

WORTH PARISH COUNCIL

Planning and Highways

Committee Meeting

5th January 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 5th January 2026 at 7.30pm**. In the Parish Hub Borers Arms Road Copthorne where the following business will be considered and transacted.

Leanne Bannister
Chief Officer

AGENDA

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

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

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

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 1st December 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: 15th January 2026 at 4.00pm.
 - b) Planning Committee – next meeting: 22nd January 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/25/2732	29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Defer	Permitted
DM/25/2387	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/2572	27 And 29 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA	Defer	Permitted
DM/25/2379	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Permitted (PIP)
DM/25/2763	Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/2613	Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/25/2810	Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX	Defer	Permitted
DM/25/2858	53 Bridgelands Copthorne Crawley West Sussex RH10 3QW	Defer	Permitted
DM/25/2904	Land West Of Copthorne Copthorne Way Copthorne West Sussex		Permitted
DM/25/2759	The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB	Defer	Permitted
DM/25/2690	1 Copse Close Crawley Down Crawley West Sussex RH10 4LS	Defer	Permitted
DM/25/2856	Land Adjacent To 16 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Defer	Permitted
DM/25/2376	Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY	No Comment	Permitted
DM/25/2397	Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA	Defer	Permitted
DM/25/2753	67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA	Defer	Permitted
DM/25/2817	Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Support	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. Open consultation-National Planning Policy Framework: proposed reforms and other changes to the planning system**- to receive and consider a response to the open consultation.
- 12. Licencing**- To receive and note any new licencing applications.
- 13. Appeals** – To receive and note the following appeal.
- 14. Planning Compliance action**- To receive a report on any actions currently being investigated by Mid Sussex Council, and to report any further breaches.
- 15. Highway Issues**- To discuss and make comments upon any issues relating to Highways.
- 16. Gatwick Airport**- to receive and comment upon any updates regarding Gatwick Airport.
- 17. PC Consultation Telecoms Site Keepers Knights (Ref: CS 13053122)**- to receive and note the following upgrade at the proposed base station upgrade at Keepers knights, Copthorne Road, Crawley, West Sussex, rh10 7xy (ngrs: e 530206 / n 137815)
- 18. Updates to the Land West of Turners Hill Road development**- to receive and comment upon any updates in relation to the development.
- 19. Royal Oak Update**- to receive any updates in relation to the Royal oak site.
- 20. Bowers Place**- to receive any updates in relation to Bowers Place.
- 21. Updates to the Neighbourhood Plan**- to receive and comment upon any updates regarding the Neighbourhood Plan.

- 22. Land North of Burleigh Lane, Crawley Down, allocated for 50 dwellings (Site SA22).** To receive and comment upon any updates in relation to the allocated site.
- 23. Courthouse Farm Development-** To receive and comment upon any updates in relation to the proposed development.
- 24. Ratification of Planning Recommendations–** To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority for planning applications where the deadline for consultee comments is before the next meeting date.

Applications to be Ratified	
<p><u>DM/25/0294</u></p> <p><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)</p>	
<p><u>DM/25/0294</u></p> <p><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p><u>House Holder application</u></p> <p>Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)</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><u>DM/25/3105</u></p> <p><u>90 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>T2 - Oak - reduce overhang by approximately 1.5 metres back to previous reduction points.</p>	
<p><u>DM/25/3111</u></p> <p><u>27 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u></p> <p>T1 - Oak - reduce by 1.5m - 2m all round as encroaching on the property and for tree maintenance</p>	
<p><u>DM/25/3093</u></p>	

<p><u>2 Borers Close Copthorne Crawley West Sussex RH10 3XW</u></p> <p>Proposed single storey side and rear wrap around extension</p>	
<p><u>DM/25/2675</u></p> <p><u>2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF</u></p> <p>Retrospective application for a new hard standing to front driveway and erection of fencing to front boundary</p>	
<p><u>DM/25/2805</u></p> <p><u>Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></p> <p>Proposed extension of car repair workshop to provide a separate area for an MOT lane and relocation of the existing office building.</p>	

25. 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/25/3021</u></p> <p><u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u></p> <p>Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.</p>	
<p><u>DM/25/3020</u></p> <p><u>Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex</u></p> <p>Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road</p>	
<p><u>DM/25/3155</u></p> <p><u>The Havens Sports field Car Park the Haven Centre Hophurst Lane Crawley Down West Sussex</u></p> <p>New/Replacement Village Hall.</p>	

<u>DM/25/2995</u>	
<u>Steton Works Turners Hill Road Crawley Down West Sussex</u>	
The proposed development involves the demolition of all existing buildings on-site, currently used as a garage/shed, to be replaced with two semi-detached dwellings (Residential C3) and associated parking.	
Type 2 Applications	
No Applications	
Tree applications	
No Applications	

- 26. 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
- 27. 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.
- 28. Date of the next meeting – Monday 12th January 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 1st December 2025, commencing at 7.35pm

Present	Cllr Williams (Chair)	Cllr Casella (Vice Chair)
	Cllr Bingle Cllr Kipps	Cllr Wilson
	H Smith (Ast Clerk)	4Cllrs Hodson, Gibson, Scott and Phillips sat as members of the public

126 Elect a Vice Chair

Graham Casella was nominated by Cllr Bingle, second by Cllr Williams.

127 Public Question Time

No Questions

128 Apologies

Apologies were received and NOTED from Cllr's Pointer, King, Dorey and Coote

129 Declarations of Disclosable Pecuniary and Other Interests

None

130 Minutes

It was AGREED by all present that the Minutes of the Planning & Highways Committee meeting held on 3rd November were a true and correct record.

131 Chairman's Announcements

No announcements to NOTE.

132 Correspondence

No correspondence to NOTE.

133 Update on Mid Sussex District Council Planning Committee Meetings

Planning Committee – 4th December at 4pm.
Nothing Pertaining to Worth

Planning Committee – 11th December at 2pm.
This meeting is Cancelled

134 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

	Address	WPC	MSDC
DM/24/2622	Barns Court Turners Hill Road Crawley Down West Sussex RH10 4HQ Reserved Matters application	Object (DM/20/4127)	Permitted
DM/25/1967	Mill House Annexe Old Hollow Copthorne Crawley West Sussex RH10 4TB	Defer	Permitted
DM/25/2334	18 Kitsmead Copthorne Crawley West Sussex RH10 3PW	Defer	Permitted
DM/25/0666	Claremont Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Defer	Permitted
DM/25/2318	Foresters Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Defer	Permitted
DM/25/2165	26 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH	Defer	Refused

DM/25/2293	28 The Martins Crawley Down Crawley West Sussex RH10 4XU	Defer	Refused
DM/25/2328	4 Spring Copse Copthorne Crawley West Sussex RH10 3XY	Defer	Permitted
DM/25/2575	Little Sneg Brookview Copthorne Crawley West Sussex RH10 3RZ	Defer	Permitted
DM/25/2330	41 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA	Defer	Permitted
DM/25/1023	Crabbet Park Equestrian Centre Turners Hill Road Turners Hill Crawley West Sussex RH10 4ST	Defer	Permitted
DM/25/2349	Darsana The Drive Copthorne Crawley West Sussex RH10 3JZ	Defer	Permitted
DM/25/2481	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/0454	Shepherds Farm Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ	Defer	Permitted
DM/25/2692	14 Fermandy Lane Crawley Down Crawley West Sussex RH10 4UB	Defer	Permitted
DM/25/2614	The Glebe Copthorne Crawley West Sussex RH10 3RP	Defer	Permitted
DM/25/1199	Land Adjacent To 2 Meadow Approach Copthorne Crawley West Sussex RH10 3RF	Defer	Permitted
DM/25/2362	7 Woodland Drive Crawley Down Crawley West Sussex RH10 4UF	Defer	Permitted

135 Updates on the Mid Sussex District Plan-

It was NOTED that:

Duty to Consult: This requirement has been removed from the draft plan.

Minister of Housing: The housing minister recently emphasised that local plans must be the cornerstone of our planning system, and the government is committed to achieving universal coverage of up-to-date plans.

Secretary of State: The Secretary of State has called on councils to finalise their local plans and has asked inspectors to offer proactive support to help them achieve this.

District Plan Timeline: It is assumed that the District Plan will be formally adopted by early Autumn 2026.

Emerging Plans & Speculative Development: With more weight being given to emerging local plans, there is increased scope to resist speculative development.

IG – MP Mims Davies: Recent petitions presented in Parliament by Mims Davies MP may amount to a formal “calling” for the Government to act.

Actions AGREED: An email will be sent to Steve Reed, requesting clarification on whether these petitions constitute a calling, with Mims Davies MP cc’d.

136 Applications in Neighbouring Parishes

Cllrs NOTED the report

Surrey and Sussex to work together to address highways issue

The local authority will assess each planning application on its individual merits, rather than considering the cumulative impact on the village as a whole.

137 Licencing

No new Licencing applications to NOTE.

138 Appeals

No Appeals to NOTE

139 Planning Compliance Action

Cllrs NOTED Cllr Williams thanks to the MSDC planning investigation team.

140 Highways

Cllrs NOTED the Officers Report.

Councillor Comments on A22/A264 Corridor Study

Priority Bus Improvements: Members highlighted the need to prioritise bus infrastructure enhancements, particularly in relation to three potential development sites along the corridor.

Star Junction: Concerns were raised about the two existing right-turn movements at Star Junction and the additional right-turn into Marks & Spencer further along the route, which contribute to congestion.

East Grinstead Approach: The right turn towards East Grinstead near Wicks and the associated yellow box junction currently restrict left-turn movements. Funding should be considered for road widening and other measures to improve traffic flow at this location.

Dukes Head Junction: The right turn towards East Grinstead at Dukes Head was identified as another pressure point, with suggestions for road widening to alleviate congestion.

Traffic Signal Coordination: Members recommended reviewing the phasing of traffic lights along the corridor to ensure signals operate in a coordinated manner, improving overall flow.

Three Bridges Station: It was noted that the right-turn facility at Three Bridges Station is scheduled for removal in the near future.

141 Gatwick Airport

Cllrs NOTED any correspondence sent.

142 Updates to the Land West of Turners Hill Road Development

WATES have confirmed they have only just gone beyond the 6-week judicial Review and are currently considering their options. They are also aware of the residents of Wychwood concerns regarding access and are liaising with their representative regarding this.

Update the Royal Oak Site

143 AGREED action was to send the owner a letter regarding the deterioration of the site

Bowers Place

144 Cllrs NOTED the officers report.

Neighbourhood Plan

145 Cllrs NOTED the officer report.

It was NOTED for consideration that one plan for the parish should be considered rather than two.

Land North of Burleigh Lane, Crawley Down

146 Cllrs NOTED the Officers Report.

Cllrs NOTED that the MSDC District planning committee approved the application.

147 Ratification of Planning Recommendations

Cllrs NOTED this.

Applications to be Ratified	Submissions
<u>DM/25/2732</u>	Defer to Tree Officer

<p><u>29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>T1 - mature Oak: Reduce back lower canopy 2m. T2 and T3 Mature Oaks. Remove epicormic growth on main stems to branch break.</p>	
<p><u>DM/25/2548</u></p> <p><u>Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u></p> <p>Erection of 2 x 4 bed dwellings with associated access, landscaping and parking.</p>	Extension Granted
<p><u>DM/25/2763</u></p> <p><u>Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>1 x Oak - remove the hanging broken/dead limb located at a height of 4m on the western side of the crown, along with any other deadwood that exceeds 50mm in diameter or 1m in length within the crown. To reduce the epicormic growth found between 3 to 5m in height on the eastern side of the crown back to the old pruning wounds. To prevent potential damage to the facias and brickwork of property and ensure the long-term vitality and growth of tree</p>	Defer to Tree Officer
<p><u>DM/25/2759</u></p> <p><u>The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB</u></p> <p>Certificate of lawfulness for the existing use of The Studio as a self contained dwelling This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account</p>	Defer to Officer- Non severance clause
<p><u>DM/25/2810</u></p> <p><u>Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX</u></p> <p>Oak Trees x 2 - (T1 and T2) - Reduce height of each by 1.5m all round and reshape. Currently 16m height, reducing to 14.5m and reduce lateral limbs by 1.5m to balance crown.</p>	Defer to Tree Officer
<p><u>DM/25/2753</u></p> <p><u>67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA</u></p> <p>Garage conversion to habitable space with an additional window.</p>	Please refer to agenda item 22 as updated plans received 14.11.2025.
<p><u>DM/25/2831</u></p> <p><u>8 Elger Way Copthorne Crawley West Sussex RH10 3JJ</u></p>	Defer to Officer

Single storey front and rear extensions. Part Garage conversion with extend link between dwelling and garage. Front storm porch.	
<p><u>DM/25/2817</u></p> <p><u>Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use from kitchen showroom to bakery with office at the rear including side and rear single storey extensions.</p>	Extension granted

148 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/25/2863</u></p> <p><u>44 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4DN</u></p> <p>Garage Conversion into habitable room, new roof to garage, side and rear elevation fenestration alterations, first floor rear dormer extension</p>	Defer to Officer
<p><u>DM/24/2957</u></p> <p><u>The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX</u></p> <p>Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025) (Retail Justification Addendum received 10 November 2025)</p>	WPC have instructed Squires planning to object with a further addendum letter, in response to the updated plans and retail justification.
<p><u>DM/25/2753</u></p> <p><u>67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA</u></p> <p>Planning Application for the conversion of an existing garage into habitable accommodation and alterations to the front elevation fenestration and the side elevation to include a door (updated plans received on 14/11/2025 and description updated by agreement with applicant on 14/11/2025)</p>	Defer to Officer
<p><u>DM/25/2817</u></p> <p><u>Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ</u></p> <p>Change of use from kitchen showroom to bakery with office at the rear including side and rear single storey extensions.</p>	Support

<p><u>DM/25/2548</u></p> <p><u>Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down Crawley West Sussex RH10 4LL</u></p> <p>Erection of 2 x 4 bed dwellings with associated access, landscaping and parking.</p>	<p>Defer to Officer</p> <p>Access Arrangements Tiltwood is currently served by two established access points from Hophurst Lane. A wooden field-style fence with a gate appears to delineate a private garden, which restricts through-access. As a result, properties on one side of the site rely on a single exit, while those on the opposite side use the other.</p> <p>Greensleeves , has only one point of access onto Hophurst Lane, specifically on the Felbridge side.</p> <p>Further Consideration There has been incremental development at Tiltwood over a number of years. It is unclear whether previous permissions were granted on the assumption that two access points would remain available for all properties. If that was the case, should the existing gate and fence be removed to reinstate dual access for all dwellings?</p>
<p><u>DM/25/2832</u></p> <p><u>25 Kitsmead Copthorne Crawley West Sussex RH10 3PN</u></p> <p>Minor works to external envelope of building. Description amended 24.11.2025 to include proposed garage conversion and bay window to front</p>	<p>Defer to Officer</p>
<p>Type 2 Applications</p>	
<p><u>DM/25/2963</u></p> <p><u>Lemon Meadow Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY</u></p> <p>Retrospective application for replacement roof tiling</p>	<p>Defer to Officer</p>

<u>DM/25/3002</u>	
<u>57 Church Lane Copthorne Crawley West Sussex RH10 3QF</u>	
Proposed loft conversion with rear dormer 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.	Defer to officer
Tree Applications	
<u>DM/25/2856</u>	
<u>Land Adjacent To 16 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u>	
Reduce overall crown of 2x Oak Trees by 2.5 Metres	Defer to tree officer
<u>DM/25/2858</u>	
<u>53 Bridgelands Copthorne Crawley West Sussex RH10 3QW</u>	
English Oak Remove	Defer to tree officer
<u>DM/25/2952</u>	
<u>88 Lashmere Copthorne Crawley West Sussex RH10 3RT</u>	
Beech Tree (T1) - Reduce height and Spread by 2-3 metres back to previous reduction point maintain size and shape.	Defer to tree officer

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

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

151 Date of the next meeting – Monday 12th January 2025 at 7.30pm

Meeting closed at 8.16 pm

Chairman: _____

Date: _____

Officers Report

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

Meeting of the Planning and Highways Committee to be held on Monday 5th January 2026, In the Parish Hub Borers 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 1st December 2025.

5 Chairmans Announcements

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

6 Correspondence

To note any correspondence:

7 Update on Mid Sussex District Council Planning Committee meetings.

Planning Committee – 15th January at 4pm.

No agenda issued at the time of writing this report.

