



WORTH PARISH COUNCIL

Clerk: Mrs Jennifer Nagy

20th November 2022

To:

Dear Sirs

Additional Car Parking – Bowers Place Crawley Down

Tender by Worth Parish Council

You are invited to tender for the construction of additional car parking on Bowers Place, Crawley Down, in accordance with the following documents.

Planning Permission	DM/22/2015 dated 19 July 2022.
Drawing WPC-BP-01	Existing Arrangements
Drawing WPC-BP-02 Rev B	Proposed Site Plan, Location Plan and Indicative Cross Sections.
Drawing WPC-BP-03	Section S38/278 Drawing
WSCC Highways Standards	S278/38/04 Footway/Cycleway Type 1 & 2. S278/38/07 Footway Crossover Type 1 Residential S289/38/17 Street Furniture – Bollards SD1-3000-021 Root Protection (Cellular Confinement System)
PJC ref: 5965/22-02 Rev-	Arboricultural impact assessment, method statement and tree protection plan.
Linesearch BeforeUdig	Utility location maps for SGN, UK Power Networks and Openreach No equipment returns were received from WSCC, Southern Water and South East Water.

The site shown in red line on the location plan consists of an area of the village green and an element of highway on Bowers Place. The element of Village Green contains 8 mature trees, marked T1 – T8. These trees are to be retained as part of this project.

Bowers Place is a cul de sac and has a relatively constant fall, North to South, of 9.5 metres over the project area. The road provides access to approximately 50 properties and to the patient entrance and car park for the Modality Healthcare Practice. It also provides the only access for delivery vehicles and service vehicles such as waste disposal. The road must remain open for the whole of the construction period.

It should also be noted that both power and telephone distribution to numbers 1-29 Bowers Place is overhead from poles positioned on the west side of the road within the construction area. The contractor will need to discuss and agree with UK Power Networks and Openreach, methods for protection of the overhead networks and safe working under low voltage cables.



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The project consists of the conversion of the existing western verge to Bowers Place to carriageway, butted to the existing footpath, to form the new parking area for 19 vehicles. The existing footpath is to be replaced by a no dig construction new footpath within the root zones of trees T1 – T8 merged to existing foot paths at both ends.

The contractor is to fully comply with the PJC Consultancy Ltd document, reference PJC ref: 5965/22-02 Rev-, to ensure that potential damage to the trees and in particular their root systems, is minimised.

The project has full planning permission and S278/38 agreements are being secured with WSCC Highways.

As a minimum, for work associated with the highway, you will need £10,000,000 public liability insurance and demonstrate that your company is accredited under the New Roads and Street Works Act 1991 (Operative Course Units 1-9) to carry out work on the highway.

Your offer is to cover all elements of construction and landscaping specified on Drawing WPC-BP-03, plus, the following additional items.

1. You are to allow for any site establishment costs to include for any offices, communications, WC's etc. Worth Parish Council will provide you a small area for your site establishment, subject to there being no parking of vehicles or storage of bulk materials on the Green and the Green being made good to existing standards on completion of the project. There are adequate car parks for personal and small company vehicles, 50 metres south of the site in the village centre.
2. The provision of site security and perimeter public protection that may be found necessary in addition to the tree protection zone fencing.
3. The provision of all barriers, notices, signage, and materials to protect pedestrians and motorists when working on the highway and footpath systems.
4. The obtaining of all licenses, permissions, and road space for working on the highway. Worth Parish Council will obtain all footpath closures for the duration of the project and will obtain the 38/278 agreements for the project.

A site visit is recommended to assess access, materials storage possibilities and the requirements for working under low voltage cables. It must be pointed out that with the requirement to keep Bowers Place open to traffic and pedestrians, the potential for bulk storage opportunities is limited. Should you wish to be accompanied by a Worth Parish Council representative, please contact the Clerk.

Please state with your offer, your anticipated period to complete the works and your earliest start date, subject to a Worth Parish Council response within 10 working days of the closure date for the receipt of tenders.

Contract terms will be discussed and agreed with the successful bidder but for the purposes of quotation it can be assumed that the JCT Minor Works Building Contract 2011 will apply.

