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Wilbury Planning

FAO Andrew Horrell (Planning Officer)
Development Management
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

[redacted]

21 October 2025

Dear Andrew,

Re: Land Adjacent to No.2 Meadow Approach, Copthorne, Crawley, West Sussex RH10 3RF

Proposed demolition of 2no. garages and erection of a single dwelling (Class C3) with 2no. off-street parking spaces, plus provision of 1no. off-street parking space for No.2 Meadow Approach

Planning Reference: DM/25/1199

This Supporting Statement is submitted to Mid Sussex District Council (MSDC) and has been prepared in response to the following:

- MSDC case officer comments relating to amenity space and layout of the development within the context of Policy CNP2 of the Copthorne Neighbourhood Plan (NP).

The submitted Parking Survey (21 October 2025) should also be read in conjunction with this Supporting Statement, and which deals with parking and highway matters.

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Policy CNP2 (Redevelopment and infill development within the defined built up area) of the Copthorne NP

Concern has been raised in terms of compliance with Policy CNP2 whereby you provided the following comments:

- *"Copthorne Neighbourhood Plan has an infill policy CNP2, concern is raised that with the nature of the sub-division of the site that No.2 will have insufficient amenity space and therefore both plots will feel somewhat cramped."*

The policy confirms that these types of proposals (i.e. infill development within the defined built up area) will be supported subject to compliance with the following criteria (how the proposed development meets each criterion is provided in green text below):

A) <u>The new development will not appear incongruous with the existing character and/or street scene, ensuring the proposed materials, plot size, boundary treatment, built form, building line and gaps between buildings is like those around it</u>

There has been no specific concern raised regarding the appearance of the scheme in terms of the impact on the existing character of the street scene, use of materials, boundary treatment, built form, building line and gaps between buildings.

The submitted Planning Statement (01 May 2025) provides a full assessment in terms of these matters.

In terms of plot size (layout of the proposed development and amount of amenity space), the wording of this criterion does not specify the amount of amenity space that ought to be afforded to schemes for infill development, and neither does the background text at Paragraphs 4.3 to 4.5 of the Copthorne NP. Rather, the premise of the policy is to ensure infill development does not appear incongruous to plot size (coupled with the other described matters).

The overall plot size, layout and amount of amenity space afforded to both the proposed dwelling and No.2 Meadow Approach would be directly comparable to the granted planning application at No.1 Meadow Approach (DM/16/1756 refers). This planning application was granted via delegated powers in June 2016 and for the following description of development:

- *"Proposed construction of a pair of new semi-detached 2 storey, 3 bedroom houses."*

This planning permission has been fully implemented with both dwellings occupied, and the Decision Notice, Delegated Report and drawings are attached at **Appendix A** to this Supporting Statement.

With direct reference to plot size, layout and amenity space, the case officers Delegated Report stated the following:

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- *"Concerns have been raised that the development would result in a cramped form of development. The semi-detached unit is to sit comfortably within the plot set off the northern and southern (side) boundaries by approximately 1 metre, with a private rear garden for each plot and off road parking to the front of the site for 2 vehicles per unit. It is therefore not considered that such a development would form an overdevelopment of the site or be of a cramped nature." (our emphasis).*

It was therefore accepted at the time that setting in the built form of the development by 1 metre, and provision of a private rear garden area for each plot was sufficient to ensure the scheme was not considered cramped or overdevelopment.

Given this scheme has been fully implemented means it is a material consideration and must be given weight for the assessment of the current planning application at Land Adjacent to No.2 Meadow Approach.

The size of both amenity spaces for the proposed dwelling and No.2 Meadow Approach respectively means that they would be usable and sufficient for their purpose of providing suitable outside space for both 3-bedroom dwellings, and which will not appear incongruous when compared to the implemented scheme at No.1 Meadow Approach.