District Planning Committee – 22nd January 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/25/2732	29 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Defer	Permitted
DM/25/2387	Woodland House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR	Defer	Permitted
DM/25/2572	27 And 29 Hophurst Drive Crawley Down Crawley West Sussex RH10 4XA	Defer	Permitted
DM/25/2379	Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Defer	Permitted (PIP)
DM/25/2763	Tudor Oak 92 Lashmere Copthorne Crawley West Sussex RH10 3RT	Defer	Permitted
DM/25/2613	Sandhill Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Defer	Permitted
DM/25/2810	Pinetrees 14 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX	Defer	Permitted
DM/25/2858	53 Bridgelands Copthorne Crawley West Sussex RH10 3QW	Defer	Permitted
DM/25/2904	Land West Of Copthorne Copthorne Way Copthorne West Sussex		Permitted
DM/25/2759	The Studio Keeper Knights Copthorne Road Copthorne Crawley West Sussex RH10 3PB	Defer	Permitted (pip)
DM/25/2690	1 Copse Close Crawley Down Crawley West Sussex RH10 4LS	Defer	Permitted
DM/25/2856	Land Adjacent To 16 Spring Gardens Copthorne Crawley West Sussex RH10 3RS	Defer	Permitted
DM/25/2376	Land To The West Of 1 - 29 Bowers Place Crawley Down Green Station Road Crawley Down RH10 4HY	No Comment	Permitted
DM/25/2397	Witham Cottage Felcot Road Furnace Wood East Grinstead West Sussex RH19 2QA	Defer	Permitted
DM/25/2573	67 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4BA	Defer	Permitted
DM/25/2817	Bloomsbury Kitchens Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ	Support	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

Open consultation-National Planning Policy Framework: proposed reforms and other changes to the planning system

[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#)

The committee to discuss whether to consider a response to the open consultation.

Deadline for responses is the 10th of March 2026.

12 Licencing

No new Licensing Applications to NOTE.

13 Appeals

No Appeals to NOTE.

14 Planning Compliance

No new updates to NOTE.

Planning and Highways Committee Clerk's Report – 5th January 2026

15 Highways Issues

Update - Surface improvement works to Worth Way

The Worth Way path surface between Rowfant car park and Rowfant Business Park, Wallage Lane: The surface improvements work to Worth Way path are scheduled to start mid-January 2026 and will take approximately 7 weeks to complete. These works are weather dependent. The route will be closed on weekdays between 8am and 5pm to allow the surface work to take place. Where possible the route will be open outside of working hours and at weekends. The car park will be closed throughout the works and will be reopened once the project has been completed. Map of area affected is in the meeting pack.

16 Gatwick Airport

GACC Newsletter - A first hearing in the legal challenge against the SoS decision to grant Gatwick permission to develop its emergency runway will occur, Tuesday 9th December at 2pm.

17

PC Consultation Telecoms Site Keepers Knights (Ref: CS 13053122)- upgrade at the proposed base station upgrade at Keepers knights, Copthorne Road, Crawley, West Sussex, rh10 7xy (ngrs: e 530206 / n 137815), further information is in the public meeting pack. Cllrs to consider a response.

18 Update on the Royal Oak Site - Yellowstone Finance has been in touch with permission for residents to use the Royal Oak Carpark whilst construction work takes place along Bowers Place. Residents to be made aware that cars will be parked at their own risk, and 24 hours' notice to remove cars may be required, although unlikely. They have also confirmed that some new CGIs for discussion will be available to view in the new year with an alternative scheme for noise and transportation.

19 Updates Land West of Turners Hill Road Development- No new updates to NOTE.

20 Bowers Place – Planning permission has now been granted. A Company has been appointed to do the biodiversity net gain – credits have been purchased; certificate is now with the office, and the project Manager can now ask for the condition to be released.

21 Land North of Burleigh Lane, Crawley Down and is allocated for 48 dwellings (site SA22)
No further updates to note.

22

Courthouse Farm Development- No further updates to note. Outline planning applications are listed under agenda item no 24, for Cllrs to consider.

23 Ratification of Planning Recommendations

Responses to the following applications were made under delegated powers.

Applications to be Ratified	
<u>DM/25/0294</u> <u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West</u> <u>Sussex RH10 4TB</u> Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)	Defer to Officer
<u>DM/25/0294</u> <u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West</u> <u>Sussex RH10 4TB</u> <u>House Holder application</u>	Defer to Officer

Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)	
<u>DM/25/3026</u> <u>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u> Proposed front porch and single storey side extension	Defer to Officer
<u>DM/25/3062</u> <u>Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u> Demolition of existing rear extension, construction of a new two storey extension to the rear	Defer to Officer
<u>DM/25/3105</u> <u>90 Lashmere Copthorne Crawley West Sussex RH10 3RT</u> T2 - Oak - reduce overhang by approximately 1.5 metres back to previous reduction points.	Defer to Officer
<u>DM/25/3111</u> <u>27 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u> T1 - Oak - reduce by 1.5m - 2m all round as encroaching on the property and for tree maintenance	Defer to Tree Officer
<u>DM/25/3093</u> <u>2 Borers Close Copthorne Crawley West Sussex RH10 3XW</u> Proposed single storey side and rear wrap around extension	Defer to the Officer noting the neighbour's concern.
<u>DM/25/2675</u> <u>2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF</u> Retrospective application for a new hard standing to front driveway and erection of fencing to front boundary	Defer to Officer

<u>DM/25/2805</u>		Defer to Officer
<u>Timing Chain Gatwick Ltd Formerly Armstrong Auto Services</u> <u>Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u>		
Proposed extension of car repair workshop to provide a separate area for an MOT lane and relocation of the existing office building.		
24	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
<p><u>DM/25/3021</u></p> <p><u>Land To the West of Courthouse Farm Copthorne Common</u> <u>Copthorne West Sussex</u></p> <p>Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.</p>	<p>This is an outline application for the planning committee to consider – the developers have put in two applications for the same site. Please consider a response to both applications</p>
<p><u>DM/25/3020</u></p> <p><u>Land To the West of Courthouse Farm Copthorne Common</u> <u>Copthorne West Sussex</u></p> <p>Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road</p>	<p>This is an outline application for the planning committee to consider – the developers have put in two applications for the same site. Please consider a response to both applications</p>
<p><u>DM/25/3155</u></p> <p><u>The Havens Sports field Car Park the Haven Centre Hophurst</u> <u>Lane Crawley Down West Sussex</u></p> <p>New/Replacement Village Hall.</p>	<p>DM/22/2732- New/Replacement Village Hall (Resubmission of previously approved DM/19/2671)</p>
<p><u>DM/25/2995</u></p> <p><u>Steton Works Turners Hill Road Crawley Down West Sussex</u></p> <p>The proposed development involves the demolition of all existing buildings on-site, currently used as a garage/shed, to be replaced with two semi-detached dwellings (Residential C3) and associated parking.</p>	<p>DM/23/2114- Change the use from Class E, previously B1, to Residential C3 use. The existing buildings identified in the attached plans/drawings will accommodate 5 dwellings. Refused.</p>

Type 2 Applications		
No Applications		
Tree applications		
No Applications		
25	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 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.	
26		
27	Date of the next meeting – Monday 2 nd February 2026.	

Planning and Highways Committee Meeting Applications to be Ratified.

Type 1 Applications

Application	Planning History	Suggested Submission
No Applications		

Type 2 Applications

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/0294</u></p> <p><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p><u>Listed Building consent</u></p> <p>Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)</p>	DM/22/0936-Proposed replacement of front and back external doors. Permitted	Defer to Officer
<p><u>DM/25/0294</u></p> <p><u>Rowfant Mill Cottage Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p><u>House holder application</u></p>	DM/22/0936-Proposed replacement of front and back external doors. Permitted	Defer to Officer

Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works (Amended plans received 18 November 2025)		
<u>DM/25/3026</u> <u>2 Mulberry Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u> Proposed front porch and single storey side extension	DM/20/3467-Retrospective single-story extension. Permitted	Defer to Officer
<u>DM/25/3062</u> <u>Lolanga Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u> Demolition of existing rear extension, construction of a new two storey extension to the rear	No recent relevant planning history, please note that most of the planning documents were not loaded when compiling the report.	Defer to Officer
<u>DM/25/3093</u> <u>2 Borers Close Copthorne Crawley West Sussex RH10 3XW</u> Proposed single storey side and rear wrap around extension	DM/23/1708- Proposed single storey front extension. (amended proposed drawing showing BRE 45 degree rule of thumb received 18/08). Permitted	Defer to Officer
<u>DM/25/2675</u> <u>2 Oak Cottages Vicarage Road Crawley Down Crawley West Sussex RH10 4JF</u>	No relevant planning History	Defer to Officer

Retrospective application for a new hard standing to front driveway and erection of fencing to front boundary		
<p><u>DM/25/2805</u></p> <p><u>Timing Chain Gatwick Ltd Formerly Armstrong Auto Services Copthorne Common Copthorne Crawley West Sussex RH10 3LF</u></p> <p>Proposed extension of car repair workshop to provide a separate area for an MOT lane and relocation of the existing office building.</p>	No relevant recent planning History	Defer to Officer

Tree Applications to be Ratified

Applications to be ratified	Planning History	Suggested Submission
<p><u>DM/25/3105</u></p> <p><u>90 Lashmere Copthorne Crawley West Sussex RH10 3RT</u></p> <p>T2 - Oak - reduce overhang by approximately 1.5 metres back to previous reduction points.</p>	Previous application approved	Defer to Tree Officer
<u>DM/25/3111</u>	All previous tree applications permitted	Defer to Tree Officer

<u>27 Newlands Park Copthorne Crawley West Sussex RH10</u> <u>3EW</u>		
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T1 - Oak - reduce by 1.5m - 2m all-round as encroaching on the property and for tree maintenance

DM/25/0294/0295

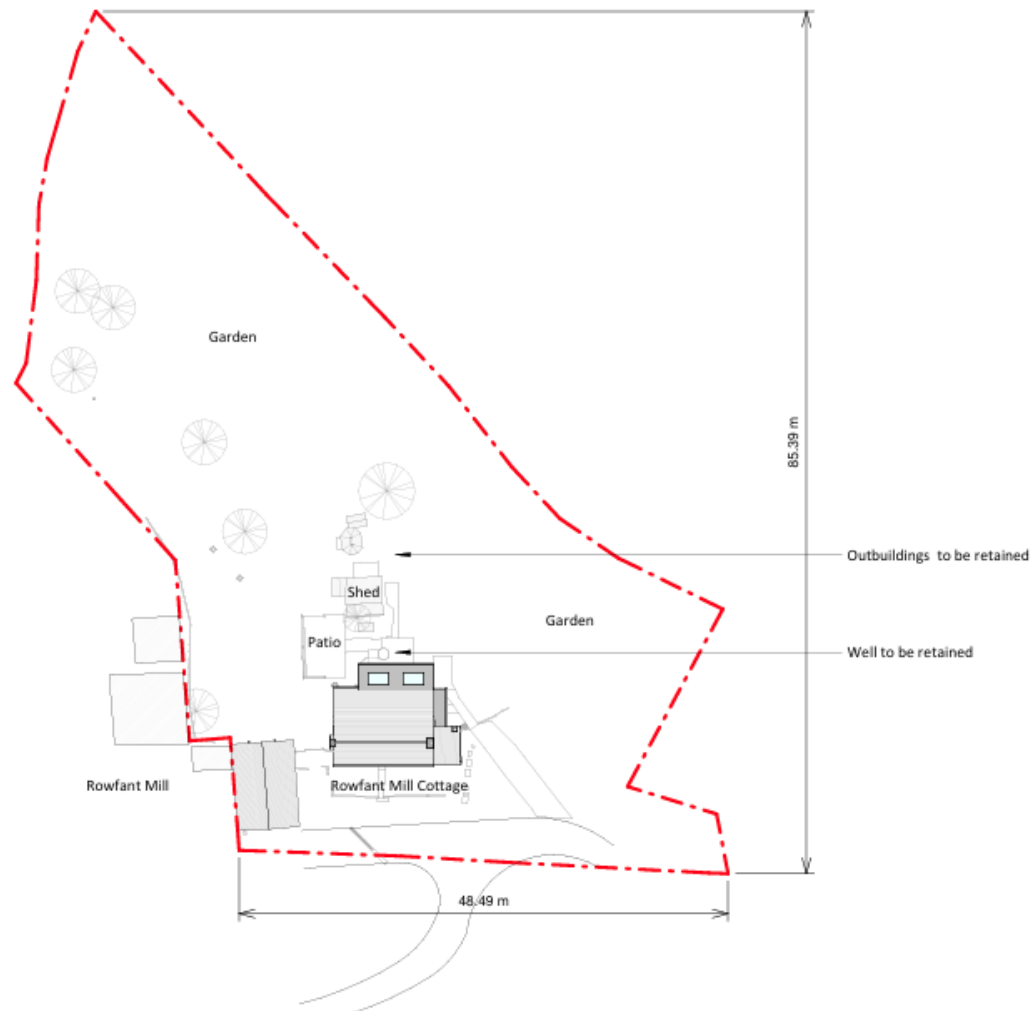
Rowfant Mill Cottage Old Hollow Copthorne Crawley West
Sussex RH10 4TB

Listed Building consent

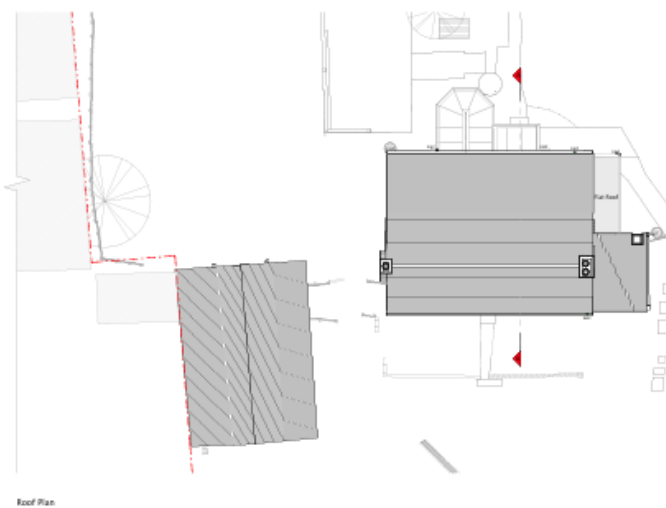
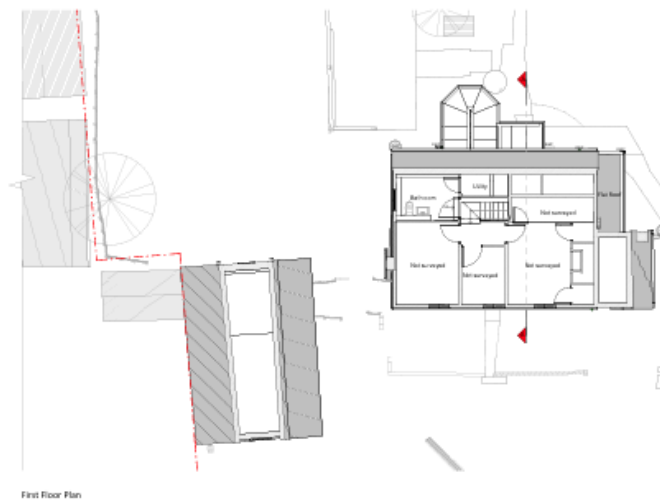
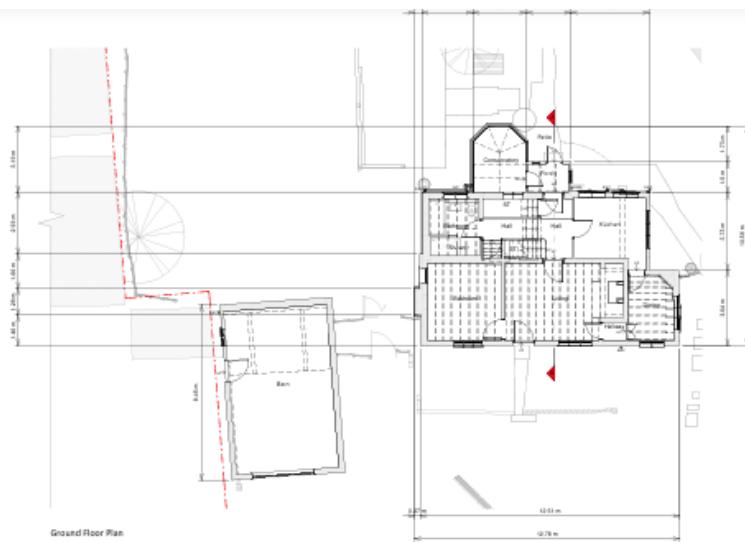
Proposed rear ground floor extension, internal alterations,
existing barn alterations and all associated works (Amended
plans received 18 November 2025)

