

Full Application

Application No: DM/26/1613	Date Received: 30.06.2026
Portal No: PP-14442275	Validation Officer: Christine Pound

Site Address: Land At Grid Reference 530611 139269, Worsell Drive, Copthorne, West Sussex,

Description: Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure.

Charge categories:

Fee required: £36302	Date paid in full: 30/06/2026
Description suitable and fees correct	Initial: ...CP.... Date: ...01/07/2026....

Special Constraints

Major Housing (10+ dwellings)	Yes/	Major (1000sq m+ floorspace)	Yes/
Major (1ha Site Area)	Yes/	Environmental Statement (30 day consultation)	Yes/No
Setting of Conservation Area	/No	Setting of Listed Building	/No
Special due to CA, LB or Major	Yes/	Special due to Departure/Other *Complete after allocation to PO	Yes/No

Other Constraints

Great Crested Newt IRZ - White Zone - YES
Great Crested Newt IRZ - Green Zone - YES
Great Crested Newt IRZ - Amber Zone - YES

Flood Zone 2 - YES	
Flood Risk Ass. Req.?	Yes/No
Flood Zone 3 - YES	
Flood Risk Ass. Req.?	Yes/No

Cross Boundary	/No	Minerals and Waste	/No
MSDC Land Ownership	/No	Other	Yes/No
Relevant Planning History	Yes/	Ref: ...DM/22/3364.....	Officer: ...SA.....
MyMaps and Planning History checked		Signed: ...CP..... Date: ...01/07/2026....	

	Date	Signed		Date	Signed
Registered	01/07	CP	Acknowledged	17-07 SJ	
Invalid sent	01/07	CP	Weekly List Sheet		
Invalid chase sent			Consultations		
Marked Valid in Uniform			Neighbours		
Indexed/scanned	01/07	CP	Site Notice		
Sent for Allocation	14/07	CP	EIA Checklist		
Valid Date	13/07	CP	File Completed		

Validation

National Requirements

- ☒ Application form
 - ☐ Ownership/agricultural cert. signed
 - ☐ Fully completed
 - ☒ Location Plan
 - ☐ To suitable scale
 - ☐ Red line around boundary
 - ☐ Not copyright protected
 - ☐ Nearby roads/features shown
 - ☐ Fire Statement
 - ☐ multi-occupied residential buildings of 18m or more in height, or 7 or more storeys
 - ☒ Block plan
 - ☐ To suitable scale
 - ☐ Red line around property boundary
 - ☐ Neighbouring properties shown
 - ☐ Proposal clearly indicated
 - ☒ Design and access statement
 - ☐ 1 or more dwelling in Conservation Area
 - ☐ Building with 100m²+ floorspace in Conservation Area
 - ☐ Listed Building Consent
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Drawings

- ☐ Existing elevations
 - ☐ To scale
 - ☐ All sides of building where changes will be made and/or;
 - ☐ For all buildings to be demolished
 - ☐ Tally with existing floorplans
 - ☐ Existing floorplans
 - ☐ To scale
 - ☐ All floors where changes will be made and/or
 - ☐ For all buildings to be demolished
 - ☒ Proposed elevations
 - ☐ To scale
 - ☐ All sides of building where changes will be made and/or;
 - ☐ Tally with proposed floorplans
 - ☐ All changes shown included within description
 - ☒ Proposed floorplans
 - ☐ To scale
 - ☐ All sides of building where changes will be made and/or;
 - ☐ Tally with proposed elevations
 - ☐ All changes shown included in description.
 - ☐ Existing and proposed sections
 - ☐ To scale
 - ☐ All areas where significant changes in site levels are proposed e.g bunds, pools, landscaping works etc.
 - ☐ Shows reasonable section of site (i.e. showing all major areas of change and/or area of most significant change)
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Local Requirements