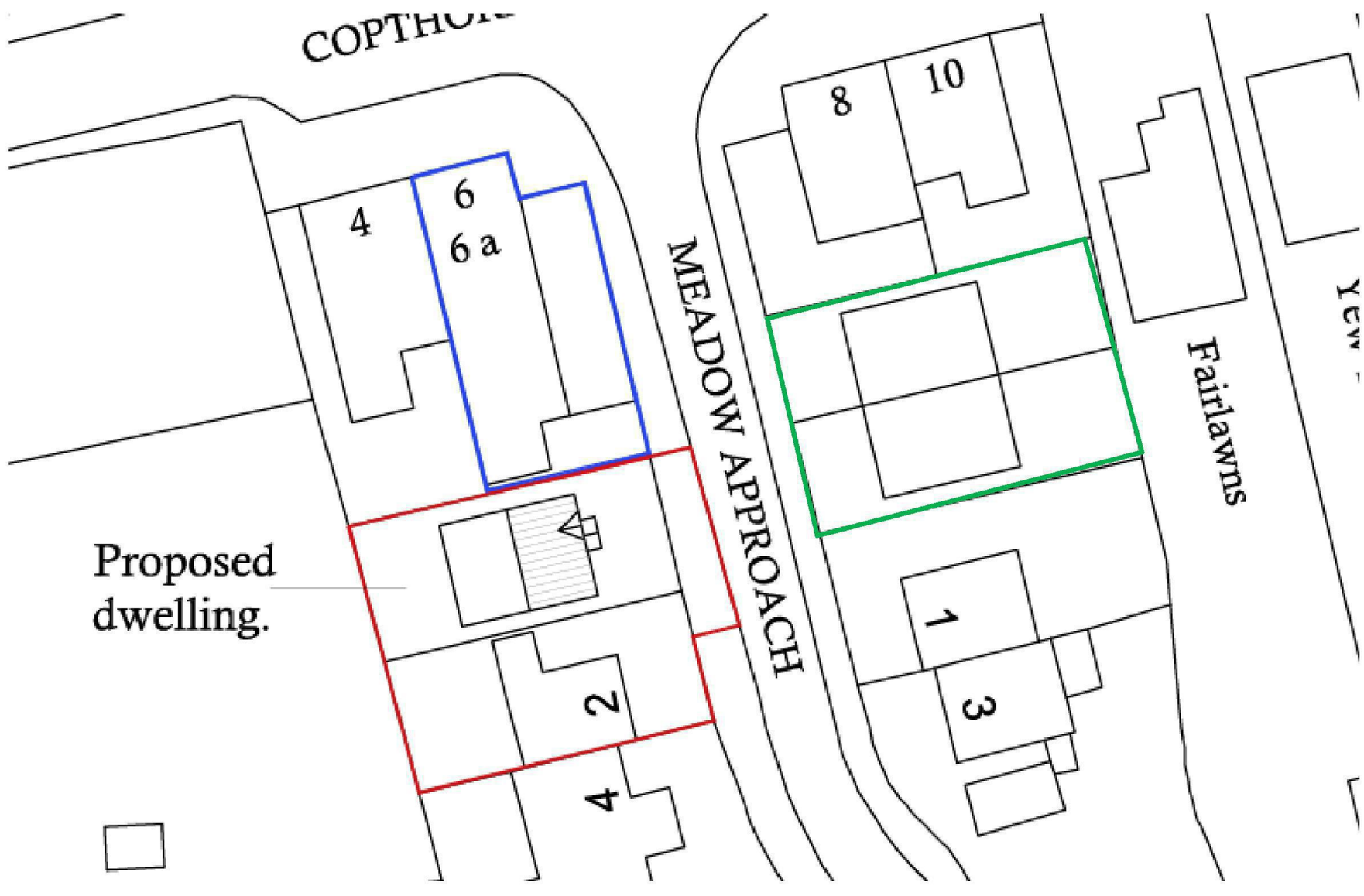

Figure 1: The proposed dwelling and retained dwelling (No.2 Meadow Approach) is denoted by the red line. The implemented development at No.1 Meadow Approach (DM/16/1756 refers) is denoted by the green line. The proposed development is entirely comparable to this implemented scheme in terms of plot size, layout and amenity space and therefore is not incongruous within the context of Policy CNP2 of the Copthorne NP.