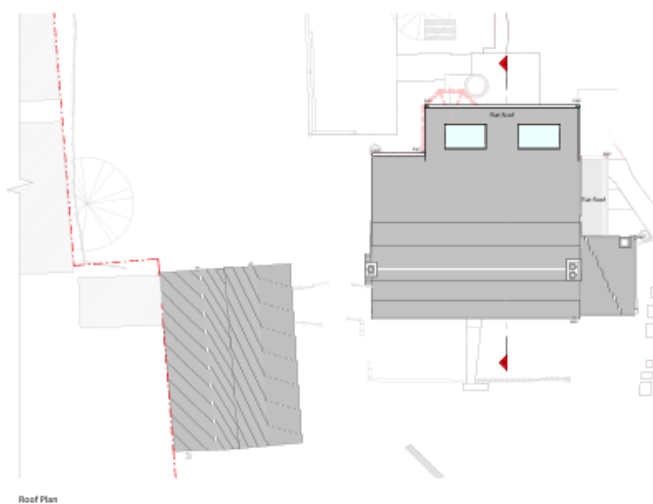
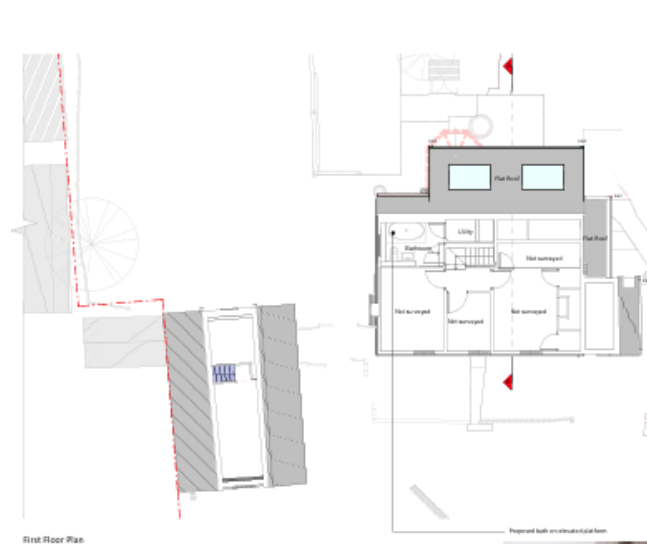
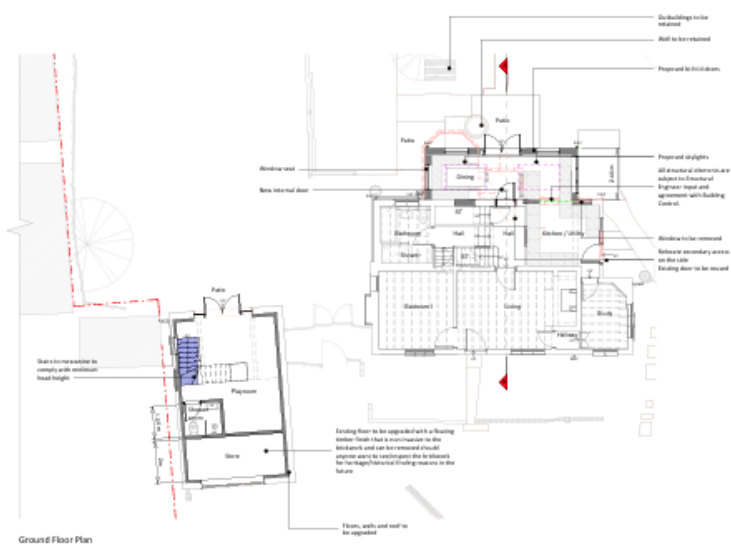


Existing Block Plan



Proposed Block Plan

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KEY

	Existing walls		Removal line
	Proposed walls		Proposed line
	Proposed floorline		Proposed line
	Proposed driveway		Setback lines
	Proposed windows		Clearance line



84

Week 1	Week 2	Week 3
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*Frequency near-ground floor
excitation, internal alterations*

...including home alterations and associated works at Bowland

Cottage off Old Highway, Alt 2500Planning Engineering

1999

Header:

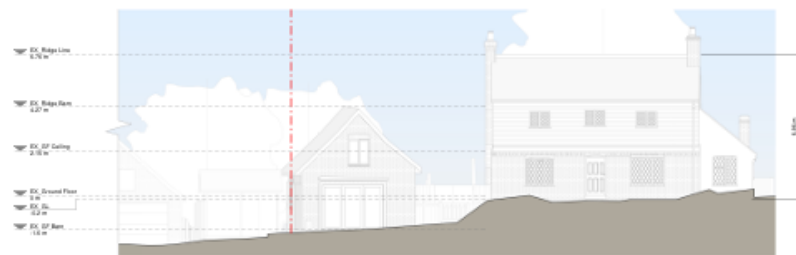
Proposed Floor Plans

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	10000 Training labels
	10000 Training labels

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Proposed near-ground floor extension, internal alterations, existing barn alterations and associated works at Rowland Hill Cottage off Old Hollow, RN 10 079

11/11/2019

Planning & Savings
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Estimating Elevations and Section

NAME	NAME
S. J. GORDON	100
NAME	NAME

	1980-1985	64
	1986-1990	68

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Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation



Section A - A

DM/25/3026

2 Mulberry Cottage Sandy Lane Crawley Down Crawley
West Sussex RH10 4HS

Proposed front porch and single storey side extension



Project Details

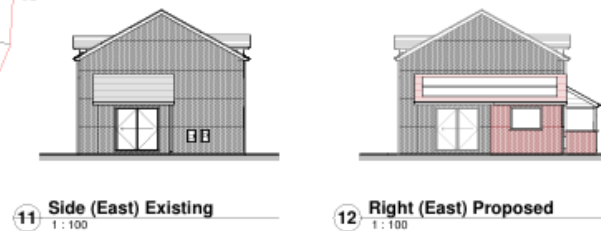
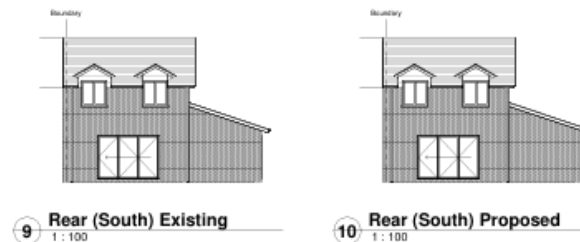
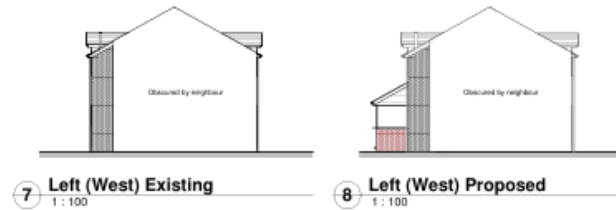
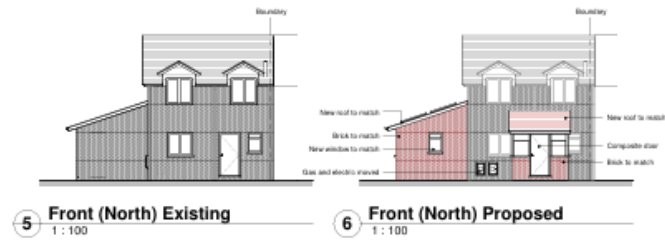
Client Name Louise Kidd
Project Name Extensions
Client Address 2 Mulberry Cottages Sandy Lane Crawley West Sussex RH10 4HS

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Sheet Name Plans and Elevations
Drawing number 255/01
Date 21/10/2025
Drawn by AP
Stage Planning
Scale @ A1 As indicated

Revisions

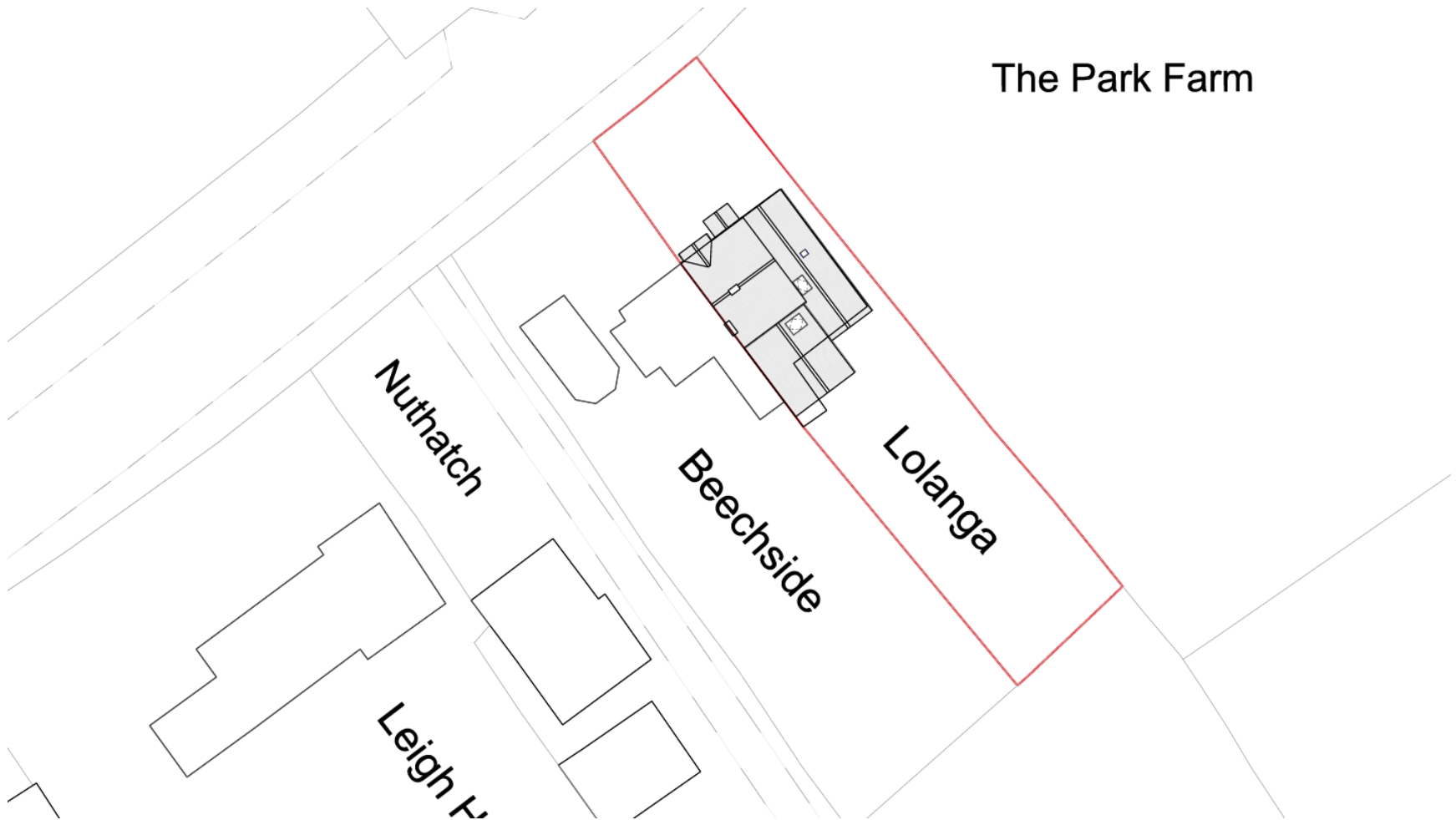
Do not scale except for planning purposes.
Use fixed dimensions only.
Contractor is responsible for taking all measurements on site including all fabricated items.
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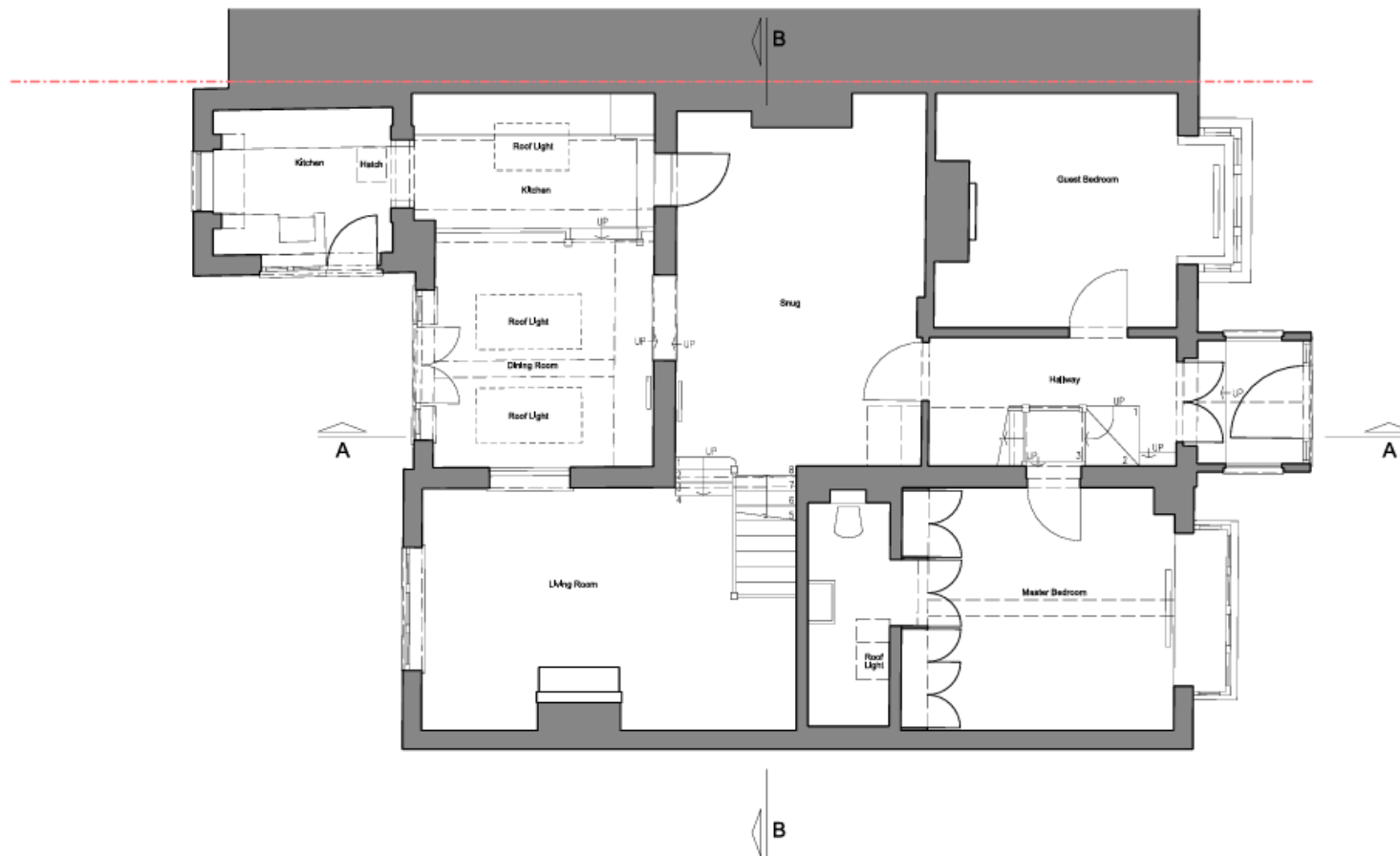


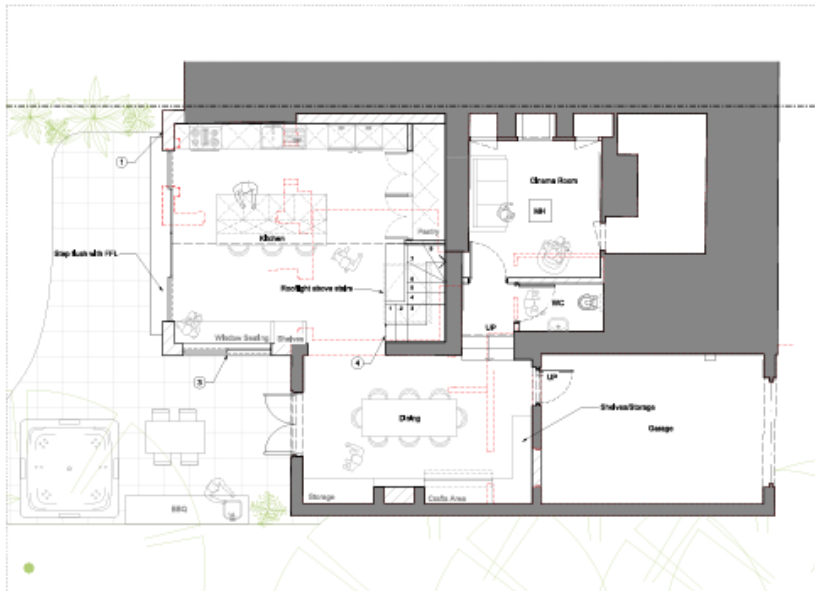
Lolanga Snow Hill Crawley Down Crawley West Sussex
RH10 3EE

