

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1604	Case Officer:	Susan Dubberley
Application Type:	Advertisement Application		
Proposal:	Site entrance signage, site descriptive signage, totem pole sign Type 1/2/3/23 - Post and Panel Type 4/5/6/12/13/14/16/17/18/19 - Parking Info Totem Type 6/18 - CCTV Type 7/8/9/10 - Aluminium Parking sign Type 15 - Home Entrance Type 20/21/22 - Aluminium Panel		
Site:	Francis Court, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LQ, ,		
Validation Date	10 Jul 2026	Overall Expiry Date:	6 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Aug 2026
Target Date:	4 Sep 2026	Recommending Officer Signature:	<i>Susan Dubberley</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	26 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1604

**Francis Court, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LQ,
Site entrance signage, site descriptive signage, totem pole sign Type 1/2/3/23 - Post and Panel
Type 4/5/6/12/13/14/16/17/18/19 - Parking Info Totem Type 6/18 - CCTV Type 7/8/9/10 - Aluminium
Parking sign Type 15 - Home Entrance Type 20/21/22 - Aluminium Panel
Mr Jake Higgins**

WORTH PARISH COUNCIL COMMENTS

Worth Parish Council Supports this application

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTATIONS

None.

INTRODUCTION

This application seeks advertisement consent for site entrance signage, site descriptive signage, totem pole sign Type 1/2/3/23 - Post and Panel Type 4/5/6/12/13/14/16/17/18/19 - Parking Info Totem Type 6/18 - CCTV Type 7/8/9/10 - Aluminium Parking sign Type 15 - Home Entrance Type 20/21/22 - Aluminium Panel.

RELEVANT PLANNING HISTORY

DM/23/2360-Demolition of existing care home and construction of a 78-bedroom care home (Use Class C2), with associated access, plant, parking, landscaping and site infrastructure. Approved 2024.

DM/25/1102 - Variation of condition No: 2 relating to planning application DM/23/2360 - to amend the drawing list as the site plan has been updated. Approved 2025.

SITE AND SURROUNDINGS

The application site is located between Borers Arms Road and Copthorne Bank. The site formerly contained a vacant two storey care home, which was located to the west of the site with a parking area in front of the home, beyond which there is a mature garden. Planning permission was granted in 2023 for the demolition of the existing care home and for the construction of a 78-bedroom care home. The permission has been implemented, and construction of the new care home is at an advanced stage on site.

There are two existing vehicle accesses to the site. The main access is off Borers Arms Road and there is also a further access on the northern boundary off Copthorne Bank.

The surrounding area is predominantly residential in character. To the north of the site is Copthorne Bank, which has a number of detached residential dwellings set in sizable plots, which face the application site. To the west of the application site lies an open green area and to the east is St Francis Gardens, a residential development, with a terrace of four houses adjoining the eastern boundary of the site. St Francis Gardens is sited on land that was previously part of the convent that was demolished and replaced by the existing care home.

The site is located in the built-up area of Copthorne

APPLICATION DETAILS

This advertisement application is for the installation of signage on the site including the following:

- o 3 Post + Panel signs (1500mm x 900mm) located near the site entrance on Borers Arms Road,
- o Various free standing non-illuminated totem signage in the parking area, indicating visitor parking spaces, EV charging spaces, disabled/EV charging spaces, Ambulance parking and entry and exit signage.
- o Signage within the site to show cycle store and bin store.
- o CCTV signage
- o 'Deliveries Only' sign at Copthorne Bank entrance.

The two illuminated entrance signs would have 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 applicants are seeking the advertisements for a period of 20 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.

The Copthorne Neighbourhood Plan

The Copthorne Neighbourhood Plan was made September 2021 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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has

published his report, until that time 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) (August 2026)

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'.

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 ...'

It is considered, having regard to the number and form of the advertisements, that the proposals are in keeping with the scale of the development and would not have a detrimental impact on the character and appearance of the area, or nearby residential amenity.

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, 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 aims of the NPPF.

Decision: Permission

Case Officer: Susan Dubberley