

Ash Properties Ltd
Mr Nicholas James
Newsteer
20 Farringdon Street
London
EC4A 4AB

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

REFUSAL

REFERENCE: DM/23/2493

DESCRIPTION: RETENTION FOR USE OF SITE AS LONG STAY AIRPORT CAR PARKING (SUI GENERIS).

LOCATION: ACACIA GROVE, COPTHORNE ROAD, COPTHORNE, CRAWLEY

DECISION DATE: 28 AUG 2026

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The proposed use of the site for long stay airport car parking associated with Gatwick Airport would result in the provision of additional off-airport airport parking outside a settlement boundary that does not support sustainable travel patterns and where no overriding evidence has been provided to demonstrate that the proposed use is required. Furthermore, there are no exceptional circumstances for the development to be approved and the adverse effects are considered to substantially outweigh the benefits. The proposal would therefore present an inappropriate use of the land contrary to policies DP1, DP12, DP14 and DP21 of the Mid Sussex District Plan, SA34 of the Site Allocations Development Plan Document, policy CNP16 of the Copthorne Neighbourhood Plan and policies S5, E4 and TR3 of the National Planning Policy Framework.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Transport Assessment/Travel Plan			15.04.2024
Location Plan	2133 - DS - XX	0	26.09.2023
	- GF -DR- A -		
	P001		
Proposed Site Plan	2133 - DS - XX	1	16.11.2023
	- GF -DR- A -		
	P002		
Tree Survey			26.09.2023
Planning Statement			26.09.2023



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

REFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*