Your tender should be delivered in a sealed envelope marked "Bowers Place Tender Return" to the Clerk by not later than 11.00 a.m. on Friday 16 December 2022, at;



WORTH PARISH COUNCIL

Clerk: Mrs Jennifer Nagy

Worth Parish Council
First Floor the Parish Hub
Borers Arms Road
Copthorne
West Sussex
RH10 3ZQ

Contact arrangements are;

Tel: 01342 713407

Email: clerk@worth-pc.gov.uk

We look forward to your response. Should you have any queries please contact The Clerk.

Yours faithfully

Jennifer Nagy
Clerk to Worth Parish Council

Mrs Jennifer Nagy
Mr. Paul Budgen
PBA Planning
Mereworth
Shipley Bridge Lane
Copthorne
Crawley
West Sussex
RH10 3JL

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

PERMISSION

REFERENCE: DM/22/0269

DESCRIPTION: CHANGE OF USE FROM VILLAGE GREEN TO PUBLIC HIGHWAY FOOTPATH AND VERGE TO ALLOW THE CONSTRUCTION OF NINETEEN PUBLIC PARKING SPACES. (ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN RECEIVED 11.02.2022) (ROAD SAFETY AUDIT RECEIVED 07.03.2022) (AMENDED PLAN RECEIVED 15.03.2022) (UPDATED ROAD SAFETY AUDIT RECEIVED 08.05.2022)

LOCATION: STRIP OF VILLAGE GREEN ADJ. TO BOWERS PLACE, WORTH PARISH COUNCIL, CRAWLEY DOWN GREEN, STATION ROAD

DECISION DATE: 19 JUL 2022

CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The development hereby permitted shall be carried out in accordance with the submitted Arboricultural impact assessment, method statement and tree protection plan (dated 08.02.2022), received 11.02.2022.

Reason: To ensure the retention and maintenance of trees that are an important feature of the area and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

4. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy CDNP05 of the Crawley Down Neighbourhood Plan.

INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

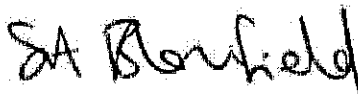
Human Rights Implications

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
Proposed Site Plan	WPC-BP-02	B	15.03.2022
Proposed Elevations	WPC-BP-02	B	15.03.2022
Location Plan	WPC-BP-01		27.01.2022
Existing Site Plan	WPC-BP-01		27.01.2022



Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEFULZ

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 of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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.

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.

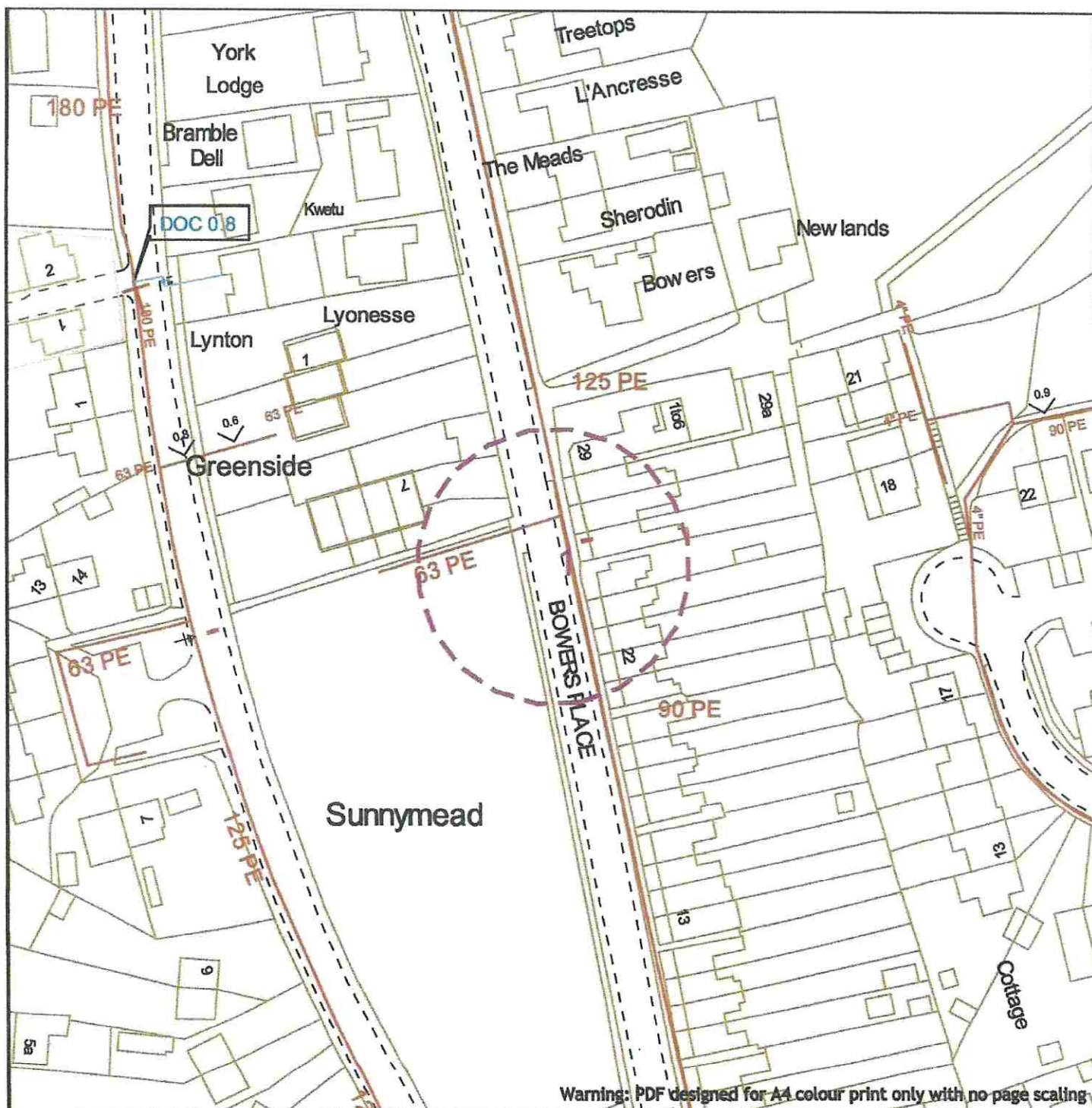
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, 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.](#)