Demolition of existing rear extension, construction of a new two storey extension to the rear

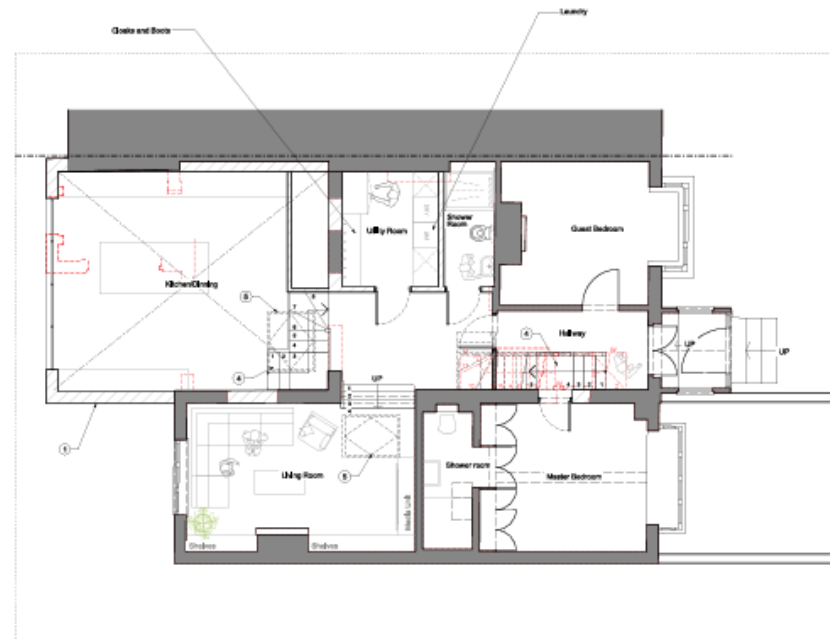
The Park Farm







Proposed Lower Ground Floor Plan

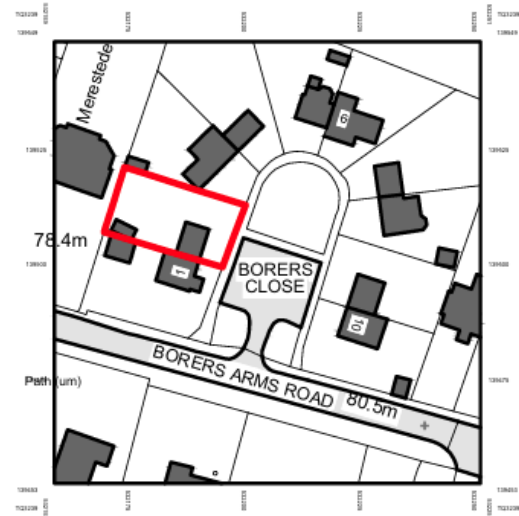
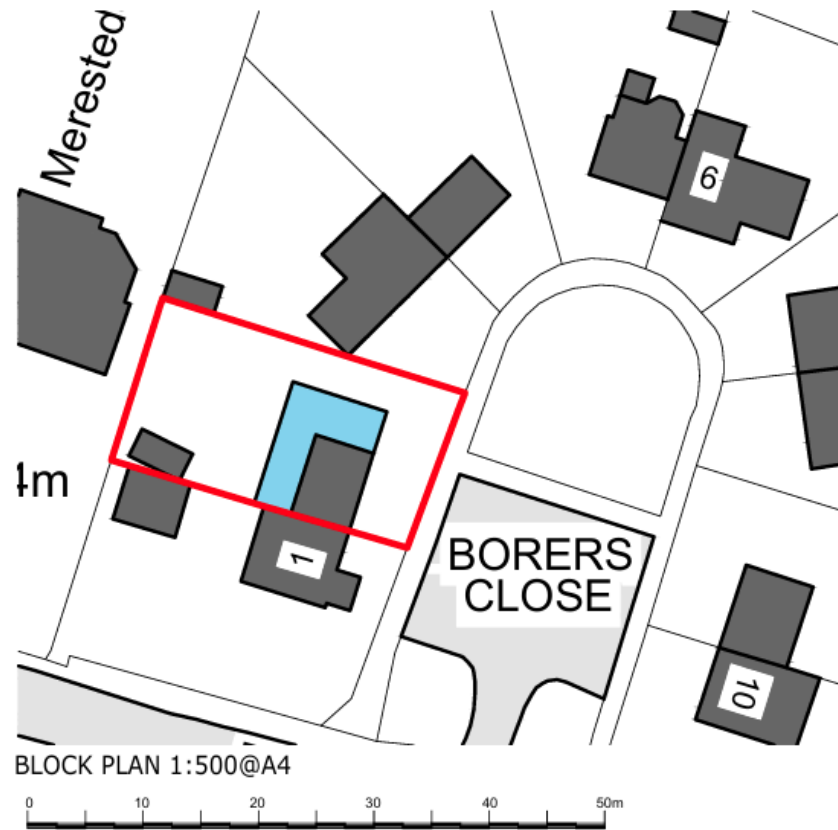


Proposed Ground Floor Plan

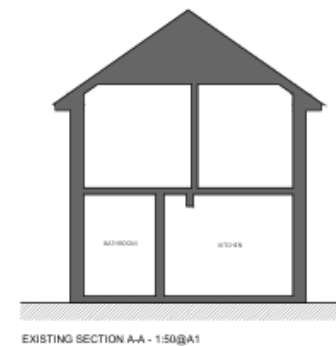
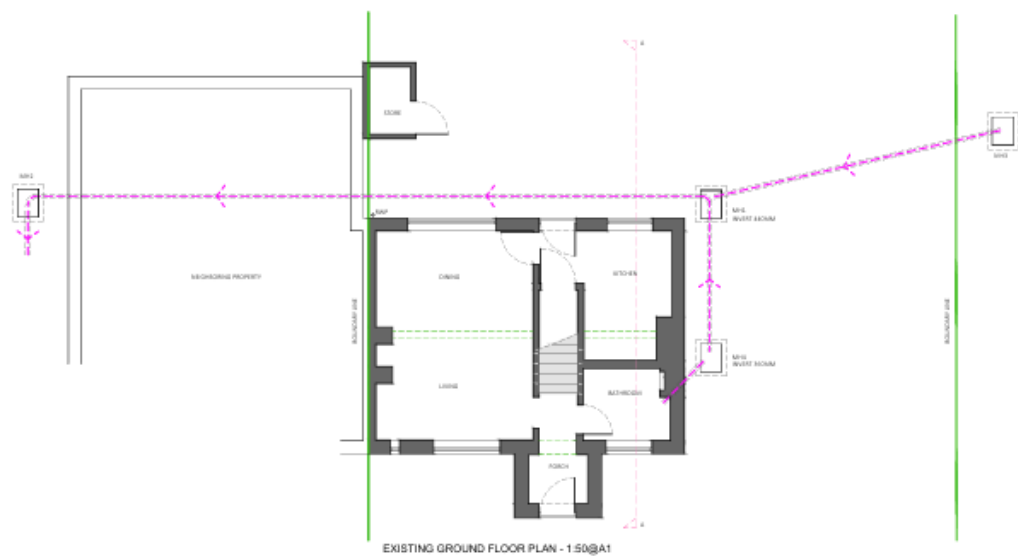
DM/25/3093

2 Bolders Close Copthorne Crawley West Sussex RH10
3XW

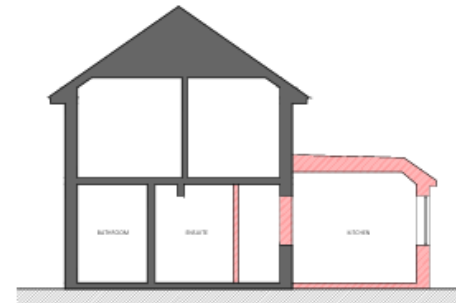
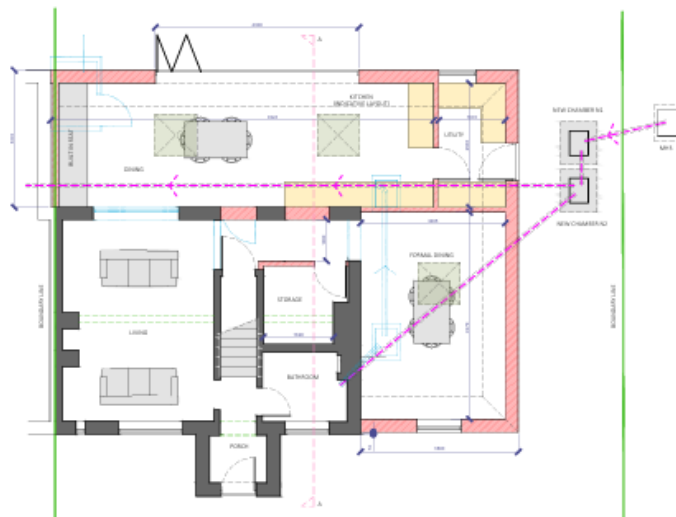
Proposed single storey side and rear wrap around extension



 	FINCH		
	2 BORERS CLOSE COPTHORNE RH10 3XW		
	671	03	A
	LOCATION & BLOCK PLANS		
	EAA		
OCT.25		As Shown @ A4	



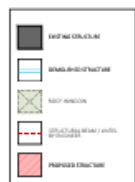
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PROPOSED SECTION A-A - 1:50@A1



INDICATIVE RENDER



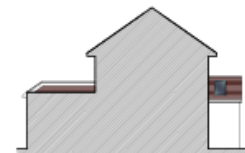
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PROPOSED SIDE ELEVATION - 1:100@A1



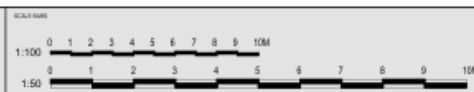
PROPOSED REAR ELEVATION - 1:100@A1



PROPOSED SIDE ELEVATION - 1:100@A1



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



REVISION	DESCRIPTION
0	FINAL DESIGN
A	
B	
C	

NOTES
PLANNING

CLIENT	MR. JAMES PUGH	SITE ADDRESS
JOB NO.	075	
DWG NO.	02	
DWG TITLE	PROPOSED PLANS	
DATE	OCTOBER 2023	
SCALE	1:50 @A1	

2 BORDERS CLOSE
COPTHORPE
BN410 2JW

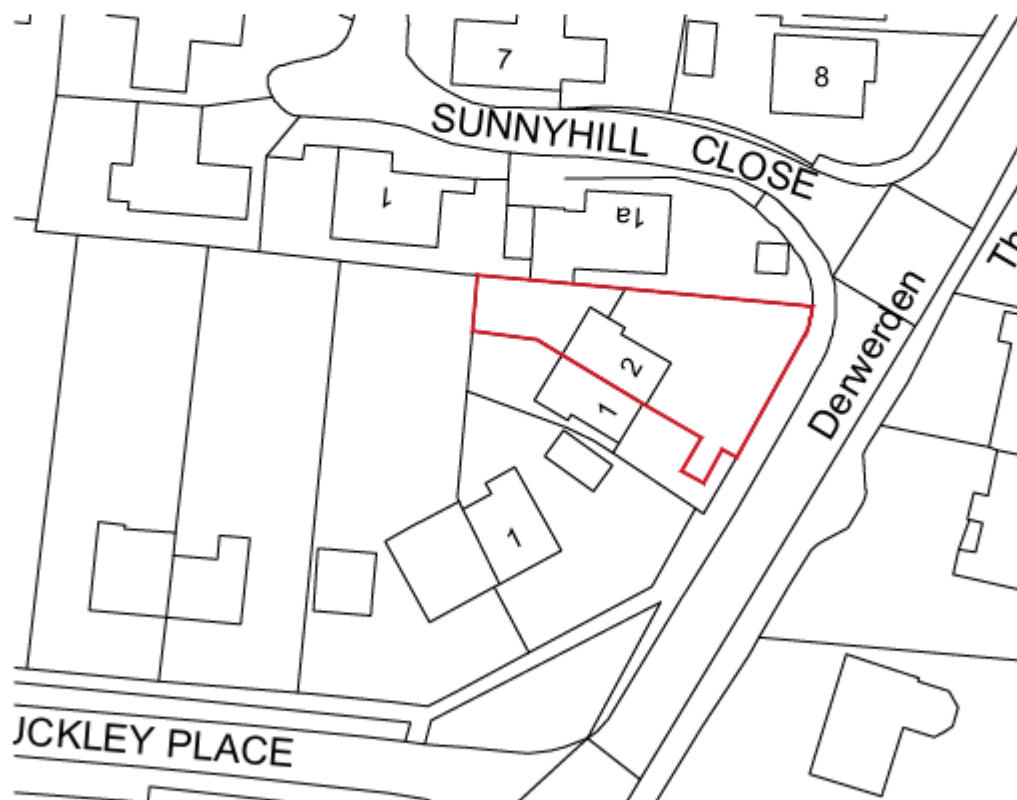
DM/25/2675

2 Oak Cottages Vicarage Road Crawley Down Crawley
West Sussex RH10 4JF

Retrospective application for a new hard standing to front
driveway and erection of fencing to front boundary



location plan - scale 1:1250 @ A3



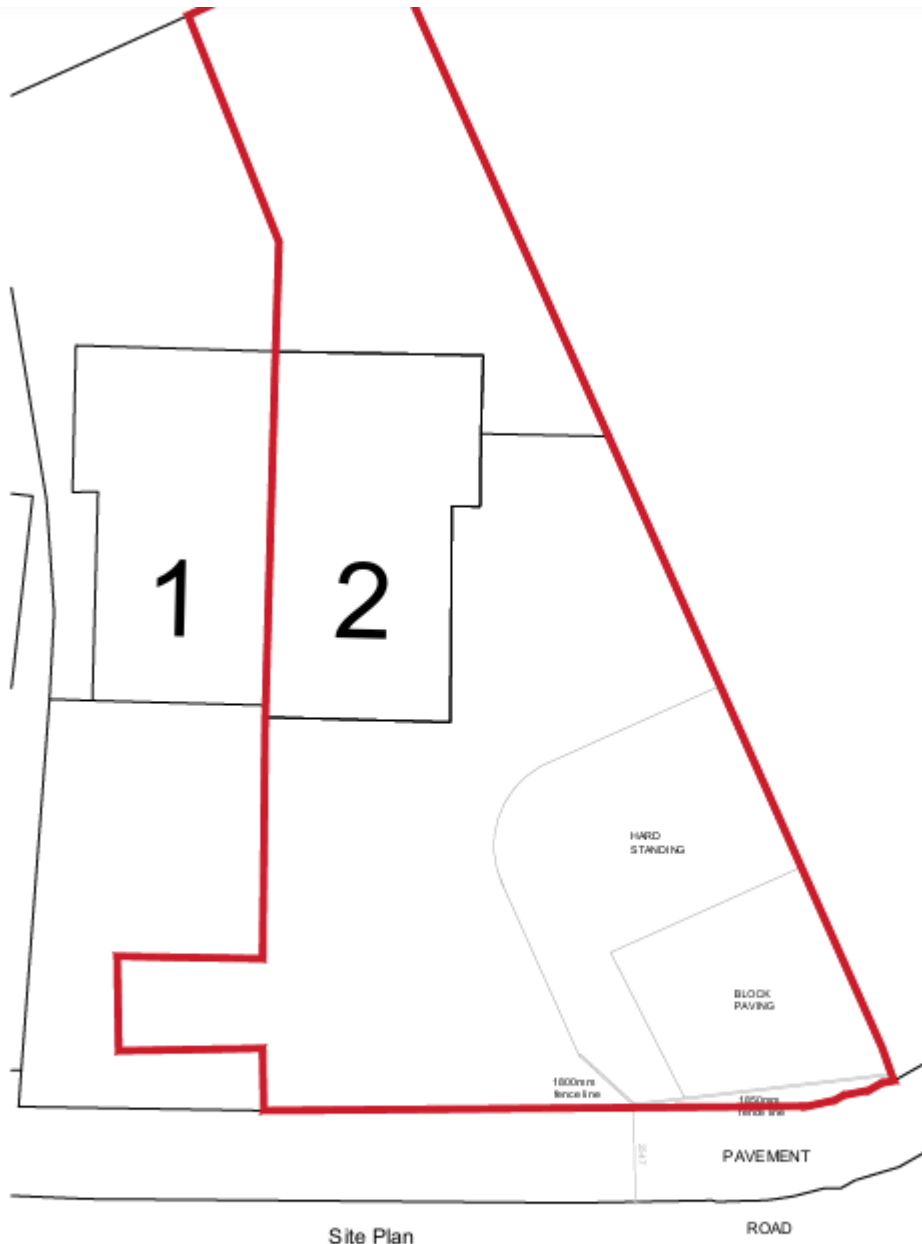
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1. 01753 633863
2. info@bplusarchitect.co.uk
3. www.bplusarchitect.co.uk