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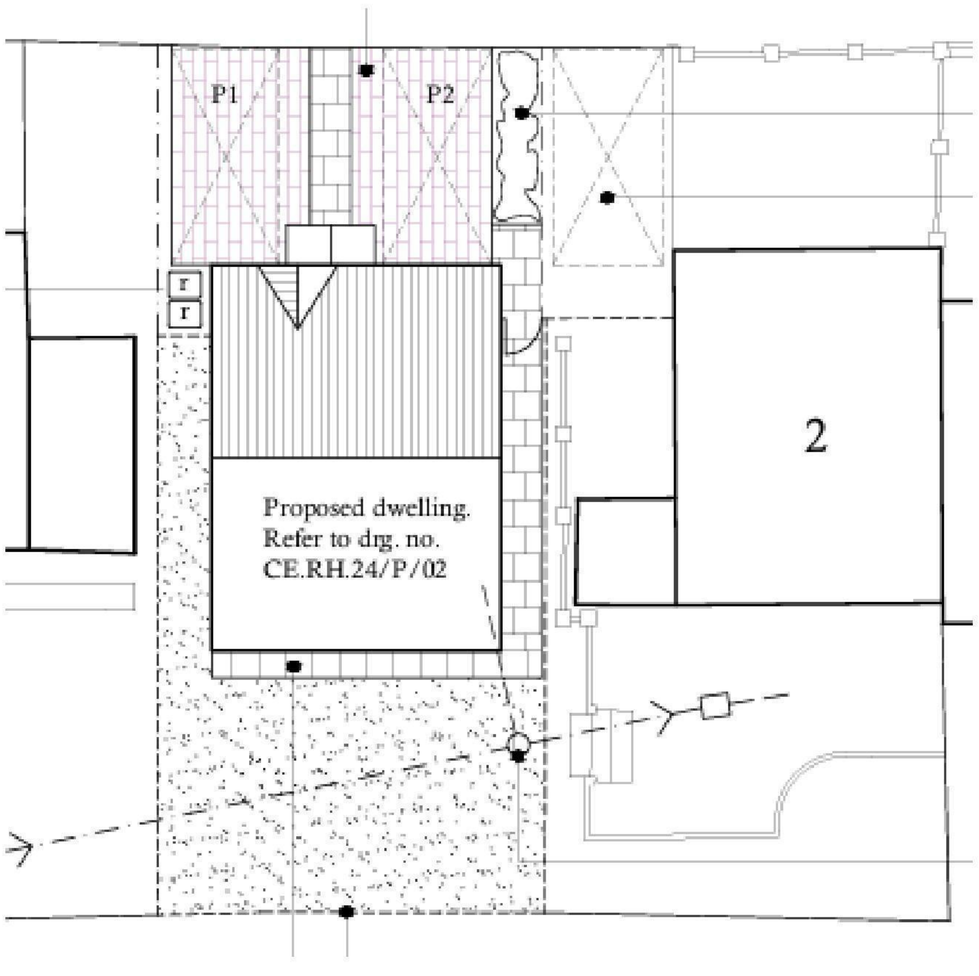