THIS SURVEY HAS BEEN CARRIED OUT COMPREHENSIVE TO A PLOTTED SCALE OF 1:200 @ A1

Note: Levels adjacent to kerb lines refer to channel not top of kerb

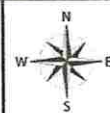


Warning: PDF designed for A4 colour print only with no page scaling

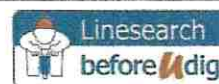


Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains	---	Digsite:	---	Area:	---
Medium Pressure Mains	---	Line:	---		
Intermediate Pressure Mains	---	LA's	---		
High Pressure Mains	---	GT's	---	SSSIs	---
Some Examples Of Plant Items					
Valve	><	Syphon	○	Depth of Cover	▽
				Diameter Change	+
				Material Change	



This information is given as a guide only and its accuracy cannot be guaranteed.

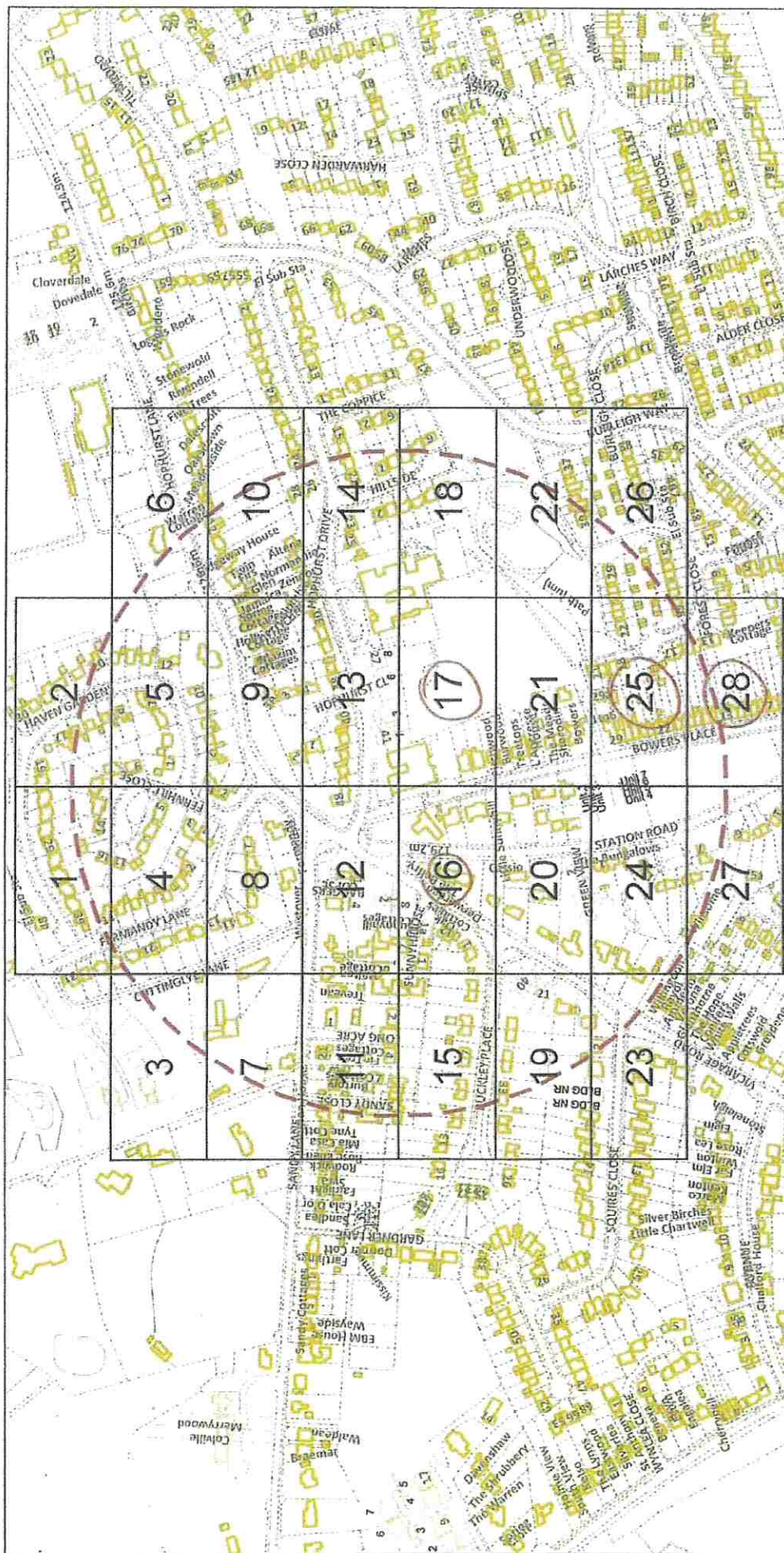



This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, syphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999


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Scale: 1:1000 (When plotted at A4)





UK Power Networks





ALWAYS LOOK UP BEFORE YOU DIG
Refer to HSE Guidance note 658

IF IN DOUBT - ASK! PHONE
0800 036 5866
EMERGENCY - 24 hours a day
Phone 0800 733 8338 (24hrs)
URGENTLY

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

This plan must be used with the attached 'Symbols' document.
Date Requested: 01/07/2021
Job Reference: 22565282
Site Location: 534095 137492
Requested by:
Miss Christine Bracewell
Your Scheme/Reference:
Bowers Place
Scale: 1:4100 (When plotted at A4)

