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CONTACT: Anna Tidey
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REF: DM/24/2263
DATE: 6th October 2025

Dear Sir/Madam

Lake House Old Hollow Copthorne Crawley
Erection of a replacement dwelling with annexe accommodation following demolition of existing dwelling and annexe.

I advise that your application DM/24/2263 was **Granted Permission** on **6th October 2025**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted.

Yours faithfully



Ann Biggs
Assistant Director Planning and Sustainable Economy

Ms Alexandra Potamianos
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3 Innovation Place
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GU7 1JX

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

PERMISSION

REFERENCE: DM/24/2263

DESCRIPTION: ERECTION OF A REPLACEMENT DWELLING WITH ANNEXE
ACCOMMODATION FOLLOWING DEMOLITION OF EXISTING
DWELLING AND ANNEXE.

LOCATION: LAKE HOUSE, OLD HOLLOW, COPTHORNE, CRAWLEY

DECISION DATE: 6 OCT 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@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:-

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. Prior to the commencement of the development, a materials schedule to include all roofing and facing materials, window, door and eaves details, to include rainwater and other external pipework, and the proposed hard and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The construction works shall then be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP12 and DP26 of the of the Mid Sussex District Plan 2014 - 2031.

4. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

5. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan, with electric vehicle charging provision. The garage parking spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and to accord with the aims of Policy DP21 of the Mid Sussex District Plan 2014 - 2031 and CNP15 of the Copthorne Neighbourhood Plan.

6. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with the aims of Policy DP21 of the Mid Sussex District Plan 2014 - 2031 and CNP15 of the Copthorne Neighbourhood Plan.

7. Prior to the commencement of the development, including the demolition works, plans and details shall be submitted to and approved in writing by the Local Planning Authority to show the site set up during construction. This shall include details of the intended access arrangements for all contractors vehicles, for the intended location on the site for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the method (including proposed times) for loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access and to accord with and Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

8. Prior to the commencement of the development, excluding the demolition works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: Hours of construction working; measures to control noise affecting nearby residents; dust control measures and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents and to accord with Policy DP26 of the District Plan (2014 - 2031).

9. The house on the site, known as Lake House, Old Hollow, Copthorne, Crawley, West Sussex, RH10 4TB shall be demolished and all the debris removed from the site on occupation or substantial completion of the new house to the satisfaction of the Local Planning Authority, unless otherwise agreed in writing.

Reason: In order to control the development in detail and to accord with the aims of Policies DP12 and DP15 of the Mid Sussex District Plan 2014 - 2031.

10. The annexe hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of Lake House, Old Hollow, Copthorne, Crawley, West Sussex, RH10 4TB as a single dwelling. No part of the building and shall be used as a separate unit of accommodation or for any other commercial purposes, otherwise an application for full planning permission will be required.

Reason: For the avoidance of doubt, to control the development in accordance with the application and to comply with Policies DP15 and DP26 of the Mid Sussex District Plan 2014-2031.

11. The development hereby permitted shall be carried out in accordance the Tree Survey, Impact Assessment, Method Statement details and Tree Protection Plan in the submitted Arboricultural Report by Mark Welby and in accordance with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention and protection of trees on the site and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

12. The retained trees and hedgerows shall be protected in accordance with the details in the submitted Tree Protection Plan in the Arboricultural Report for the duration of the development and the trees and hedgerows shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity and/or ecology of the area and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

13. Prior to the commencement of the development a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall be submitted to and approved, in writing, by the Local Planning Authority to comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations with perimeter protective fencing, where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

The approved hard and soft landscaping works shall be carried out in accordance with the approved details prior to the occupation of the new dwelling.

Reason: In the interests of visual amenity and the character and appearance of the area and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

14. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report (David Archer Associates, August 2024) and Preliminary Ecological Appraisal (David Archer Associates, July 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles and mobile protected species in Sections 5.2.3 and 5.2.10 of the Preliminary Ecological Appraisal (David Archer Associates, July 2024), which avoids impacts on protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

15. Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
- . a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - . evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or

. a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998 and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

16. Prior to the commencement of the development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority.

The CEMP (Biodiversity) shall include the following.

- . Risk assessment of potentially damaging construction activities.
- . Identification of "biodiversity protection zones".
- . Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- . The location and timing of sensitive works to avoid harm to biodiversity features.
- . The times during construction when specialist ecologists need to be present on site to oversee works.
- . Responsible persons and lines of communication.
- . The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- . Use of protective fences, exclusion barriers and warning signs.
- . Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

17. Prior to any works being undertaken above slab level a biodiversity enhancement layout for biodiversity enhancements prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- . detailed designs or product descriptions for biodiversity enhancements; and
- . locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

18. Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- identify those areas/features on site that are particularly sensitive for bats and Hazel Dormouse and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

Biodiversity Net Gain

1. This permission is considered to be one which **will require the approval of a biodiversity gain plan before development is begun** (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

Informatives

1. 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.
2. 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.

3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

4. The applicant is advised that if any new development (including construction activities) is to take place within 5 metres of any drain or watercourse. It is important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken near this watercourse. It is important to understand that this Planning consultation deals with the flood risk impact of the proposed development, but the OWC will deal with the impact of the watercourse alteration. So, whilst the OWC is not a Planning matter, it will need to run alongside this application. Details for OWC are in the advice sections of this consultation. OWC application: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extremeweather/dealing-withflooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

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
Location Plan	A.001		20.05.2025
Existing Block Plan	A.002		20.05.2025
Proposed Block Plan	A.003		20.05.2025
Existing Floor Plans	A.100		20.05.2025
Existing Floor and Elevations Plan	A.101		20.05.2025
Proposed Floor Plans	A.102		20.05.2025
Proposed Floor Plans	A.103		20.05.2025
Proposed Floor Plans	A.104		20.05.2025
Existing Elevations	A.201	Side	20.05.2025
Existing Elevations	A.202	Studio	20.05.2025
Proposed Elevations	A.203	Front ☐	20.05.2025
		Rear	
Proposed Elevations	A.204	Side	20.05.2025
Proposed Elevations	A.205	Annexe	20.05.2025
Illustration	A.400	3D Visual	20.05.2025
Illustration	A.401	3D Visual	20.05.2025
Existing Elevations	A.200	Front ☐	20.05.2025
		Rear	
Illustration	A.403	3D Visuals	20.05.2025
Illustration	A.206	Profile comparison	20.05.2025

Illustration	A.207	1 Profile comparison	20.05.2025
		2	
Sections	A.300		20.05.2025
Illustration	A.402	3D Visuals	20.05.2025
Illustration	A.404	Views	20.05.2025
Survey		Tree Survey	17.09.2025
Other		Statement	07.07.2025
Flood Risk Assessment			20.05.2025
Other		Arboricultural Report	20.05.2025
Other		Verified views	19.03.2025
Drainage Details			19.03.2025
Heritage Statement			21.11.2024
Other		BNG Metric	17.09.2024
Drainage Details			17.09.2024
Other		BNG Statement	17.09.2024
Survey		PEA	17.09.2024
Survey		Bat Survey Report	17.09.2025
Flood Risk Assessment			17.09.2024
Sustainability Checklist/Energy Stment			17.09.2024
Planning Statement			17.09.2024



Ann Biggs
Assistant Director Planning and Sustainable Economy

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](#).

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Purchase Notices

If either the Local Planning Authority or Secretary of States refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.