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PROJECT :
2 oak cottages, village,
road, cowley down

DRAWING :
site - location plan



Site Plan



Fence
Elevation

B+C ARCHITECTU

1. SITE PLAN
2. FENCE ELEVATION
3. FENCE SECTION

SCALE 1

1. 1:1000
2. 1:100
3. 1:50

1. 1:1000
2. 1:100
3. 1:50

PROJECT :
2nd cottage, village,
road, security fence

DRAWING :
site plan proposed / fence
elevation

DRAWING STATUS :
planning

JOB NO.:
101-103

DRAWING NO.:
201

SCALE:
1:1000 / 1:50

DATE:
December 2021

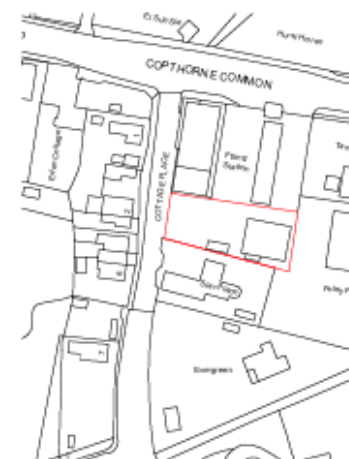
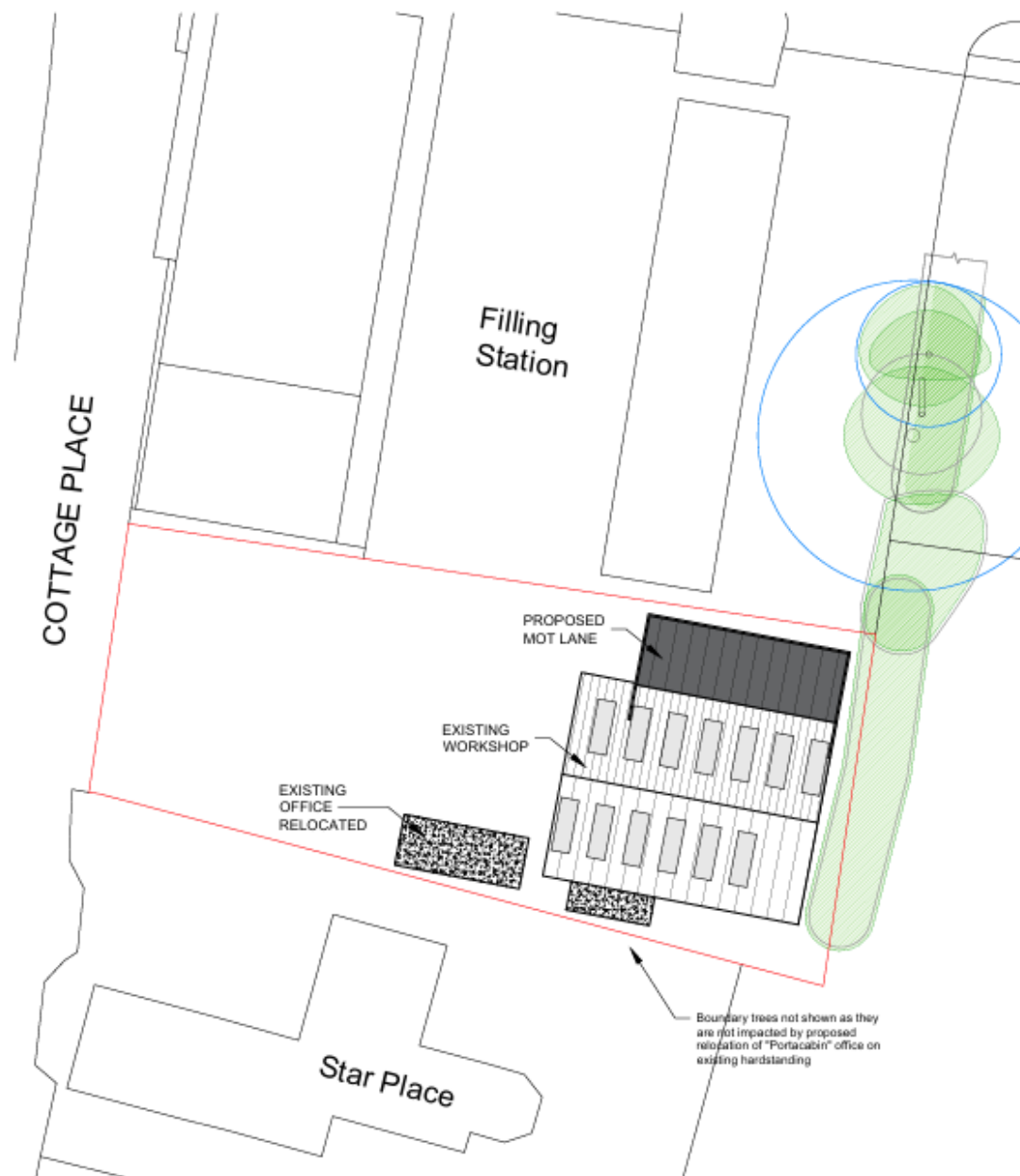
DRAWN BY:
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REVISIONS:
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DM/25/2805

**Timing Chain Gatwick Ltd Formerly Armstrong Auto
Services Copthorne Common Copthorne Crawley West
Sussex RH10 3LF**

Proposed extension of car repair workshop to provide a
separate area for an MOT lane and relocation of the existing
office Building



LOCATION PLAN - 1:1250

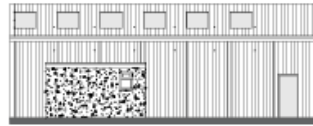


Project
Proposed workshop extension

At
**Armstrong Bodyshop,
Cottage Place, Copthorne
Common, Copthorne,
West Sussex, RH10 3LF**



EXISTING WEST ELEVATION
[Scale 1:100]



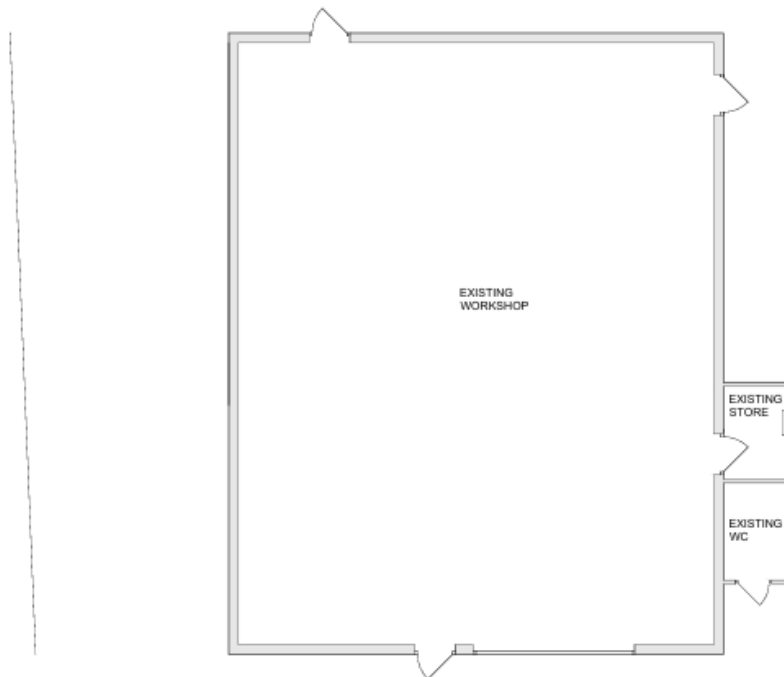
EXISTING SOUTH ELEVATION
[Scale 1:100]



EXISTING EAST ELEVATION
[Scale 1:100]



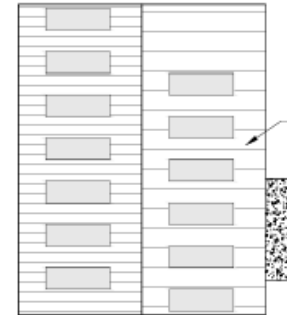
EXISTING NORTH ELEVATION
[Scale 1:100]



EXISTING FLOOR PLAN
[Scale 1:50]



EXISTING OFFICE
[Scale 1:50]



EXISTING ROOF PLANS
(overhangs omitted for clarity)
[Scale 1:100]



EXISTING NORTH ELEVATION
[Scale 1:100]



EXISTING SIDE ELEVATION
[Scale 1:100]



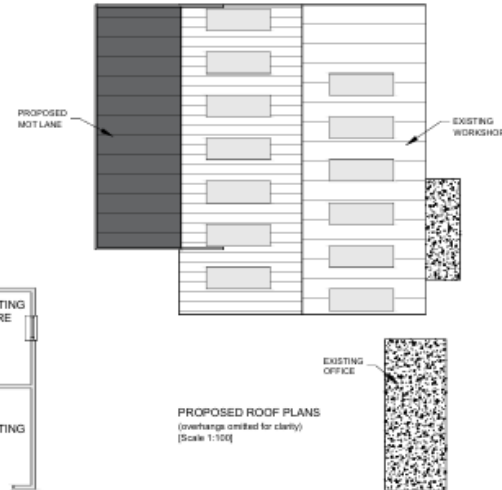
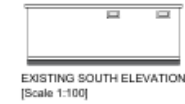
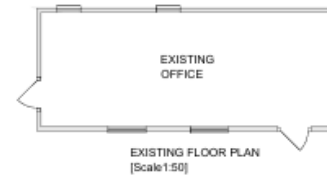
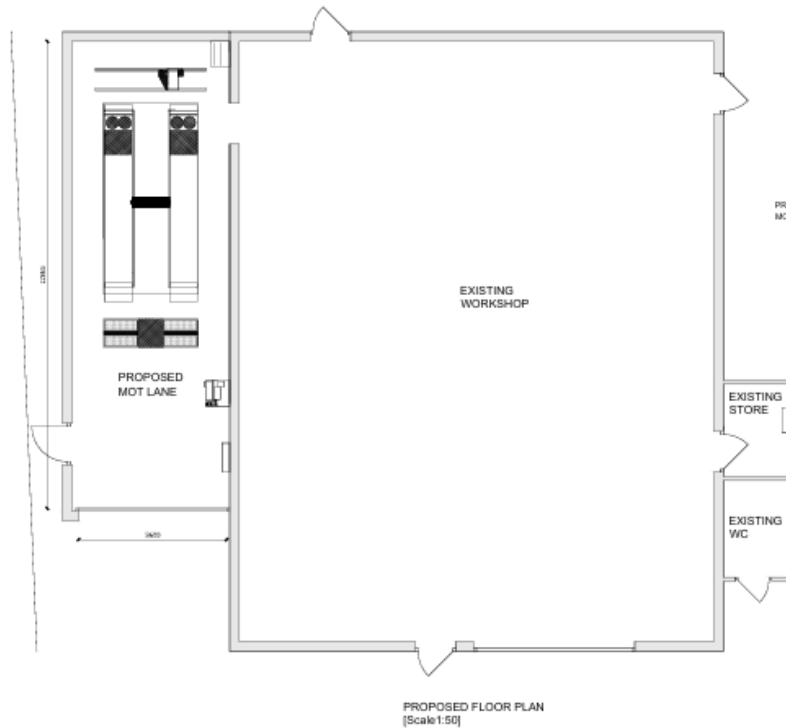
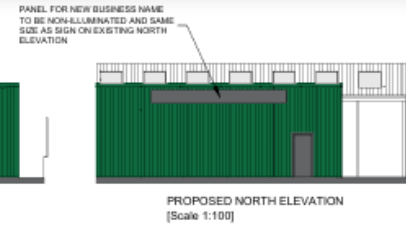
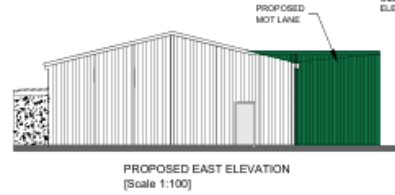
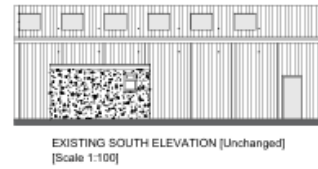
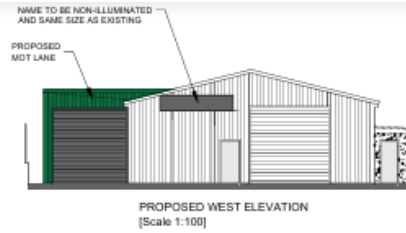
EXISTING SOUTH ELEVATION
[Scale 1:100]



EXISTING SIDE ELEVATION
[Scale 1:100]



Project	
Proposed workshop extension	
at	
Armstrong Bodyshop, Cottage Place, Copthorne Common, Copthorne, West Sussex, RH10 3LF	
Drawing Title	
Existing Ground Floor Plans, Elevations & Roof Plans	
Client	
Mr J. Reynolds	
Prepared by	
PBA Planning	
Marnworth Shelley Bridge Lane Copthorne West Sussex RH10 3JL	
Scale	
1:100 / 1:50 ON A1	
Date	Drawn
29/10/2025	PB
Drawn by	Rev
ABDS-02	



Project Proposed workshop extension at Armstrong Bodyshop, Cottage Place, Copthorne Common, Copthorne, West Sussex, RH10 3LF	
Drawing Title Proposed Ground Floor Plans, Elevations & Roof Plans	
Client Mr J. Reynolds	
Designer PBA Planning Maresworth Shipley Bridge Lane Copthorne West Sussex RH10 3JL	
Scale 1:100 / 1:50 ON A1	
Date 29/10/2025	Drawn PB
City No ABDS-04	Rev A



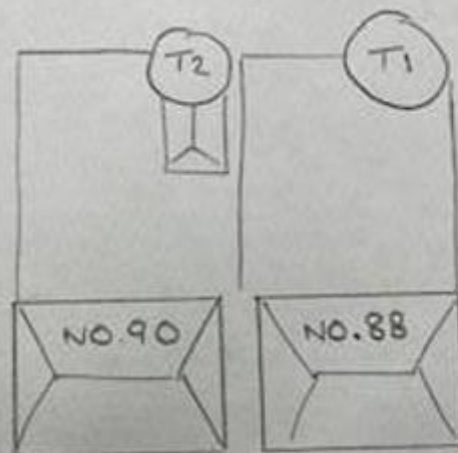
DM/25/3105

90 Lashmere Copthorne Crawley West Sussex RH10 3RT

T2 - Oak - reduce overhang by approximately 1.5 metres back
to previous reduction points.

