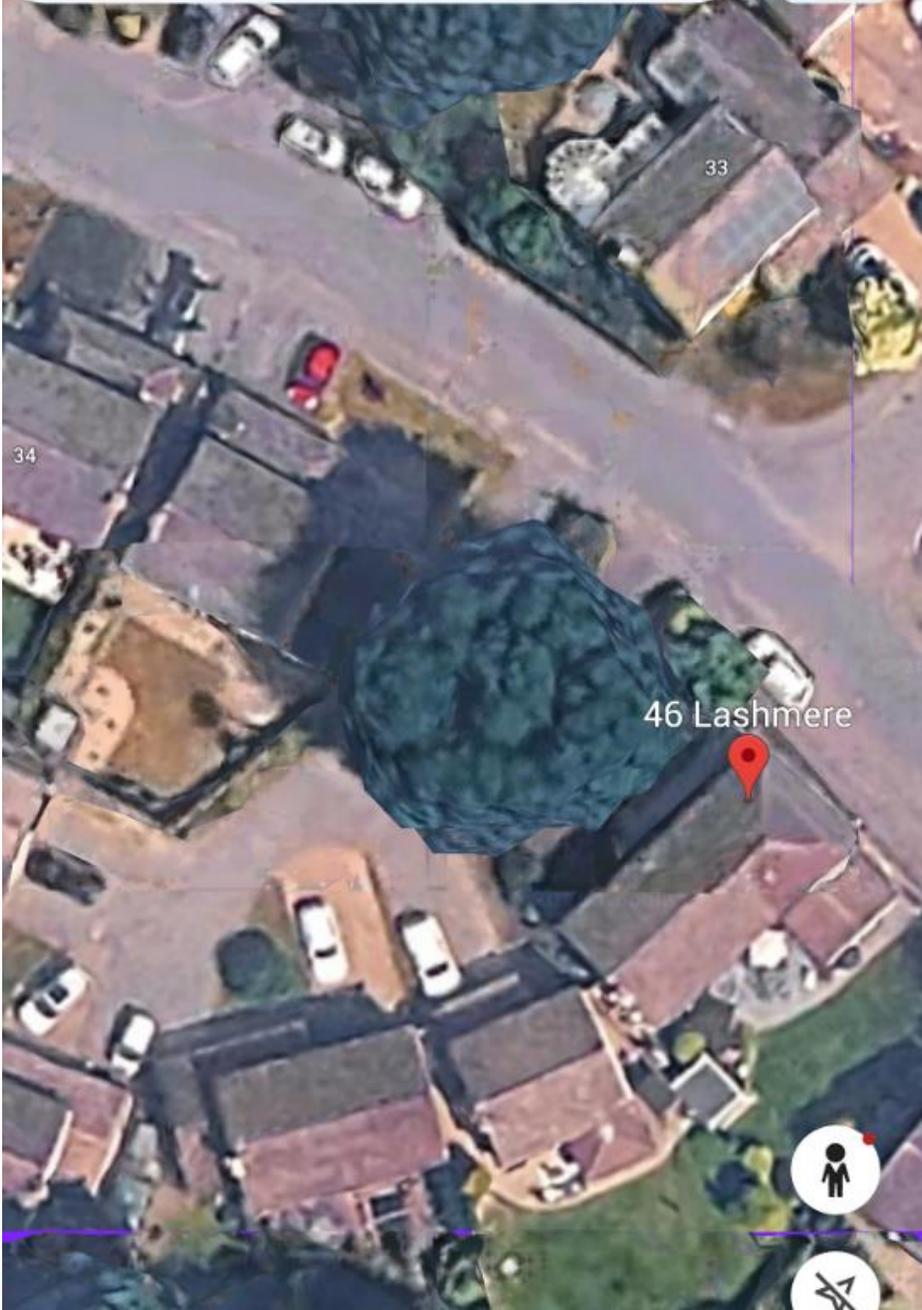
house

Garden





46 Lashmere, Copthorne, Crav



34

33

46 Lashmere





46, Lashmere, Crawley, RH10 3RT, England,
West Sussex



DM/26/0340

Jensen Cottage 1A Sunnyhill Close Crawley
Down Crawley West Sussex RH10 4GY

Oak - Crown reduction of 2.5m - not beyond