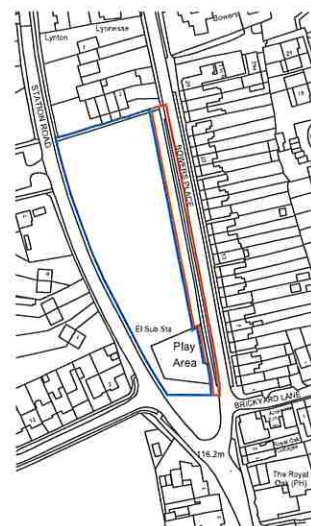
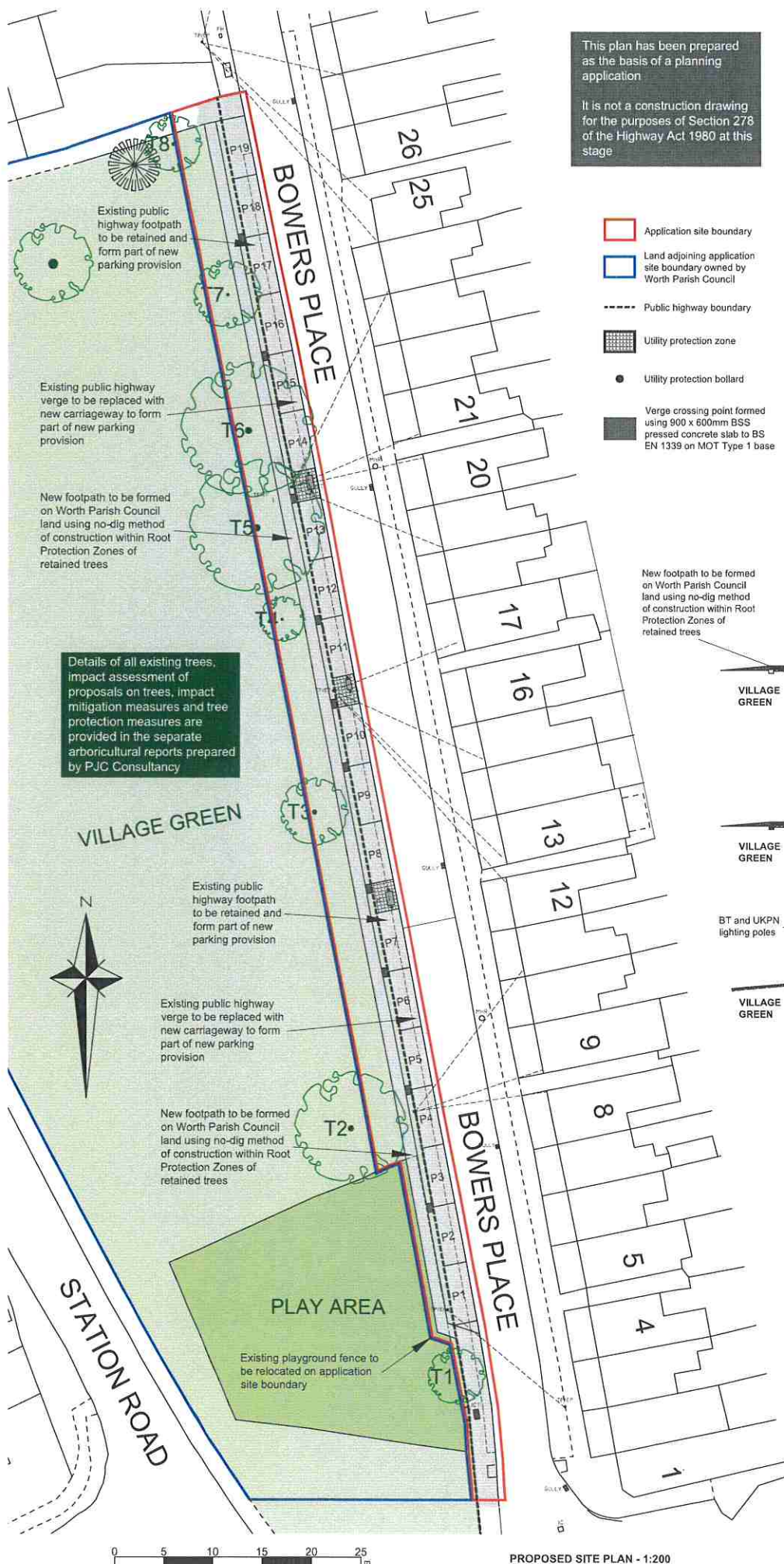
The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

Dig Sites Area: --- Line: ---

1. The portion of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. It is essential that all holes are carefully made avoiding the use of mechanical tools or picks to excavation using suitable hand tools.
3. It is essential that all holes are carefully made avoiding the use of mechanical tools or picks to excavation using suitable hand tools.
4. It must be assumed that there is a service cable line each property, lamp column and street sign.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The Information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. The Information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service. If you require records on the location of these please contact our Plan Production team directly via plans@ukpowernetworks.co.uk.