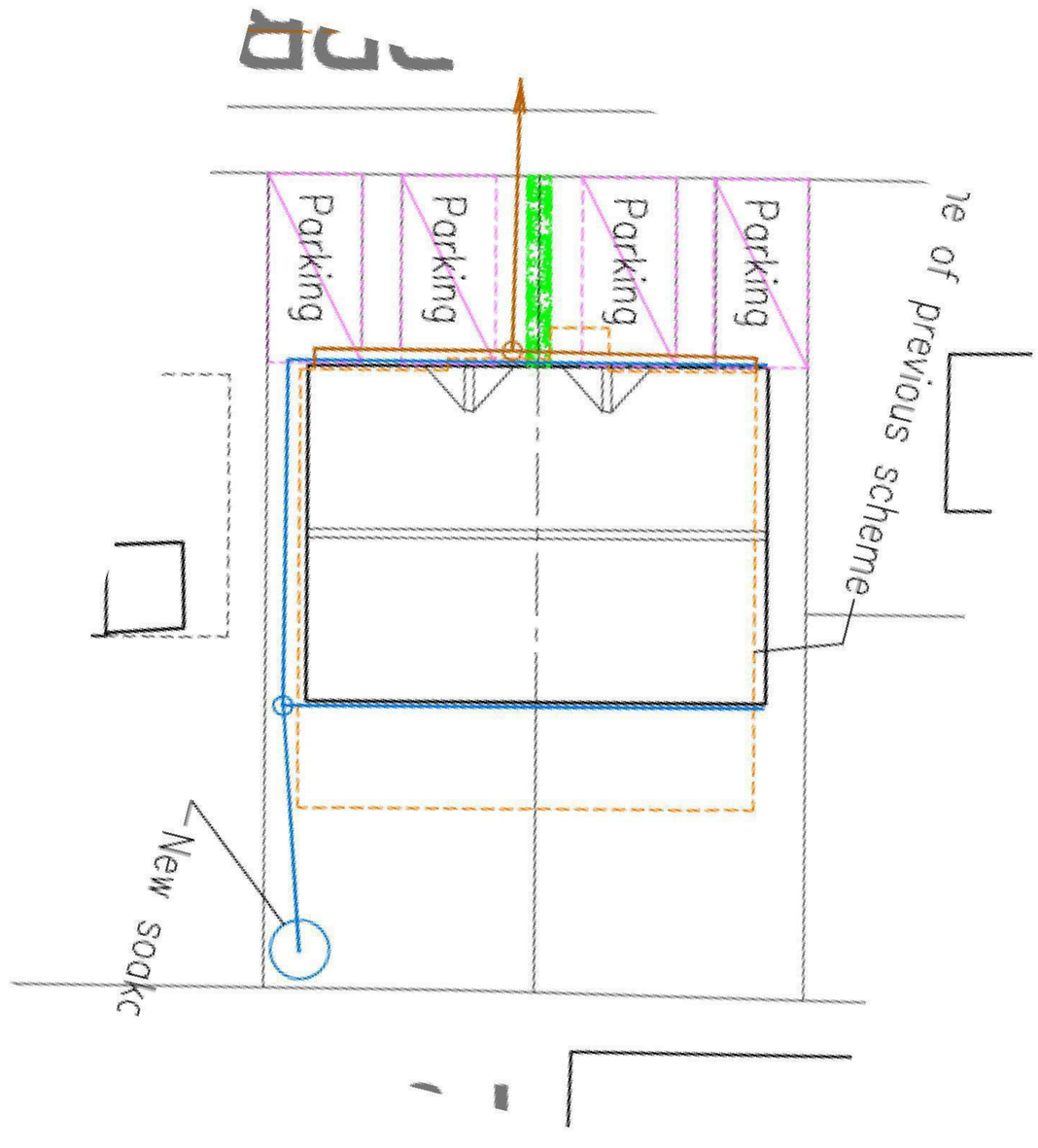

Figure 2: The proposed site layout of the proposed development is shown on the left, and the proposed site layout of the implemented scheme at No.1 Meadow Approach (DM/16/1756 refers) is shown on the right.

It is therefore demonstrated that this criterion is met.

B) <u>Suitable access and on-site parking are provided without causing unacceptable harm to neighbouring properties, pavements, pathways, footpaths, cycle paths, bridleways, established tracks, twittens, and other Rights of Way</u>

The WSCC Highway Authority comments are supportive of the scheme and confirms that it is in accordance with the relevant provisions of the National Planning Policy Framework (December 2024).

A separate Parking Survey (21 October 2025) has also been prepared, and which demonstrates that suitable access and on-site parking will be provided, with any overspill parking safely and appropriately being provided on nearby streets.

This criterion is met.

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C) <u>The new development will not cause unacceptable harm to the amenity of existing and future occupants, both on site and nearby by way of general activity, access, noise, privacy, dominance, daylight, and sunlight</u>

No specific concern has been raised regarding the effects on residential amenity, and the submitted Planning Statement (01 May 2025) provides a full assessment in terms of these matters.

This criterion is met.

We trust the information enclosed with this Supporting Statement will be given due consideration as part of the continued assessment of this planning application by MSDC.

If you require any further information, then please contact me.