historic pruning
points

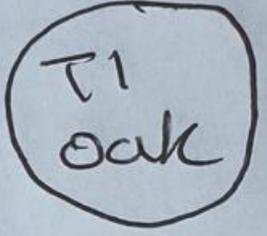
Sunnyhill close

Foot path

1a Sunnyhill close

Garage

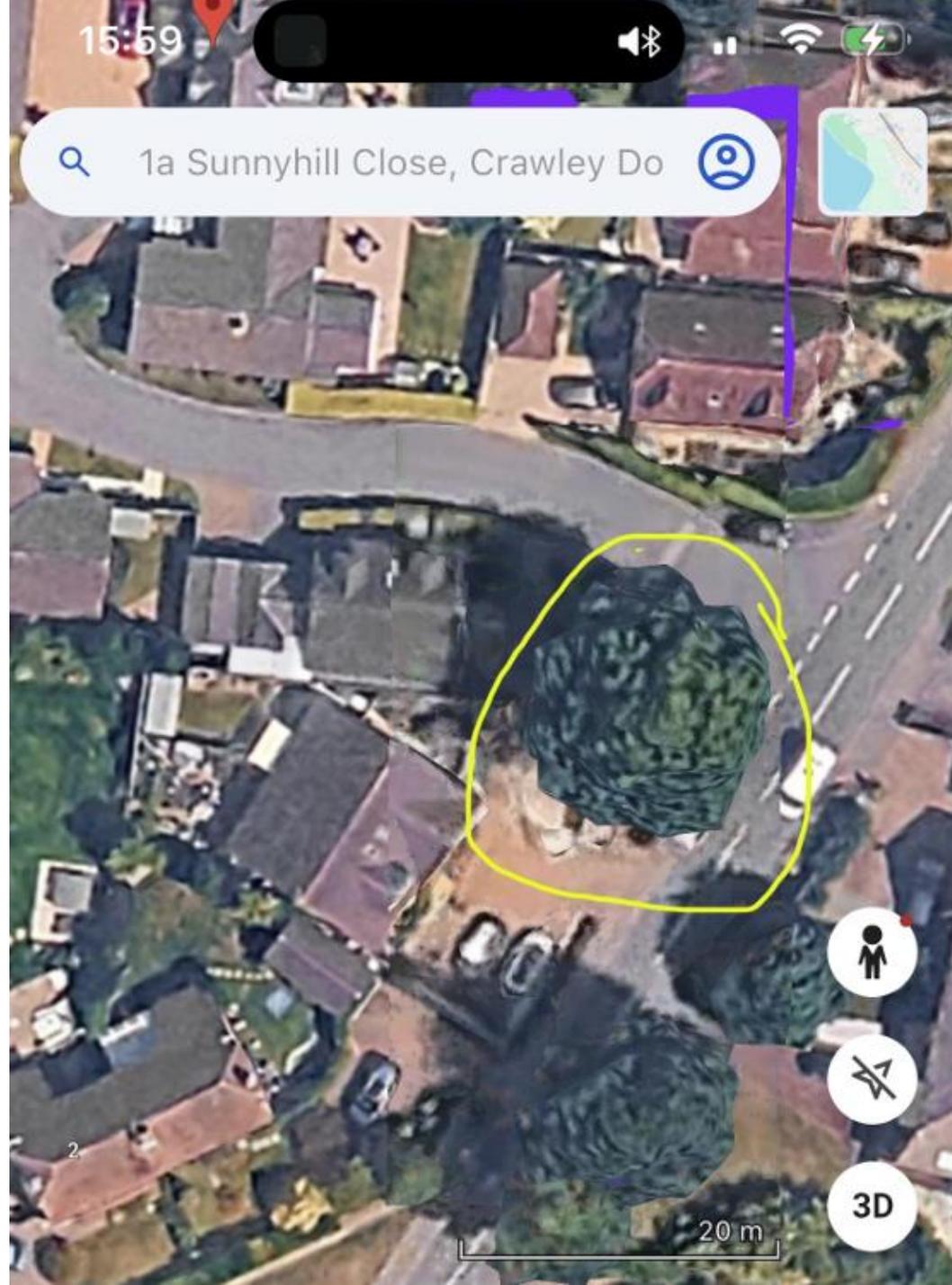
Driveway



15:59



1a Sunnyhill Close, Crawley Do



20 m

15:58



1A, Sunnyhill Close, Crawley, RH10 4GY,
England, West Sussex