T₁ - BEECH

T₂ - OAK



DM/25/3111

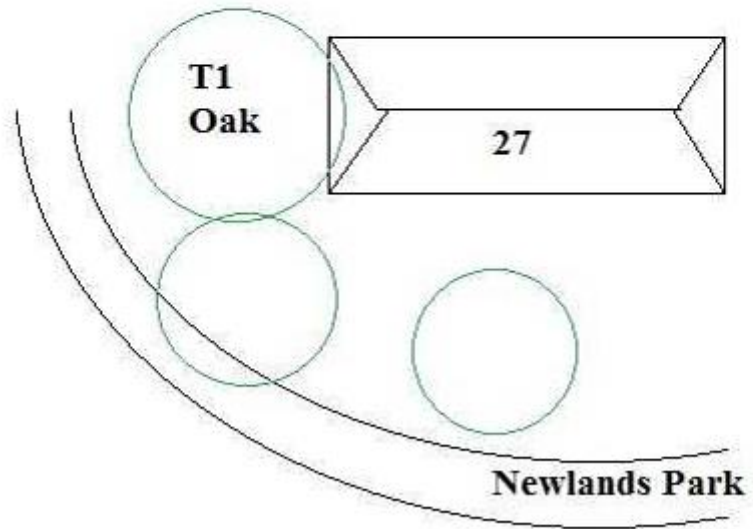
27 Newlands Park Copthorne Crawley West Sussex RH10

3EW

T1 - Oak - reduce by 1.5m - 2m all-round as encroaching on the property and for tree maintenance



T1 Oak





Applications in Neighbouring Parishes

5th January 2026

Parish	Planning Ref	Address	Action
Burstow	2019/548/EIA	Roundabouts Farm, Clay Hall Lane, Copthorne RH10 3JE Request for screening opinion for the Proposed Development of circa 360 residential units made up of 2, 3 and 4-bedroom detached, semi-detached and terraced houses, and potentially some 1-bedroom flats and a small amount of commercial development of circa 7,000 sqft. The properties will not exceed 3-storeys.	<p>WPC has commented on the proposals and asked to be kept updated.</p> <p>Confirmed EIA required.</p> <p>No change 19.12.2025</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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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 19.12.2025</p> <p>Suggest Noting.</p> <p>Planning portal states awaiting decision</p>
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East Grinstead	DM/23/2699	<p>Land South and West of Imperhorne Upper School, Imberhorne Lane, East Grinstead</p> <p>Mixed use development for up to 550 dwellings (use C3), up to 150 dwellings (use class 2), land for primary school, neighbourhood centre, allotments etc. Playing fields, sports pavilion, SANG etc.</p> <p>Land South and West of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex</p> <p>Desc: Hybrid planning application seeking 1) outline planning permission for a mixed-use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG and associated landscaping and infrastructure. (Additional/amended information and plans received 22nd May 2024)</p>	<p>Pending Consideration</p> <p>Nature Space partnership Response: Holding objection: further information required 01.12.23.</p> <p>Consultation response from southern water 05.12.23 indicates that this initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer. Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored.</p> <p>Consultation Response Historic England 15.12.23 Historic England considers that the proposals would cause harm to the significance of Imberhorne Farmhouse, Imberhorne Farm Cottages, and Gullege Farm (grade II*listed) through development within their rural setting.</p> <p>WSCC Fire & Rescue response 18.12.2023 It is therefore recommended that the hydrant condition is implemented.</p> <p>NHS Sussex Consultee response submitted 25.01.24, Without associated infrastructure, NHS Sussex would be unable to sustain sufficient and safe services provided in the area and would therefore have to OBJECT to the development proposal.</p> <p>SCC consultee response submitted 20.02.24. No objection as highway authority, although recommends improvements to Imberhorne Lane /Heathcote Drive Junction.</p> <p>Comments from the Gypsy and Traveller community. SA20, states that the draft district plan requires on-site provision on the three Significant Site Allocations (DPSC1- DPSC 3) to contribute to the overall need. We support the on-site provision of pitches on these three draft allocations, to meet the residual need within the district. An off-site financial contribution to G&T will be made."</p>
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			<p>05.04.24 Surrey County Council consultee response. Surrey County Council Highway Authority request that the junction improvements at Imberhorne Lane/Heathcote Drive , A22/Imberhorne Lane and those immediately south of the A22/A264 junction proposed by the Developer within the traffic mitigation in the Transport Assessment and which is considered would have a positive impact on the capacity issues experienced at the A22/A264 junction should be secured as part of any planning permission granted.</p> <ul style="list-style-type: none"> • It is noted that as part of the Transport Assessment that the Developer has included a Sustainable Transport Strategy and SCC would request that this is secured as part of any planning permission granted. <p>04.07.24 MSDC Enviromental Protection have no objection in principle. A list of conditions has been provided.</p> <p>12.07.2024 Proposed Indicative Shared Footpath & Cycle Route Connection.</p> <p>12.07.2024 Proposed Route to SANG Carriageway Widths Plan.</p> <p>15.07.2024 Ecology Walkover Technical Note- temporary holding objection as ecology report is out of date and needs updating.</p> <p>17.07.2024 MSDC Full Element The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall</p>
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			<p>include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.</p> <p>22.0702024 Sports England have withdrawn their objection to the proposal.</p> <p>29.07.2024 SCC It is acknowledged that the network is constrained, and the proposals are not able to fully meet the Allocation Policy. However, it is recognised that this is an allocated site and impacts on how we approach the application and therefore SCC Highway Authority are not raising an objection to the proposals. However, we need the above requirements for junction improvements and the implementation of a Sustainable Transport Strategy as requested above to make it acceptable in highway terms</p> <p>30.07.2024 -Active travel England Conditional approval</p> <p>07.08.2024- Ecology Report. Holding Objection pending further information on European Protected Species (Hazel Dormouse)</p> <p>15.10.2024- Sussex Police and Crime Commissioner- Police Funding and Development Growth- A primary issue for Sussex Police is to ensure that new development, like that proposed by application DM/23/0810, makes adequate provision for the future policing needs that it will generate. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests.</p> <p>16.10.2024 Consultee response WSCC Highways- No Objection</p>
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			<p>06.11.2024 Summary Of Natural England's Advice – No Objection Subject to Appropriate Mitigation Being Secured</p> <p>11.11.2024 Following a detailed ground-based assessment of each tree, TG73 (three oaks), T45, T66, T04, T94, TG1, TL27 were classified as supporting PRF-Is. Whilst no further surveys are required, sensitive removal and compensation is required to ensure no impacts on bats are predicted.</p> <p>18/11/2024 WSCC Highways - Public Rights of Way Further to the previous response dated 19th June 2024 it has become apparent that the existing arrangement where Bridleway 40aEG crosses Felbridge water via a culvert will not be able to cope with the development planned for this area. We have investigated options to mitigate and remediate this and looked at the infrastructure that will be required to carry bridleway traffic and the existing private vehicular rights safely given the planned development. We have been advised to seek an additional £50,000 S106 contribution and would be grateful if Mid Sussex District Council would consider this.</p> <p>12.12.2024 WSCC Education's formal recommendation is as follows: Conditional Approval.</p> <p>20.12.2024- Place Services' ecological advice service Recommended Approval subject to attached conditions.</p> <p>30.01.2025- Committee Report – Recommended for Approval.</p> <p>10.02.2025- East Grinstead Town Council- Committee resolved to recommendation this application for refusal. Whilst WSCC Highways view of this development was positive, the Committee was disappointed to note there had still been no conclusive update or commitment to the star junction upgrade</p>
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			<p>recommended by Surrey Country Council. There was still scope for this to be addressed within the legal documentation for this application, the 4 local authorities needed to work together to identify a solution to the road issues. There was also no update regarding the requested improvements to Imberhorne Lane bridge. The pedestrian access point onto the Worth Way should be for cycle access also. EGTC would like a commitment from MSDC that S106 funding would not be removed/deemed expired after a set period of time if the funding had not been used, and would also like reassurance that the primary and early years education and the care home offerings within the site would be delivered within the timeframe specified. If not, we would like reassurance that these sites would be used for alternative community benefit e.g. community hall, play area etc. There had been other instances within MSDC where S106 funding had been lost and community offerings not delivered, it was hoped that lessons had been learned not as not to be repeated.</p> <p>19.12.2025 - Final draft of the S106 agreement published on portal.</p> <p>Suggest noting Status awaiting decision 19.12.2025</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.</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</p>

		Retention of hardstanding and widened vehicular access. (Retrospective)	<p>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</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>Awaiting decision</p>

New Applications/Comments in bold/Red

Our ref: Cornerstone 12289125

07th November 2024

Worth Parish Council
1st Floor, The parish Hub
Borers Arms Road
Copthorne
West Sussex
RH10 3ZQ

2 Broughton Way
Widnes
Cheshire
WA8 8YX

Via Email – clerk@worth-pc.gov.uk

Dear Sir/Madam

PROPOSED BASE STATION UPGRADE AT CORNERSTONE 12289125) THE HARBOUR GROUP, BORERS YARD, BORERS ARMS ROAD, CRAWLEY, WEST SUSSEX, RH10 3LH. (NGR E: 532448 N: 139445).

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

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

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

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

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

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

Our technical network requirement is as follows:


CORNERSTONE 12289125) AT THE HARBOUR GROUP, BORERS YARD, BORERS ARMS ROAD, CRAWLEY, WEST SUSSEX, RH10 3LH. (NGR E: 532448 N: 139445).

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

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

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

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

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

increasing the demand for 4G and 5G technologies. This upgraded site will ensure that Vodafone will be able to utilise the same site and maintain and enhance their coverage in the area as well.

The preferred option is follows:

CORNERSTONE 12289125) AT THE HARBOUR GROUP, BORERS YARD, BORERS ARMS ROAD, CRAWLEY, WEST SUSSEX, RH10 3LH. (NGR E: 532448 N: 139445).

The proposed upgrade to an existing base station installation comprising the replacement of 3no. antennas and the removal of 3no. antennas at 16.40m with internal cabin works on an existing 14.70m high monopole and development thereto at The Harbour Group, Borers Arms Road.

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

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

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

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

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

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 12289125).

Yours faithfully,

Stephen Bullock

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


(for and on behalf of Cornerstone)

Enc. Drawings
General Background Information for Telecommunications Development

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

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

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VAT No. GB142 8555 06

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



General Background Information for Telecommunications Development.

England

Introduction.

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

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

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

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

Background

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

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

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

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



Digital networks.



2G

2G digital networks developed in the early 1990s.

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



3G

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

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



4G

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

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

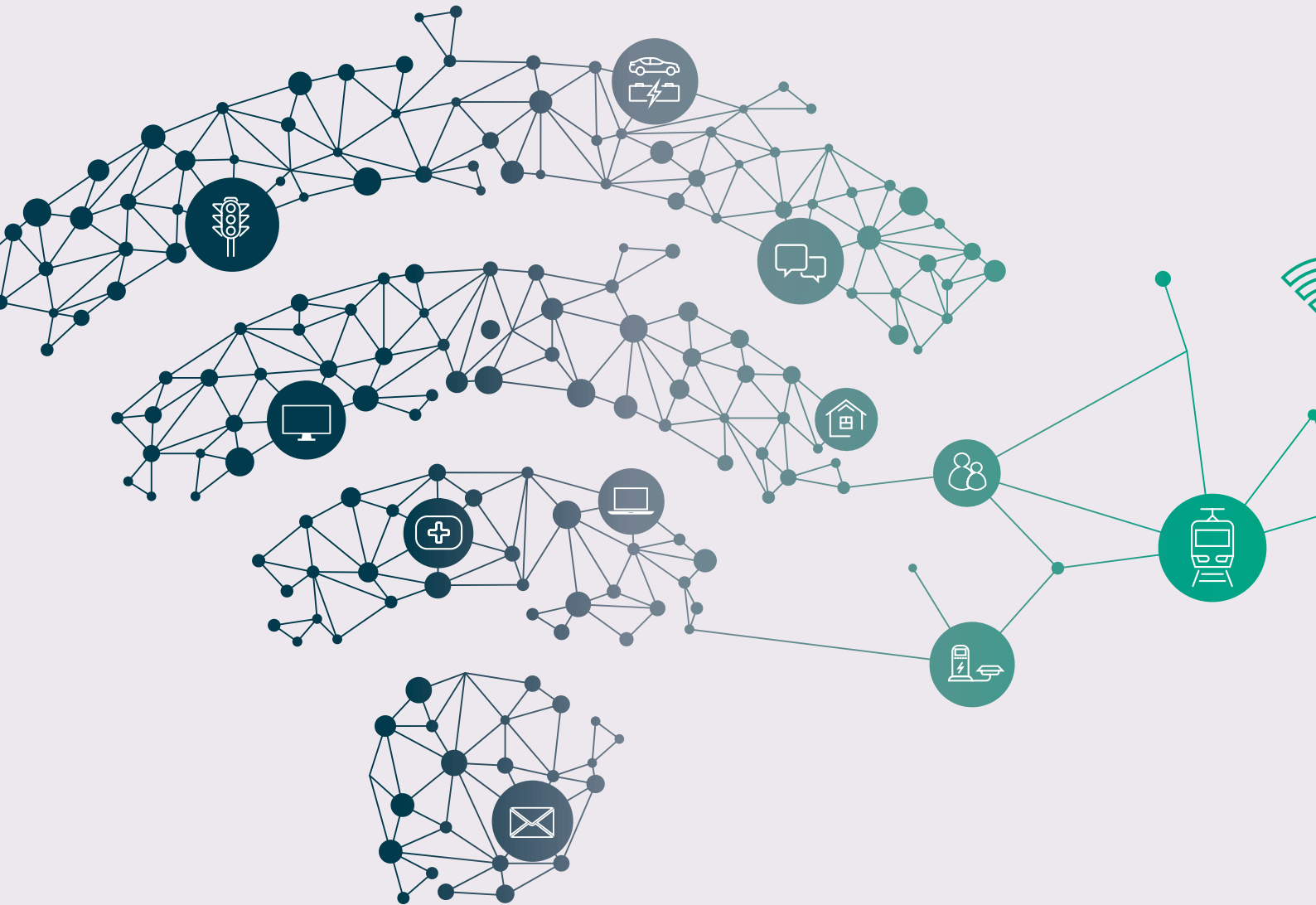


5G

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

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

What is 5G?



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

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

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



The benefits of 5G.

The economic benefit

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

The social benefit

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

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

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

What can we expect from 5G?

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

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



Planning policies.

Planning policy guidance on telecommunications

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

Within paragraph 118 it states that:

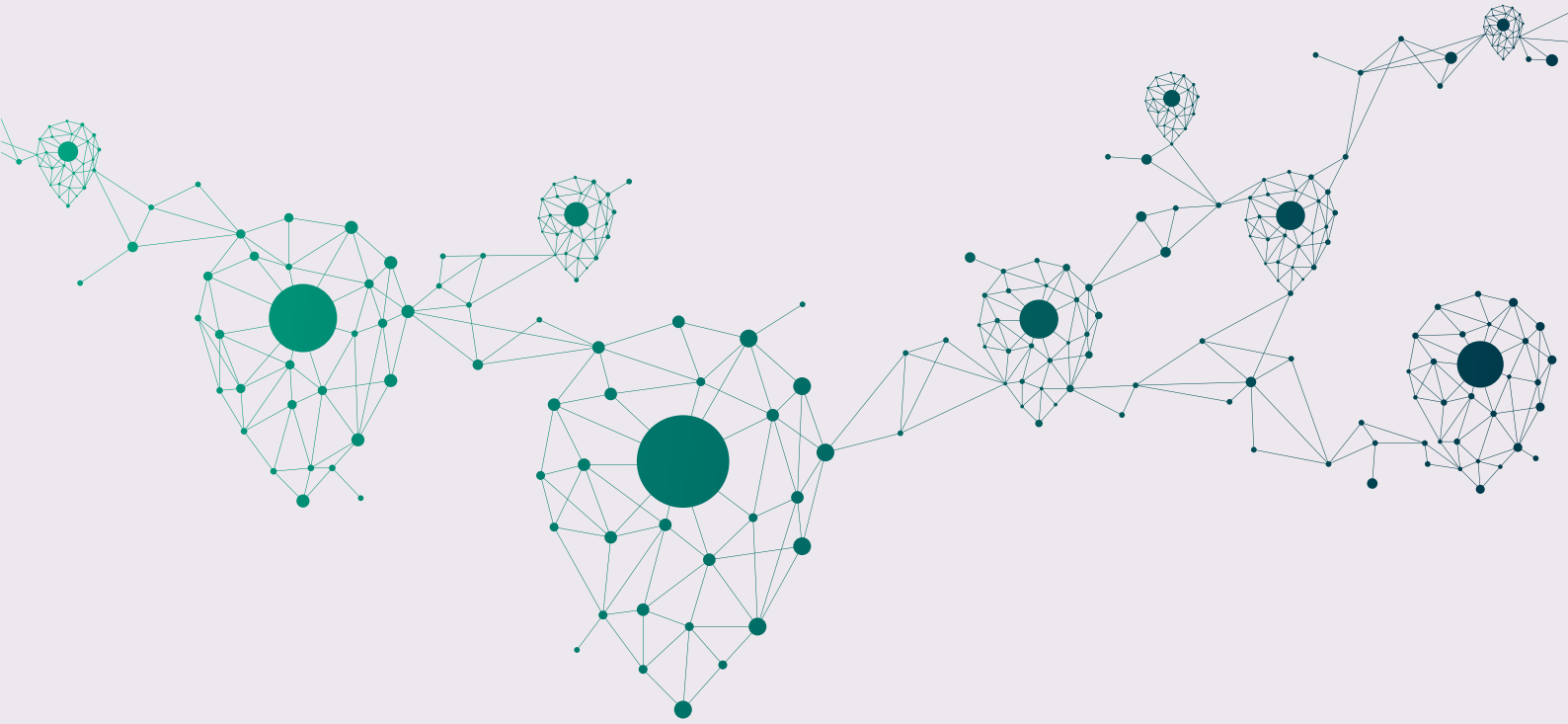
“Advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband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

The NPPF goes on to state within Paragraph 122 that:

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



Site/mast sharing.



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

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

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



Consultation & legal case.

Consultation

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

Legal case

The following legal case may be helpful:

Harrogate case November 2004

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

Bardsey case January 2005

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



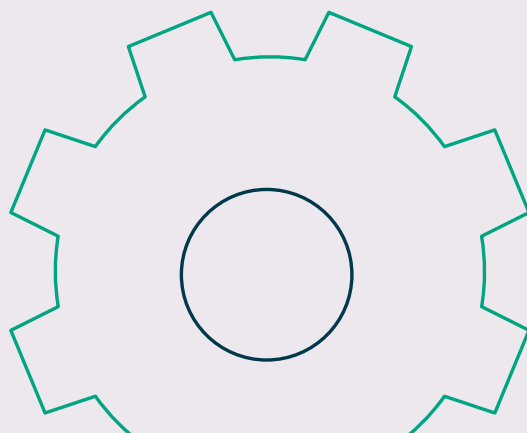
Further information.