Yours sincerely,

[redacted]

Henry Wagstaff
BA (Hons) MPLAN MRTPI
Director

RTPI
Royal Town Planning Institute

Appendix A

Decision Notice, Delegated Report and drawings associated with the planning application at No.1 Meadow Approach (DM/16/1756 refers)

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Haywards Heath
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Mr Hewitt
Mr Julian Bluck
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Golden Cross
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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

PERMISSION

REFERENCE: **DM/16/1756**

DESCRIPTION: **PROPOSED CONSTRUCTION OF A PAIR OF NEW SEMI-DETACHED 2 STOREY, 3 BEDROOM HOUSES**

LOCATION: **1 MEADOW APPROACH, COPTHORNE, CRAWLEY, WEST SUSSEX**

DECISION DATE: **30 JUN 2016**

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. No development shall be carried out unless and until samples / a schedule of materials and finishes to be used for external walls and roof of the proposed dwellings have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed 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 building of visual quality and

to accord with Policy B1 of the Mid Sussex Local Plan and Policy DP24 of the Pre-Submission Draft District Plan (2014 - 2031).

3. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority full details of a hard and soft landscaping scheme and these works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy B1 of the Mid Sussex Local Plan and Policy DP24 of the Pre-Submission Draft District Plan (2014 - 2031).

4. No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of road safety and to accord with Policy T4 of the Mid Sussex Local Plan and Policy DP19 of the Pre-Submission Draft District Plan.

5. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These 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 Policy T5 of the Mid Sussex Local Plan and Policy DP19 of the Pre-Submission Draft District 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 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 Policy T6 of the Mid Sussex Local Plan and Policy DP19 of the Pre-Submission Draft District Plan.

7. The development hereby permitted shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. 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 proposed development is satisfactorily drained and to accord with Policy CS13 of the Mid Sussex Local Plan and Policy DP41 of the Pre-Submission Draft District Plan.

8. The proposed windows on the first floor side elevation of each unit shall be glazed with obscured glass.

   Reason: To protect the amenities and privacy of the adjoining property and to accord with Policy B3 of the Mid Sussex Local Plan and Policy DP24 of the Pre-Submission District Plan (2014-2031).

INFORMATIVES

1. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.

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. You are advised that this planning permission requires compliance with a planning condition(s) **before development commences**. You are therefore advised to contact the case officer as soon as possible, or you can obtain further information from: http://www.midsussex.gov.uk/9276.htm (Fee of £97 will be payable). If you carry out works prior to a pre-development condition being discharged then a lawful start will not have been made and you will be liable to enforcement action.

4. The applicant is advised to contact the Community Highways Officer (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

5. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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 and Block Plan	03		22.04.2016
Proposed Floor Plans	04		22.04.2016

[redacted]

Development Manager

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 for the Environment 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 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.

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.

Date: 30th June 2016

MID SUSSEX DISTRICT COUNCIL

DM/16/1756

1 Meadow Approach, Copthorne, Crawley, West Sussex, RH10 3RF
Proposed construction of a pair of new semi-detached 2 storey, 3 bedroom houses
Mr Hewitt

CONSULTATIONS

Parish Consultation
OBJECT ' Loss of off road parking & 8 and 10 are over looked.
The site is in the Copthorne Neighbourhood Plan (CNP) area. The draft plan will shortly begin its Regulation 14 consultation so it cannot be given much weight.

Introduction
Full planning permission is sought for the proposed construction of a pair of new semi-detached 2 storey, 3 bedroom houses and the demolition of the existing garage block at 1 Meadow Approach, Copthorne.

Relevant Planning History
Planning permission was refused under reference 14/01361/FUL for the removal garage block and construction of 3, two bed dwellings with parking spaces. This scheme was refused for the following reasons:

"1. The proposal by virtue of its scale and proximity to the boundaries of neighbouring properties, would form a cramped appearance in the street scene and an overdevelopment of the site out of keeping with the existing character of the area. The proposal is thereby considered to be contrary to Policies B1 and H3 of the Local Plan. The harm of such a development would significantly and demonstrably outweigh the benefits of additional housing within the District.

2. Due to the size and scale of the building and its proximity to the boundary with 'Fairlawns', the building will form an overbearing and un-neighbourly form of development detrimental to the amenities of the neighbouring occupier of 'Fairlawns'. The proposal thereby conflicts with the NPPF and policies B1, B3 and H3 of the Mid Sussex Local Plan. The harm of such a development would significantly and demonstrably outweigh the benefits of additional housing within the District."

Site and Surroundings
The application site is situated within the built-up area of Copthorne within a predominantly residential area.

The site currently consists of a single storey terrace of three garages with car parking spaces for 3 vehicles to the front of the garage block. To the rear of the garages is garden area in association of 1 Meadow Approach.