- ☒ Affordable Housing Statement w/in Planning Statement
- ☒ Air Quality Assessment
- ☒ Biodiversity Survey/Report
- ☐ Flood Risk Assessment
- ☒ Foul Sewage and Surface Water Assessment
- ☐ Heritage Statement
- ☐ Land Contamination Assessment
- ☐ Lighting Assessment
- ☐ Noise Impact Assessment
- ☐ Open Space Assessment
- ☐ Planning Obligation Instruction Form
 - ☐ Net increase of 5+ units or where affordable housing is required
 - ☐ 1+ dwellings within 7km Ashdown Forest Buffer Zone
- ☒ Planning Statement
- ☐ Stage 1 Safety Audit
- ☒ Statement of Community Involvement
- ☐ Structural Survey
- ☐ Sustainability Statement
- ☐ Telecommunication Supplementary Info.
- ☐ Town Centre Impact Assessment
- ☒ Transport Assessment
- ☐ Travel Plan
- ☒ Tree Survey
- ☐ Ventilation and Extraction Statement

Allocation

Application Number:	DM/26/1613	Departure:	Yes/No
Case Officer:		Special?	Yes/No
		EIA Checklist required:	Yes/No

Notes for Service Support	Notes for Planning Officer		
Consultees: Mid Sussex ☐ Architectural Advisor (Emily) (MP18) ☐ Better Mid Sussex Planning Leader (MP10) ☐ Contaminated Land Officer (MP11) ☐ Flood Risk and Drainage Team (MP09) ☐ Environmental Protection (MP08) ☐ Housing Enabling Team (MP07) ☐ Housing Standards – Cassy Foster (MP23) ☐ Leisure (MP05) ☐ Parks and Landscape Team (MP20) ☐ Planning Policy (MP04) ☐ Trees and Landscape Officer (MP02) ☐ Urban Designer (MP03) ☐ Corporate Estates (MP16) ☐ Sustainability Officer (MP22) ☐ Leisure – Play Areas (MP24) ☐ Waste Management Team (MP17) West Sussex ☐ County Planning Officer (CP01) ☐ County Rights of Way Officer (CP11) ☐ Drainage Strategy Team (CP14) ☐ Gypsy and Caravan Liaison Officer (CP17) ☐ Highways (CP05) ☐ Social Services (CP13) ☐ Minerals and Waste (CP16) ☐ West Sussex Fire & Rescue Service (DP89) ☐ WSCC Fire Brigade – Battery Energy Storage Sites (DP115) Environmental ☐ Ecology – Essex County Council (DP114) ☐ Heritage Environment – Essex CC (DP113) ☐ Landscape – Essex County Council (DP112) ☐ High Weald Forum (DP44) ☐ Natural England (DP25) ☐ NatureSpace Partnership – Newts (DP121) ☐ Ramblers Association (DP61) ☐ Sussex Badger Society (DP62) ☐ Sussex Bat Group (DP63) ☐ Sussex Wildlife Trust (DP58) ☐ The Open Spaces Society (DP66) ☐ The Woodland Trust(DP65) ☐ The Gardens Trust (DP103) ☐ SoS (Reg 19 EIA Regs 2017) (DP108)	Historic Buildings ☐ English Heritage (DP16) ☐ National Amenity Societies (DP100) ☐ Royal Commission on Historic Monuments (DP21) Other ☐ Active Travel England (DP120) ☐ Aerodrome Safeguarding Shoreham (DP50) ☐ Brighton & Hove CC (DP30) ☐ Crawley BC (DP31) ☐ EDF Energy (DP40) ☐ Environment Agency (DP10) ☐ Gatwick Airport Safeguarding (DP28) ☐ Gypsy and Traveller Forum (DP101) ☐ National Highways (DP06) ☐ Health and Safety Executive (DP106) ☐ Horsham DC (DP32) ☐ HSE – Hazardous Substances (DP24) ☐ HSE – NSIP & DNS Apps (DP106) ☐ Judy Pointing – Community Dev. Manager (DP102) ☐ Lewes DC (DP33) ☐ ADAS Planning – Agricultural Consultant (DP116) ☐ Ministry of Defence (DP90) ☐ National Air Traffic Services (DP49) ☐ Network Rail & Tunnel Locations (DP27) ☐ Planning Gateway One – 7 storeys+ (DP122) ☐ South East Water (DP64) ☐ Southern Gas Networks (DP41) ☐ Southern Water Services (DP07) ☐ Sport England (DP60) ☐ Sports Council (DP42) ☐ Sussex Police – Designing Out Crime (DP38) ☐ Sussex Police – Joint Commercial Planning Manager (DP123) ☐ Tandridge DC (DP34) ☐ Thames Water Utilities Ltd (DP09) ☐ South Downs National Park (DP37) ☐ NHS Sussex - Simon Clavell-Bate (DP53) ☐ Wealden DC (DP35) Additional <table><tr><td></td><td></td></tr></table>		