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

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

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

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



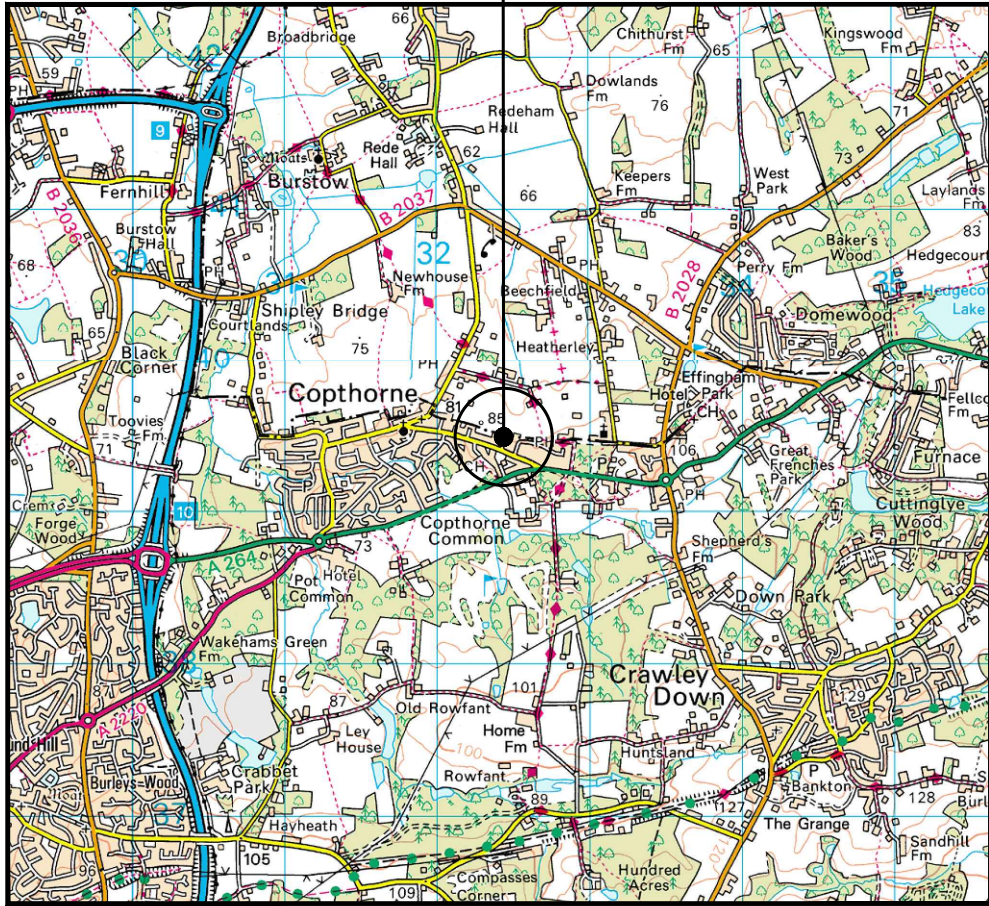
For further information or to contact Cornerstone,
please visit **www.cornerstone.network**

or write to us at:

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



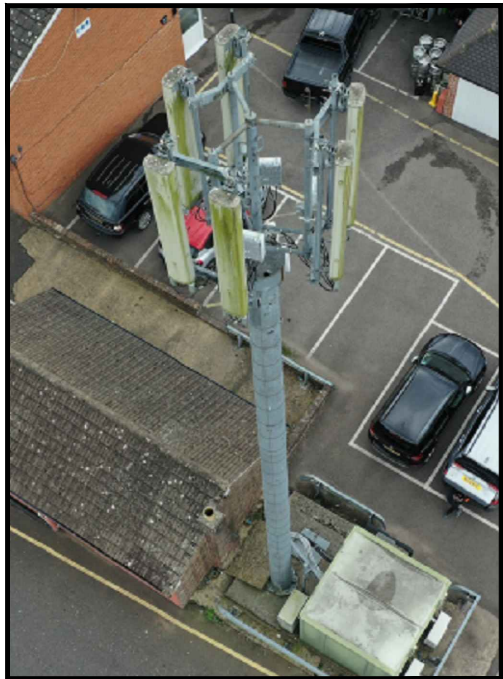
SITE LOCATION



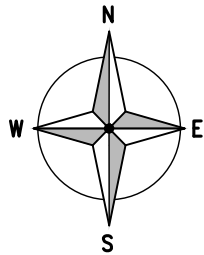
0 500 1000 1500 2000 2500m
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SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract
based upon Landranger map series
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His Majesty's Stationery Office
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SITE PHOTOGRAPH



← = Right of Access
← = Public Access Route



bricks.acute.shells

DETAILED SITE LOCATION
(Scale 1:1250)

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0 12.5 25 37.5 50 62.5m
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 532448 | N: 139445

DIRECTIONS TO SITE:

HEAD SOUTH ON M23, TAKE THE A2011 EXIT
TOWARD CRAWLEY, AT CRAWLEY INTERCHANGE,
TAKE THE 1ST EXIT ONTO COPTHORNE
WAY/A264, AT COPTHORNE WAY
ROUNDBOUT, TAKE THE 2ND EXIT
AND STAY ON COPTHORNE WAY/A264, AT
THE ROUNDBOUT, TAKE THE 2ND EXIT ONTO
COPTHORNE COMMON RD/A264, CONTINUE
ON BORERS ARMS RD TO YOUR DESTINATION,
TURN LEFT ONTO BORERS ARMS RD, TURN
RIGHT, TURN RIGHT, DESTINATION WILL BE ON
THE RIGHT.

1A	CONSTRUCTION ISSUE	EMF	BW	30/10/24
REV	MODIFICATION	BY	CH	DATE

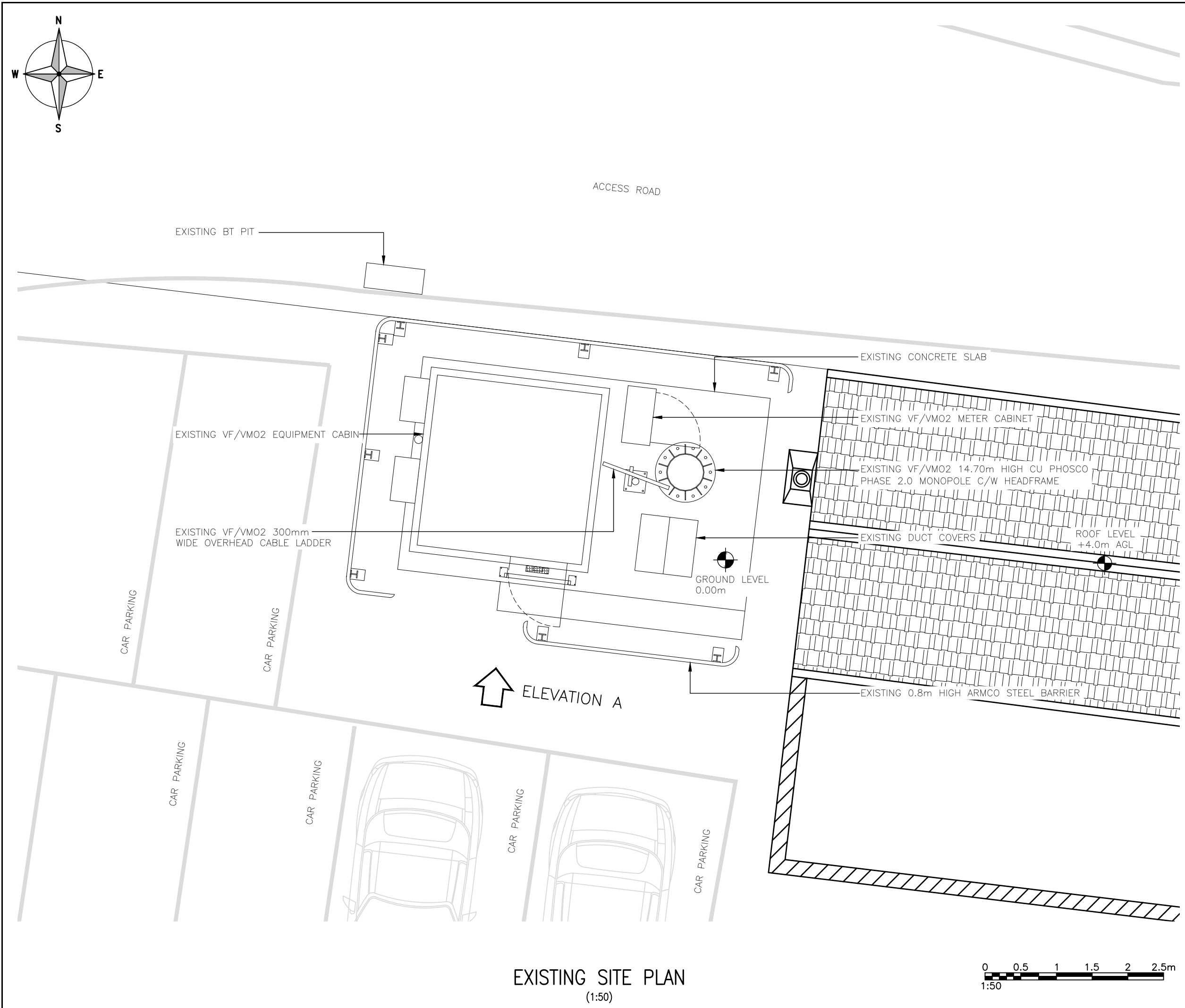


Cell Name	Opt.
THE HARBOUR GROUP	—

Cell ID No					
CSID	✓	VF	—	VMO2	
12289125		4210_24		NA	
—	TM Cell ID	—	N/A	—	N/A
—		—		—	

Site Address / Contact Details
BORERS YARD BORERS ARMS ROAD CRAWLEY WEST SUSSEX RH10 3LH

Drawing Title:		SITE LOCATION MAPS			
Purpose of issue:			CONSTRUCTION		Dwg Rev:
Drawing Number:			100		1A
Surveyed By:		KTL		Original Sheet Size:	Pack Issue:
Drawn:		Date:		Checked:	Date:
EMF		30/10/24		BW	30/10/24
					1A



EXISTING SITE PLAN
(1:50)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 532448

N: 139445

NOTES:

1A	CONSTRUCTION ISSUE	EMF	BW	30/10/24
REV	MODIFICATION	BY	CH	DATE

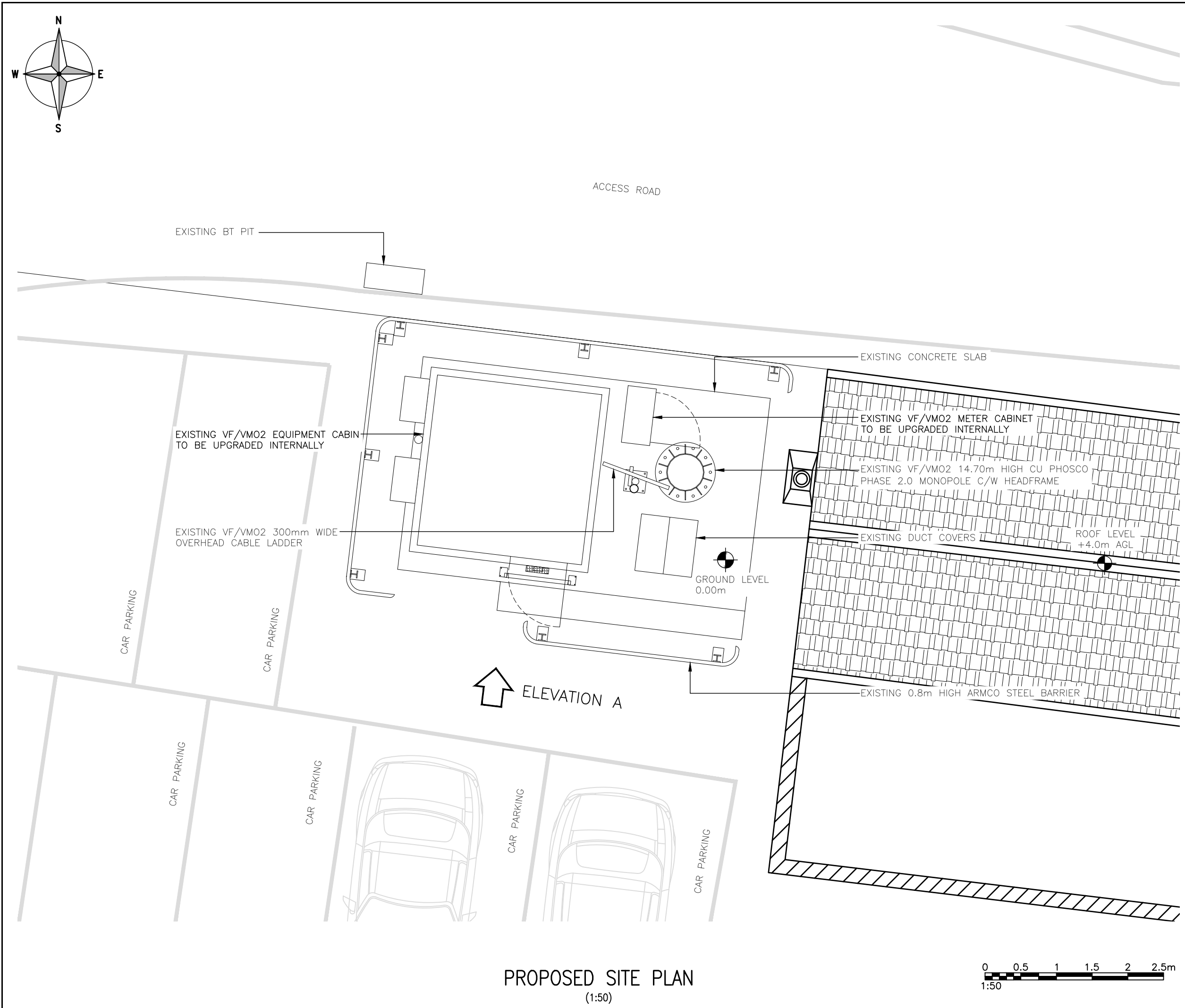
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Cell ID No				
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Site Address / Contact Details

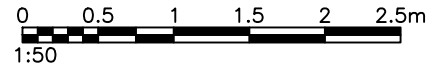
BORERS YARD
BORERS ARMS ROAD
CRAWLEY
WEST SUSSEX
RH10 3LH

Drawing Title:
EXISTING SITE PLAN

Purpose of issue:		Dwg Rev:
CONSTRUCTION		
Drawing Number:		1A
200		
Surveyed By:	Original Sheet Size:	Pack Issue:
KTL	A3	
Drawn:	Date:	Checked:
EMF	30/10/24	BW
		Date:
		30/10/24
		1A



PROPOSED SITE PLAN
(1:50)