Application Details
Planning permission is sought for the construction of a pair of new semi-detached 2 storey, 3 bedroom houses and the demolition of the existing garage block at 1 Meadow Approach, Copthorne.

Plans show the semi-detached units to measure a total of some 11.4 metres in length, 8.3 metres in depth; with an eaves height of some 4.5 metres and an overall ridge height of some 7.2 metres. The dwellings are to be brick built with tile hanging to the first floor front and rear elevations and a gable roof. To the front elevations are to be two small pitched elements and canopy porches.

The accommodation will comprise of a hall, toilet, kitchen/dining room, lounge and two store cupboards at ground floor; with 3 bedrooms and a family bathroom at first floor.

To the front of each of the units would be two off road parking spaces outside each unit. (A provision of 4 car spaces for the whole development.)

To the rear of each unit would be a private garden measuring some 7.1 metres in depth, and 6.6 metres in width. an off road parking space.

List of Policies
Mid Sussex Local Plan
B1 (design)
B3 (residential amenities)
B4 (energy and water conservation)
H3 (housing)
T4 (transport requirements in new developments)
T5 (parking standards)
T6 (cycle parking)
CS13 (drainage)

Neighbourhood Plan
There is currently no draft Neighbourhood Plan (NP) for Copthorne. Therefore no weight can be given at this stage to this in the determination of planning decisions.

District Plan
Mid Sussex District Plan - The Pre - Submission District Plan 2014 - 2031 was published on the 12th June 2015. The 'Focused Amendments to the Pre-Submission Draft District Plan' were published for consultation in November 2015. It is anticipated that the Pre-Submission District Plan and the Focused Amendments will be submitted for Examination in Summer 2016. The Plan is a material planning consideration. Weight will be given to relevant policies in accordance with paragraph 216 of the NPPF.

Relevant policies:
DP1 - Sustainable Development in Mid Sussex;
DP19 - Transport;
DP24 - Character and Design;
DP39 - Sustainable Design and Construction.

National Policy
National Planning Policy Framework (NPPF)

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 7 sets out the three dimensions to sustainable development, such that the planning system needs to perform an economic role, a social role and an environmental role. This means ensuring sufficient land of the right type to support growth; providing a supply of housing and creating a high quality environment with accessible local services; and using natural resources prudently.

With specific reference to decision-taking, the document provides the following advice at paragraph 187:

"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."

Paragraph 197 states that: "In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development."

Planning Practice Guidance (Mar 2014)

Technical Housing Standards: Nationally Described Space Standard (Mar 2015)

Assessment
The main considerations are:
- the principle of the development,
- the design of the development and the impact to the character of the area;
- the impact to the amenities of surrounding occupiers;
- access and parking.

Principle of the development
Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:
"In dealing with such an application the authority shall have regard to:
a) The provisions of the development plan, so far as material to application,
b) And local finance considerations, so far as material to the application, and
c) Any other material considerations."

Section 38(6) Planning and Compulsory Purchase Act 2004 provides:
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Using this as the starting point the development plan in Mid Sussex consists of the Small Scale Housing Allocations Document (2008) and the Mid Sussex Local Plan (MSLP) (2004).

In the event of conflicts between policies in these plans it is the most recent policy which takes precedence. The NPPF, which was issued in March 2012, is a material consideration which shall be afforded significant weight.

The National Planning Policy Framework (NPPF) is a material consideration.

Para 14 of the NPPF States:
"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted."

Para 49 of the NPPF states:
"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites."

This Council cannot currently demonstrate a five-year housing land supply for the District. The housing requirement set out in the now revoked South East Plan is no longer relevant. However, the objectively assessed housing need figure for the district is yet to be tested through the District Plan examination. As such the Council is unable at present to demonstrate the five year supply of deliverable sites, since it does not have an agreed requirement to calculate this supply against.

It could be argued that as Policy H3 of the Mid Sussex Local Plan is a criteria based policy that is concerned with housing provision (namely permitting housing subject to various criteria being met) that Policy H3 is not up to date because of the absence of a 5 year housing land supply as required by the NPPF. However it is considered that the various criteria that are set out in Policy H3 are reflective of the aims of the NPPF. As such it is still relevant to assess the application against Policy H3.