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0 50 100 m

LOCATION PLAN - 1:1250

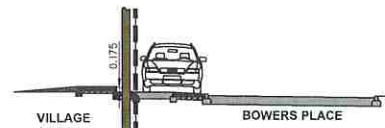
New footpath to be formed on Worth Parish Council land using no-dig method of construction within Root Protection Zones of retained trees

Existing public highway footpath to be retained and form part of new parking provision

Existing public highway verge to be replaced with new carriageway to form part of new parking provision

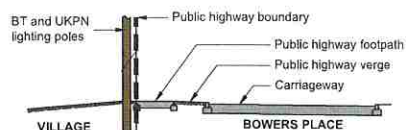
PROPOSED CROSS SECTION - 1:125

(showing grass slope between footpath and layby)



PROPOSED CROSS SECTION - 1:125

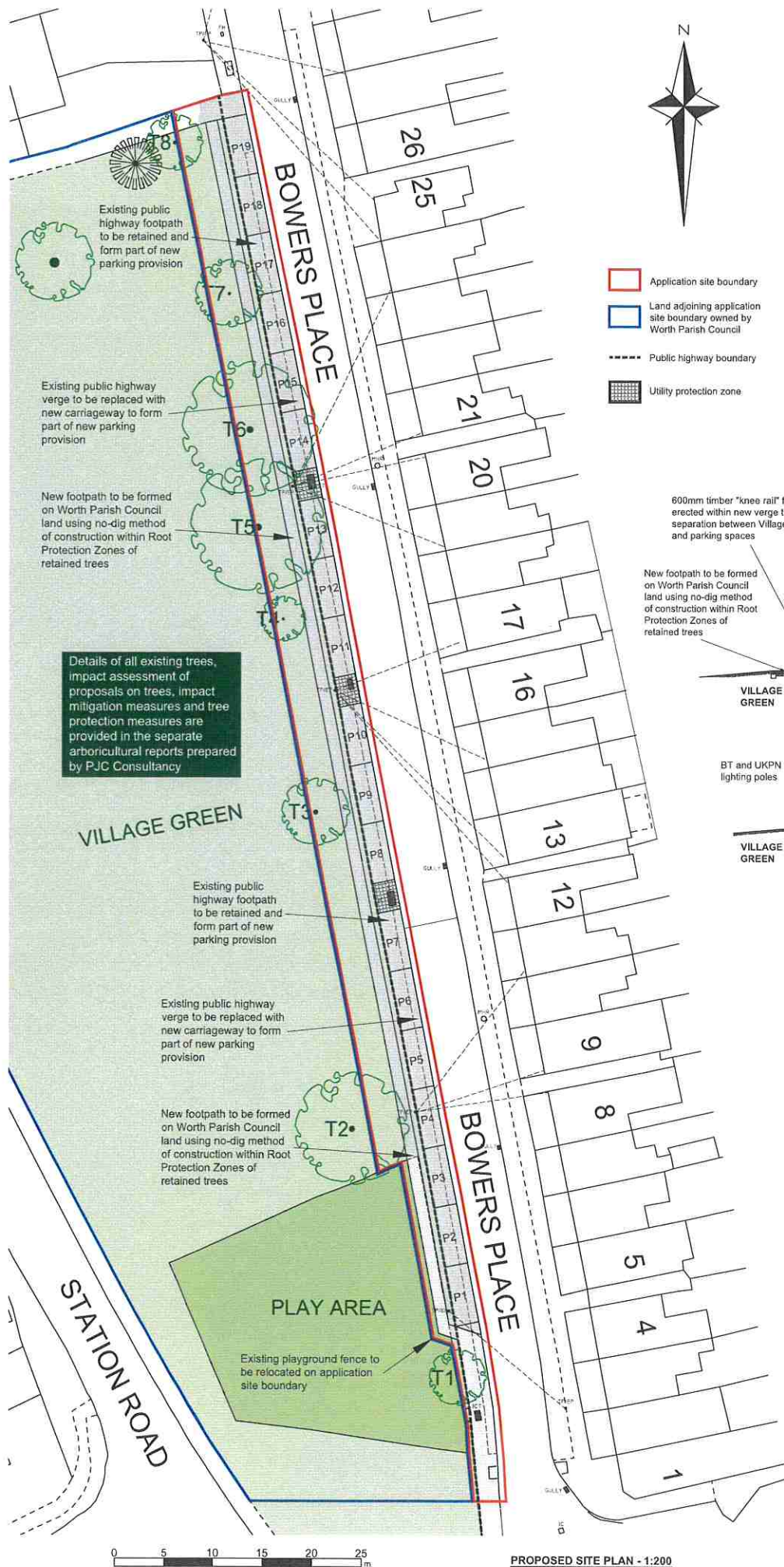
(showing verge crossing point)