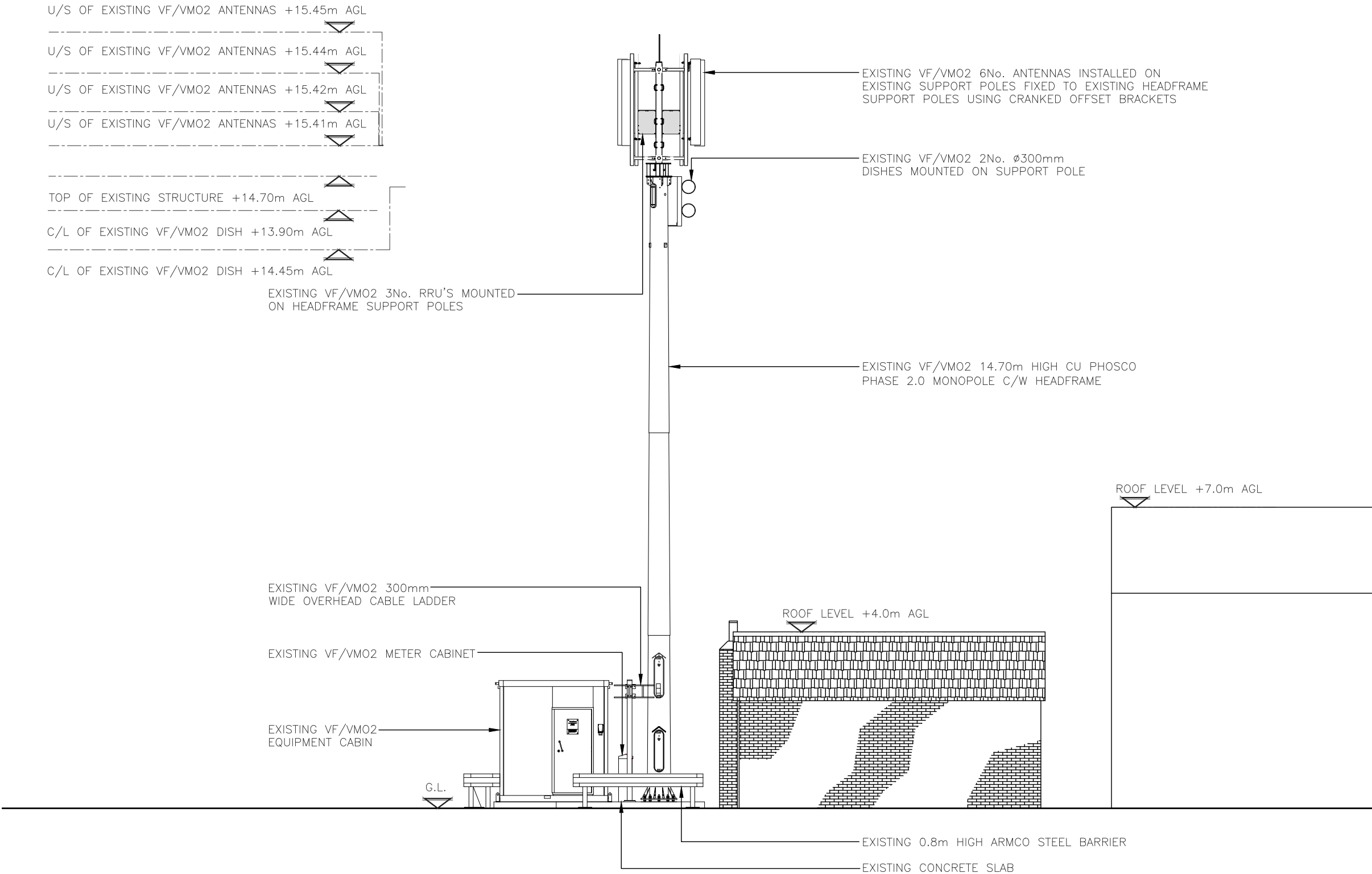
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R | E: 532448 | N: 139445
 NOTES:

1A	CONSTRUCTION ISSUE	EMF	BW	30/10/24
REV	MODIFICATION	BY	CH	DATE

Cell Name				Opt.
THE HARBOUR GROUP				-
Cell ID No				
CSID	✓	VF	-	VM02
12289125		4210_24		NA
TM Cell ID	-	N/A	-	N/A
-		-		-

Site Address / Contact Details
 BORERS YARD
 BORERS ARMS ROAD
 CRAWLEY
 WEST SUSSEX
 RH10 3LH

Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: CONSTRUCTION			Dwg Rev:
Drawing Number: 201			1A
Surveyed By: KTL		Original Sheet Size: A3	Pack Issue:
Drawn: EMF	Date: 30/10/24	Checked: BW	Date: 30/10/24 1A



EXISTING SOUTH ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 532448 | N: 139445

1A | CONSTRUCTION ISSUE | EMF | BW | 30/10/24

REV | MODIFICATION | BY | CH | DATE



Cell Name | Opt.

THE HARBOUR GROUP | -

Cell ID No

CSID	VF	VM02
12289125	4210_24	NA
TM Cell ID	N/A	N/A
-	-	-

Site Address / Contact Details

BORERS YARD
BORERS ARMS ROAD
CRAWLEY
WEST SUSSEX
RH10 3LH

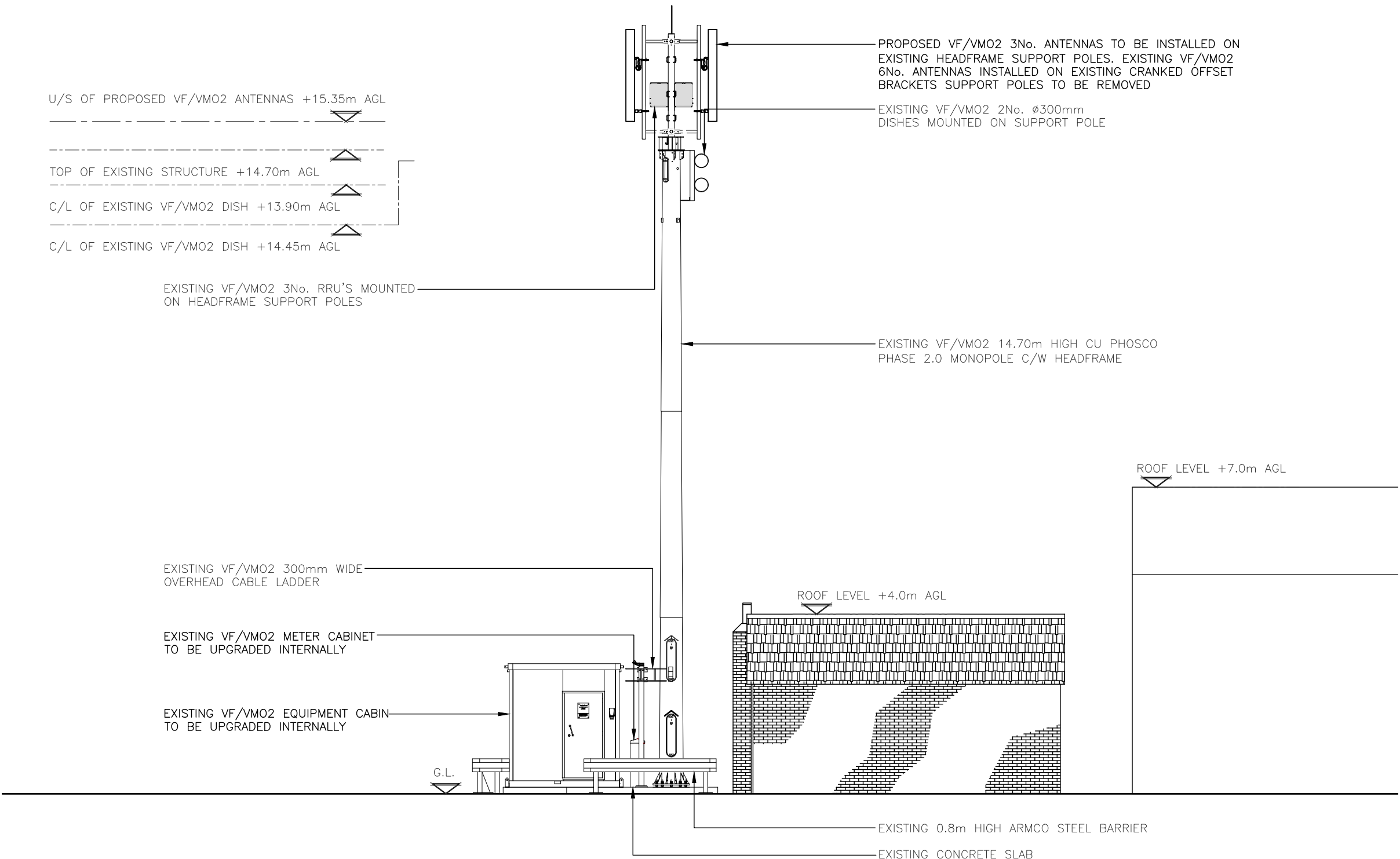
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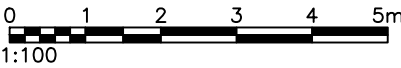
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Surveyed By:
KTL | Original Sheet Size:
A3 | Pack Issue:

Drawn:
EMF | Date:
30/10/24 | Checked:
BW | Date:
30/10/24 | 1A



PROPOSED SOUTH ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 532448

N: 139445

NOTES:

1A	CONSTRUCTION ISSUE	EMF	BW	30/10/24
REV	MODIFICATION	BY	CH	DATE

Cell Name				Opt.
THE HARBOUR GROUP				—
Cell ID No				
CSID	✓	VF	—	VM02
12289125		4210_24		NA
— TM Cell ID	—	N/A	—	N/A
—		—		—

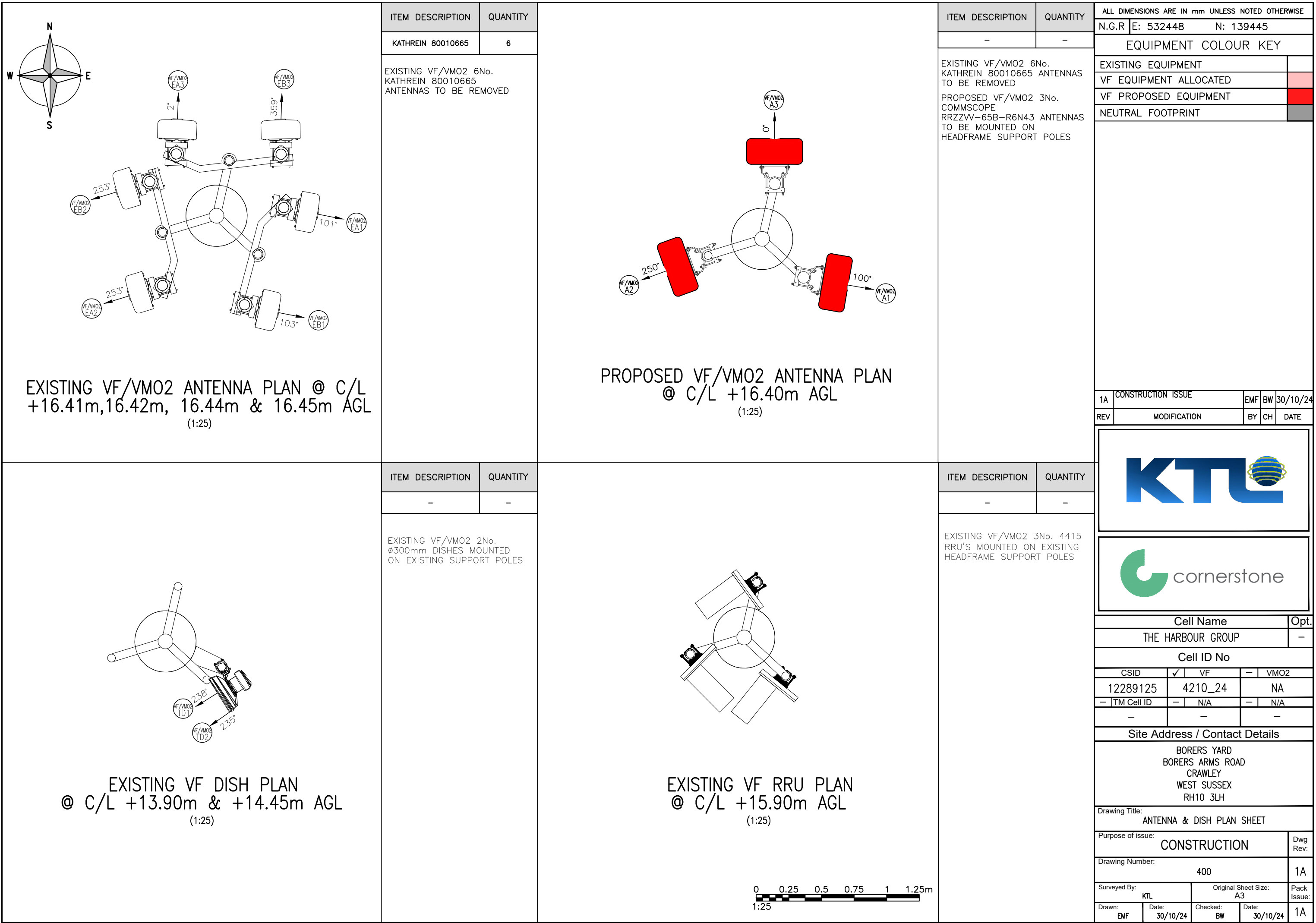
Site Address / Contact Details

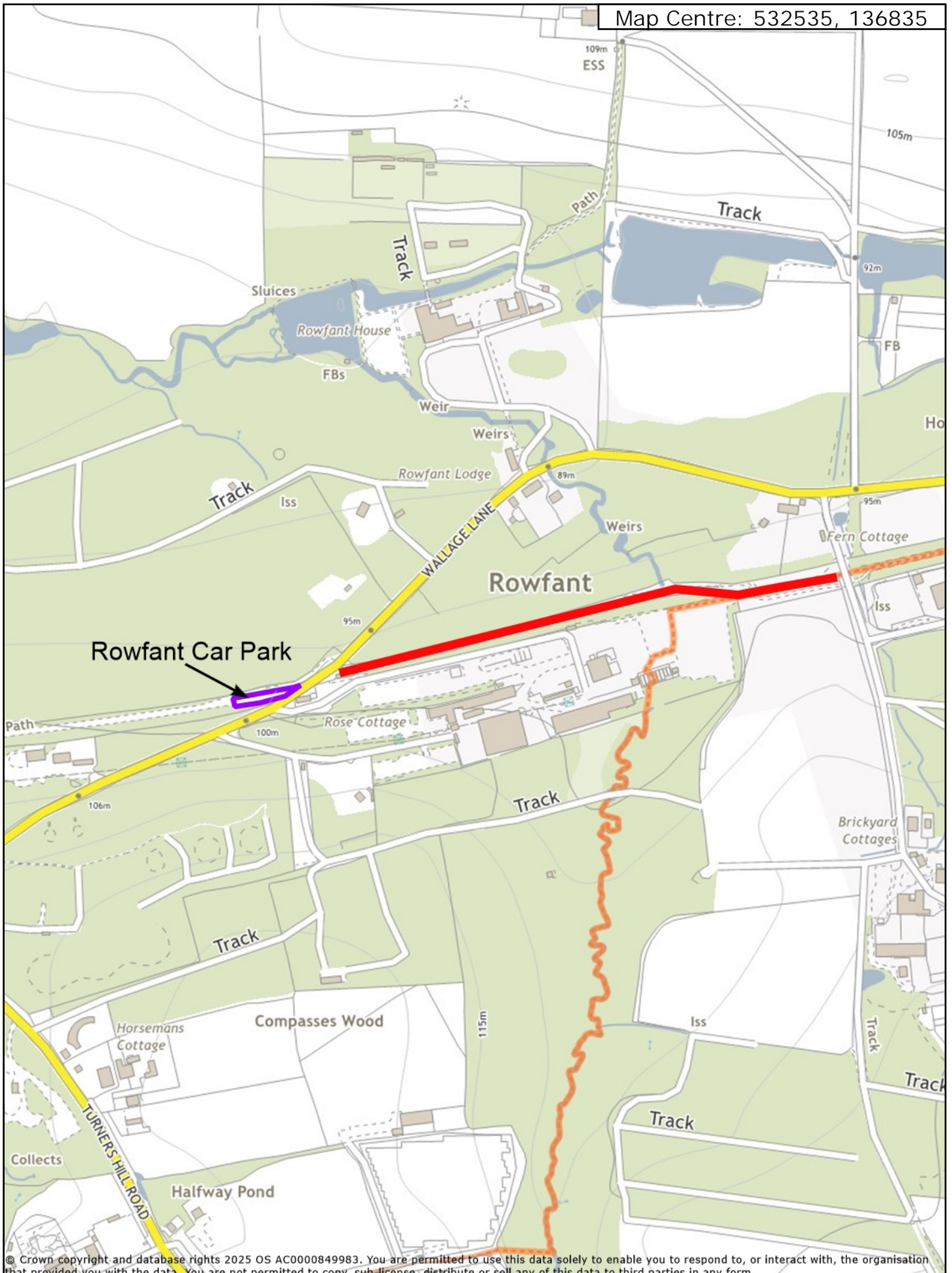
BORERS YARD
BORERS ARMS ROAD
CRAWLEY
WEST SUSSEX
RH10 3LH

Drawing Title:
PROPOSED SITE ELEVATION

Purpose of issue:		CONSTRUCTION		Dwg Rev:				
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Drawn:	EMF	Date:	30/10/24	Checked:	BW	Date:	30/10/24	1A

SDNT0005 Version 2.2





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Worth Way Advance Notice of Temporary Closure

Resurfacing works from January 2026

Contractors are conducting essential resurfacing works on Worth Way between Rowfant Car Park & Rowfant Business Park, Wallage Lane.

During this time:

- **The section of Worth Way highlighted in red on the map below will be closed daily between 8am and 5pm for the entire duration of the works.**
- **Where possible the route will be re-opened from 5pm until 8am daily and all day at weekends.**
- **Rowfant car park will be closed at all times and until all works have been completed.**
- **The works are scheduled to take 7 weeks.**
- **Follow instructions on any signage.**
- **Follow instructions from contractors.**
- **There is no alternative route available.**

We apologise for any inconvenience caused.

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

Or call 0330 222 5544

