

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0084	Case Officer:	Susan Dubberley
Application Type:	Advertisement Application		
Proposal:	Installation of 3x post mounted directional signs and 2x sets of individual letters		
Site:	Felbridge Manor, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 3EP, ,		
Validation Date	13 Jan 2026	Overall Expiry Date:	6 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Feb 2026
Target Date:	10 Mar 2026	Recommending Officer Signature:	<i>Susan Dubberley</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
--	--	-------------------------------	---

Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	27 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0084

**Felbridge Manor, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 3EP,
Installation of 3x post mounted directional signs and 2x sets of individual letters
Mr Steve Arion**

WORTH PARISH COUNCIL COMMENTS

OBJECTS to the above planning application. The Council reflects the concerns raised by local residents and sets out the following planning based grounds for objection.

The sign's proximity to the highway boundary results in an overbearing visual presence, impacting both residents and road users.

The proposed sign is excessively dominant in scale and visually intrusive in the rural setting of Chapel Lane. Its form and appearance would erode the established quiet, rural character of the area.

SUMMARY OF REPRESENTATIONS

2 letters of objection:

We object to Item Location No. 5 for a post mounted directional sign close to the corner of Chapel Lane and Turners Hill Road for the following reasons.

1. It is too close to the boundary of Chapel Lane and could be clearly seen within the lane. It will be illuminated therefore making it even more obvious from within Chapel Lane.
2. The proposed sign is excessively dominant and will change the character and rural nature of our lane which needs to be protected.
3. It could be misleading and cause cars when approaching from West Park Road to turn into Chapel Lane by mistake even with a directional sign.

We have and continue to have unauthorised parking in Chapel Lane which is a private unadopted lane. This has meant restricted access for both deliveries and refuse collections on occasions.

This sign could easily be moved further along Turners Hill Road out of sight of Chapel Lane and still achieve the purpose for which it is intended.

SUMMARY OF CONSULTATIONS

None.

INTRODUCTION

This application seeks advertisement consent for the installation of 3x post mounted directional signs and 2x sets of individual letters.

RELEVANT PLANNING HISTORY

DM/20/3081 - The development of a 64 bed care home (class C2) and associated infrastructure, including a new access road, car park and landscaped gardens. Allowed on appeal 12th April 2022.

SITE AND SURROUNDINGS

The site is approximately 0.84ha and located at the junction of Turners Hill Road and Chapel Lane.

Permission was granted on appeal in 2022 for a 64-bed care home and the construction of the home is now at an advanced stage on site.

The site is bordered by Turners Hill Road immediately to the west and by Chapel Lane immediately to the north. There are residential dwellings to the west of the site on the other side of Turners Hill Road. To the south and east the site is bordered by detached residential properties set in large plots. Immediately to the south is the property known as Rowan which has recently been converted to a C2 care facility following the granting of planning permission in 2021 under ref: DM/21/0028.

The site itself lies within the countryside outside of the built-up area boundary and the trees along the frontage of the site on the western boundary are protected by a Tree Preservation Order (TPO).

APPLICATION DETAILS

This advertisement application is for the installation of 3x post mounted directional signs and 2x sets of individual letters.

One of the single sided post mounted directional signs would be located at the site entrance fronting onto Turners Hill Road, the other directional sign would also front Turners Hill Road and be located near the junction with Chapel Lane, and the third directional sign would be located within the site itself.

The directional signs fronting Turners Hill Road would both measure some 2.1m high, 1.8m in width and a depth of some 0.076m with the sign itself some 1m above ground level. The sign within the care home grounds would measure some 2.25m in height, 1.2m in width and have a depth of some 0.076, with the sign itself some 1m above ground level.

The directional free-standing signage would all be illuminated with low level lighting, in the form of trough lighting fitted with a shroud to the top of the sign to direct the light down onto the sign to prevent any light spillage

The proposed signage on the building would be in the form of individual lettering to spell out the name 'Felbridge Manor Care Home' above the main entrance and a further sign made up of individual letters 'Felbridge Manor' is proposed on the south elevation of the building. Neither of these signs would be illuminated.

The applicants are seeking the advertisements for a period of 5 years.

LEGAL FRAMEWORK AND LIST OF POLICIES

Legislation

Town and Country Planning Control of Advertisements) (England) Regulations 2007.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP21: Transport

Policy DP26: Character and Design

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Crawley Down Neighbourhood Plan

The Neighbourhood Plan was made January 2016 and forms part of the development plan.

There are no relevant policies.

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Policy and Other Documents

National Planning Policy Framework (NPPF) (Dec 2024)

ASSESSMENT

The Town and Country Planning Control of Advertisements) (England) Regulations 2007 states that:

'a local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account:

- (a) the provisions of the development plan, so far as they are material; and*
- (b) any other relevant factors'.*

Paragraph 141 of the National Planning Policy Framework states:

'The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisement, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.'

Policy DP26 of the Mid Sussex District Plan states (in part):

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout ...'*

The objections received regarding the proposed sign to be located near to Chapel Lane and the potential for the sign to be misleading and cause cars when approaching from West Park Road to turn into Chapel Lane by mistake and that the proposed sign would excessively dominant and will change the character and rural nature of the lane, are noted.

However, it is considered, having regard to the number and form of the advertisements, that the proposals would not have a detrimental impact on the character and appearance of the area, including the countryside setting or nearby residential amenity.

While the directional signs would be illuminated, low level lighting would be used, in the form of trough lighting fitted with a shroud to the top of the sign to direct the light down onto the sign to prevent any light spillage.

It is also considered that their size and form will not be harmful to public safety, including highway safety.

CONCLUSION

In conclusion, the scale and siting of the proposed signage would be acceptable. There would be no highway safety impact, harm to the visual amenities of the area, including the countryside setting or significantly impact nearby residents' amenity. The proposal is therefore considered to comply with policies DP21 and DP26 of the Mid Sussex District Plan, and the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the relevant paragraph of the NPPF.

Decision: Permission

Case Officer: Susan Dubberley