

26 June 2026



Planning and Building
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Oaklands
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RH16 1SS

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Dear Sir or Madam,

LAND PARCELS ADJACENT TO WORSELL DRIVE, COPTHORNE, WEST SUSSEX
Submission of a Full Planning Application made by Miller Homes.

On behalf of the Miller Homes, please find enclosed a full planning application. This application has been submitted via the Planning Portal (Planning Portal Ref: PP-14442275).

Description of Development

The application seeks Planning Permission for the following:

Description of Development: "Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell-mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure.

For information only (to be included as a condition): Number of Homes: 69"

Application Documents

This application is accompanied with the following documents and plans:

- **Geo Environmental Statement**
- **Ecological Impact Assessment**
 - Appendix G - Crayfish eDNA Report
 - Appendix F - Water Vole and Otter Surveys
 - Appendix E - GLTA Assessment
 - Appendix D - Badger Survey
 - Appendix C_Copthorne BNG Metric_VF
 - Appendix C_Copthorne BNG Assessment
 - Appendix B - UK Habitat Survey Results
- **Architectural Plans:**
 - 11965-RLA-25-ZZ-DR-A-3321 C01 AL181 APT 2 Plans
 - 11965-RLA-25-ZZ-DR-A-3320 C01 H488 Greengate Housetype Plans
 - 11965-RLA-25-ZZ-DR-A-3319 C01 H384 Turnley T2 Housetype Plans
 - 11965-RLA-25-ZZ-DR-A-3318 C01 H283 Denson Housetype Plans

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- 11965-RLA-25-ZZ-DR-A-3317 C01 H181 APT 2 Plans
- 11965-RLA-25-ZZ-DR-A-3316 C01 Apartment Plans
- 11965-RLA-25-ZZ-DR-A-3315 C01 AL41 Torwood Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3314 C01 AL34 Easton Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3313 C01 AL32 Lockton Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3312 C01 AL24 Baymont Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3311 C01 AL23 Clevemont Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3308 C01 H488 Greengate T1 Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3306 C01 H486 V1 Presgate Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3305 C01 H485 Bramgate Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3304 C01 H482 Birchgate Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3303 C01 H385 Embley Housetype Plans
- 11965-RLA-25-ZZ-DR-A-3302 C01 H384 Turnley T1 Housetype Plans
- 11965-RLA-25-XX-DR-A-3242 C01 Proposed Bin Collection Point Details
- 11965-RLA-25-XX-DR-A-3241 C01 Proposed Cycle Storage Details
- 11965-RLA-25-XX-DR-A-3240 C01 Proposed Garages Plans and Elevation
- 11965-RLA-25-00-DR-A-3530 C02 Proposed PV Layout Plan
- 11965-RLA-25-00-DR-A-3520 C02 Proposed Car Parking Plan
- 11965-RLA-25-00-DR-A-3510 C02 Proposed Waste Management Plan
- 11965-RLA-25-00-DR-A-3230 C01 Proposed Street Sections
- 11965-RLA-25-00-DR-A-3220 C01 Proposed Street Scenes
- 11965-RLA-25-00-DR-A-3206 C02 Proposed Unit Mix Plan
- 11965-RLA-25-00-DR-A-3204 C02 Proposed Heights Plan
- 11965-RLA-25-00-DR-A-3203 C02 Proposed Affordable Housing Plan
- 11965-RLA-25-00-DR-A-3202 C02 Proposed Materials Plan
- 11965-RLA-25-00-DR-A-3201 C02 Proposed Boundaries Plan
- 11965-RLA-25-00-DR-A-3200 C02 Proposed Site Plan
- 11965-RLA-25-00-DR-A-3100 C02 Proposed POS Provision Plan
- 11965-3610 Drawing Register and Issue Sheet 10-12-25
- 11965-RLA-25-00-DR-A-3000 C01 Site Location Plan
- 11965-RLA-25-00-DR-A-3001 C01 Existing Site Plan
- **Planning Statement**
- **Landscaping Plans**
 - Soft Landscaping - Sheet 4 of 4
 - Soft Landscaping - Sheet 3 of 4
 - Soft Landscaping - Sheet 2 of 4
 - Soft Landscaping - Sheet 1 of 4

- General Arrangement Plan
- Hard Landscaping - Sheet 4 of 4
- Hard Landscaping - Sheet 3 of 4
- Hard Landscaping - Sheet 2 of 4
- Hard Landscaping - Sheet 1 of 4
- **Arboricultural Impact Assessment**
- **Engineering**
 - Lighting Assessment TN1300 Rev B - Copthorne Optimisation Lighting Tech Note
 - Copthorne Optimisation Works - Drainage and Flood Risk Strategy Rev D
 - SP - Vertical Alignment - 24205-2045-104-P05
 - SP - Road Contours - 24205-2045-601-P06
 - SP - Plot FFLS and External Levels Sheet 2 - 24205-2045-605
 - SP - Plot FFLS and External Levels Sheet 1 - 24205-2045-604-P01
 - SP - Isopachytes - 24205-2045-600-P04
 - SP - Impermeable Areas Plan - 24205-2045-501-P06
 - SP - Horizontal Alignment - 24205-2045-101-P05
 - SP - Foul and Surface Water Drainage Strategy - 24205-2045-500-P10
 - SP - Flood Exceedance Plans - 24205-2045-502-P06
 - SP - Service Margins Plan - 24205-2045-2600-P05
 - NP - Vertical Alignment - 24205-2044-104-P05
 - NP - Service Margins - 24205-2044-2600 - P05
 - NP - Road Contours - 24205-2044-601-P05
 - NP - Plot FFLS and External Levels - 24205-2044-604-P02
 - NP - Lighting Plan - 24205-2044-1300-P05
 - NP - Isopachytes - 24205-2044-600-P03
 - NP - Impermeable Areas - 24205-2044-501-P06
 - NP - Horizontal Alignment - 24205-2044-101-P05
 - NP - Flood Exceedance Plans - 24205-2044-502-P06
 - NP - Drainage Strategy - 24205-2044-500-P08
- **Air Quality Impact Assessment**
- **Archaeological Desk Based Assessment**
- **Transport Statement**
- **Site Wide Travel Plan**
- **Design and Access Statement**
- **Statement of Community Involvement**

The following documents are too large to submit via the portal and will be provided to the LPA upon validation of the application:

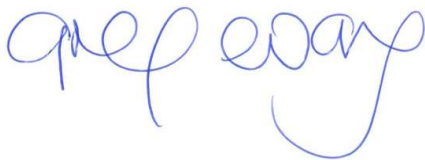
- **Utilities**
 - UKP17947 - Langridge Way, Crawley - Connection Proposal
 - UKP17947-01 - Langridge Way, Crawley - Connection Plan
- **Sustainability & Energy**
 - Land Parcels adjacent to Worsell Drive, Copthorne_Energy Statement_Rev00
 - Land Parcels adjacent to Worsell Drive, Copthorne_Sustainability Statement_Rev00

Planning Application Fee

A payment for the requisite planning application fee of £ 36,393.00 has been made by the applicant directly to the Planning Portal.

We trust that the enclosed is in order and I look forward to receiving confirmation that the application has been validated. Please feel free to contact myself or my colleague Luke Harrell (Luke.Harrell@Savills.com or +44 (0) 20 7409 9909) of these offices in the first instance if you have any queries or would like to discuss.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Greg Evans".

Gregory Evans MRTPI
Associate Director