Constraints:

Flood Map - Zones 2 and 3 / Flood Map - Zones 2 and 3 / Great Crested Newt - Impact Risk Zone / Great Crested Newt - Impact Risk Zone / Great Crested Newt - Impact Risk Zone / Area of Special Control of Adverts / Countryside Area of Dev. Restraint / Planning Agreement / Planning Obligation / Planning Agreement / Planning Obligation / Radar Safeguarding (NATS) / Radar Safeguarding (NATS) / Radar Safeguarding (NATS) / Built Up Areas / Aerodrome Safeguarding (CAA) / Aerodrome Safeguarding (CAA) / Aerodrome Safeguarding (CAA) / Aerodrome Safeguarding (CAA) / Aerodrome Safeguarding (CAA) / Ancient Woodland /
/

Planning History:

Application No	Proposal	Status	Decision Date	Officer
DM/26/1613	Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, for the erection of new homes (Use Class C3) including affordable homes; internal access roads,landscaping and associated infrastructure.	REC		
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Pre-app:

Application No	Proposal	Status	Closed Date	Officer
DM/22/3364	Heathy Wood GP Surgery	CLO	15.12.2022	

Appeals:

Application No	Proposal	Status	Decision Date	Officer
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MID SUSSEX DISTRICT COUNCIL

Planning Services Division

New application file - scanning check list

This sheet to be inserted into wallet with new application documents prior to dispatch to Terraquest. Please ensure sheet appears on top.

DM/26/1613

Plans submitted with application

Plan Type	Plan Ref.	Version	Drawing Date
Location Plan	11965-RLA-25-00-DR-A-3000	C01	30.06.2026
Existing Site Plan	11965-RLA-25-00-DR-A-3001	C01	30.06.2026
Other	11965-RLA-25-00-DR-A-3100	C02	30.06.2026
Site Plan	11965-RLA-25-00-DR-A-3200	C02	30.06.2026
Other	11965-RLA-25-00-DR-A-3201	C02	30.06.2026
Other	11965-RLA-25-00-DR-A-3202	C02	30.06.2026
Other	11965-RLA-25-00-DR-A-3203	C02	30.06.2026
Other	11965-RLA-25-00-DR-A-3204	C02	30.06.2026
Other	11965-RLA-25-00-DR-A-3206	C02	30.06.2026
Proposed Elevations	11965-RLA-25-00-DR-A-3220	C01	30.06.2026
Other	11965-RLA-25-00-DR-A-3230	C01	30.06.2026
Other	11965-RLA-25-00-DR-A-3510	C02	30.06.2026

Other	11965-RLA-25-00-DR-A-3520	C02	30.06.2026
Other	11965-RLA-25-00-DR-A-3530	C02	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-00-DR-A-3240	C01	30.06.2026
Other	11965-RLA-25-00-DR-A-3241	C01	30.06.2026
Other	11965-RLA-25-XX-DR-A-3242	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3302	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3303	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3304	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3305	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3306	C01	30.06.2026
Proposed Floor and Elevations Plan	s 11965-RLA-25-ZZ-DR-A-3308	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3311	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3312	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3313	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3314	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3315	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3316	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3317	C01	30.06.2026

Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3318	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3319	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3320	C01	30.06.2026
Proposed Floor and Elevations Plan	11965-RLA-25-ZZ-DR-A-3321	C01	30.06.2026
Other	(Appendix B)		30.06.2026
Landscaping	200710-OEL-22-XX-DR-L-0801	P01	30.06.2026
Landscaping	200710-OEL-22-XX-DR-L-0802	P01	30.06.2026
Landscaping	200710-OEL-22-XX-DR-L-0803	P01	30.06.2026
Landscaping	200710-OEL-22-XX-DR-L-0804	P01	30.06.2026
Other	200710-OEL-22-XX-DR-L-0800	P01	30.06.2026