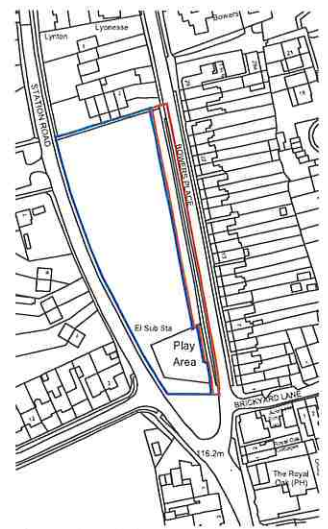
EXISTING CROSS SECTION - 1:125

(All sections are indicative as site levels vary)

Project		
Additional Village Parking		
at		
Bowers Place, Crawley Down, West Sussex, RH10 4HY		
Drawing Title		
Proposed Site Plan, Location Plan and Indicative Cross Sections		
Client		
Worth Parish Council		
Copyright of		
PBA Planning		
Mereworth Shipley Bridge Lane Copthorne West Sussex RH10 3JL		
Tel: (01342) 718827		
Date	Drawn	Rev
29/10/2021	PB	B
Orig No		Scales
WPC-BP-02		1:200, 1:1250 and 1:125 on A1



- Application site boundary
- Land adjoining application site boundary owned by Worth Parish Council
- Public highway boundary
- Utility protection zone



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Licence number 100022432

600mm timber "knee rail" fence to be erected within new verge to provide separation between Village Green and parking spaces

New footpath to be formed on Worth Parish Council land using no-dig method of construction within Root Protection Zones of retained trees

Existing public highway footpath to be retained and form part of new parking provision

Existing public highway verge to be replaced with new carriageway to form part of new parking provision

PROPOSED CROSS SECTION - 1:125
(indicative as exact levels vary)

EXISTING CROSS SECTION - 1:125
(indicative as exact levels vary)

This plan has been prepared as the basis of a planning application

It is not a construction drawing for the purposes of Section 278 of the Highway Act 1980 at this stage

Project:		
Additional Village Parking		
at		
Bowers Place, Crawley Down, West Sussex, RH10 4HY		
Drawing Title:		
Proposed Site Plan, Location Plan and Indicative Cross Sections		
Client:		
Worth Parish Council		
Copyright:		
PBA Planning		
Mereworth Shipley Bridge Lane Copthorne West Sussex RH10 3JL Tel: (01342) 718827		
Date:	Drawn:	Rev:
29/10/2021	PB	A
Dwg No:	Scale:	
WPC-BP-02	1:200, 1:1250 and 1:125 on A1	

Cross Section
2402626

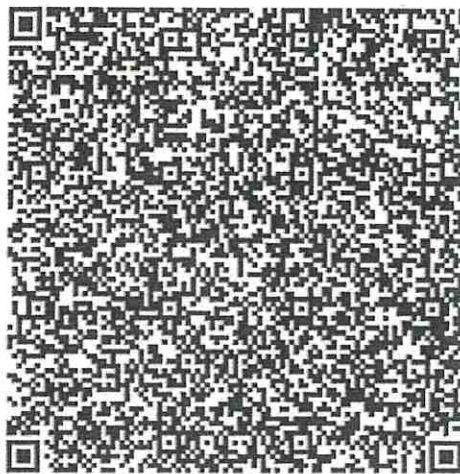
<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. All holes are carefully made avoiding the use of mechanical tools or picks until the exact location of the cable has been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street-sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Please be aware that electric cables (those belonging to other owners of licensed electricity distribution systems) may be present and it is your responsibility to identify their location.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 056 5816 EMERGENCY cable or gas damage Phone 0800 783 8838 (24 hr) URGENT</p> <p>UK Power Networks</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to OSG Guidance note G55</p> 	<p>Always produced at 1:2500 scale are geo-schermette which show 17m cable and 10m gas and refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>
<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person.</p> <p>3. UK Power Networks has no liability to you in contract, in tort (including negligence) or in breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss of earnings whatsoever, provided you are on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>		
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UK Power Networks Feedback Tool

Please help UK Power Networks improve the accuracy of their network records and help make it safer for all those working around them in future.

All you need to do is:

1. Use your phone camera to scan the QR code:
2. Provide feedback on what you have found on site (good or bad)
3. Upload a photo if needed



Thank you for making the area a safer place to dig.

UK Power Networks, working with LSBUD