Policy H3 of the Mid Sussex Local Plan states:
"Within defined built-up areas permission will be given to proposals for residential development where the following criteria are met:
(a) the development does not involve the significant loss of an area of nature conservation or an open or wooded area of land which in its own right makes an important contribution to the urban environment and cannot be satisfactorily replaced or compensated for;
(b) the land or building is not within an established business area and is not allocated for any other use in this Local Plan;
(c) efficient use is made of the land in terms of density and as general guidance residential development should be provided at average net densities of at least 30 dwellings per hectare;
(d) the character and form, respects that of the locality (a detailed site and landscape appraisal together with a design statement will be required);
(e) includes a high quality environment for prospective occupiers including appropriate landscaping and open space;
(f) the provision for car parking and vehicle manoeuvring does not significantly reduce garden areas, including front gardens, or adversely affect adjoining property; and
(g) the requirements of design policies B1 and B2.

In Conservation Areas and Areas of Townscape Character infill and redevelopment proposals will be carefully controlled to ensure that the specific character of the area is preserved."

Paragraph 17 confirms that the NPPF seeks to encourage the effective re-use of previously developed sites. As the site falls within the built up area of Copthorne, the site is considered suitably sustainable in location and therefore the principle of infill development is considered to be in accordance with the NPPF and Policy H3 of the Mid Sussex Local Plan.

Paragraph 47 of the NPPF confirms that local planning authorities should be seeking to boost significantly the supply of housing.

The proposal therefore has to be considered in light of the core planning principles set out in the NPPF, any other relevant planning policies and any other material planning considerations i.e.

previous planning history and appeal decisions. The following sections of the report will consider the relevant matters associated with the proposed development in the context of the development plan and other material considerations, including the NPPF, in order to undertake the necessary assessment.

Design of the development and the impact to the character of the area
The building is to be constructed in traditional materials. Within this area of Copthorne there is a mixture in the design of buildings. It is not considered that the design of the semi-detached unit would cause significant harm to the character of the area.

The properties will be built in line with the neighbouring property 1 Meadow Approach and would not appear out of keeping with the street scene due to its position on the site. As such, the addition of this semi-detached unit would not cause sufficient detriment to the street scene.

Concerns have been raised that the development would result in a cramped form of development. The semi-detached unit is to sit comfortably within the plot set off the northern and southern (side) boundaries by approximately 1 metre, with a private rear garden for each plot and off road parking to the front of the site for 2 vehicles per unit. It is therefore not considered that such a development would form an overdevelopment of the site or be of a cramped nature.

The proposal thereby complies with policies H3 and B1 of the Local Plan, policy DP24 of the Pre-Submission Draft District Plan, and policies E9 and H8 of the Neighbourhood Plan.

Neighbouring Amenity
Policy B3 of the Local Plan aims to protect amenity.

To the rear of the site (east) is the garden of 'Fairlawns'. The proposed properties are to be set some 7 metres from the boundary with this neighbour where there is vegetation screening on this boundary. The development would result in a rear to side relationship with the neighbour. Due to the residential location of the site, and the side-rear relationship with the neighbour, it is not considered that there would be significant impact to the amenities of 'Fairlawns' through overlooking or an overbearing impact. Whilst there would be four first floor windows looking towards the neighbour, due to the distance and the use of these rooms as bedrooms and not main rooms of accommodation (such as kitchens or lounges), it is not considered that there would be significant overlooking. Concerns have been raised over a loss of outlook to the occupiers of 'Fairlawns'. However, due to the position of the dwellings and relationship with the neighbour it is not considered that there would be significant harm to outlook due to the side/rear relationship and the residential location. Whilst the new units would be visible from the rear private garden of the neighbour, such a side/rear relationship exists with 1 Meadow Approach.

In respect of the amenities to the residential accommodation of 8 and 10 Copthorne Bank, the development would result in a side/rear relationship with these flatted units, sited some 4.4 metres from the rear single storey lean-to wall. Due to the residential nature of the area, and the side/rear relationship, it is not considered that there would be a significant overbearing impact. To the side elevations of the proposed dwellings are to be a ground and first floor side window to serve the stairwell and hallways of the dwellings. Due to the proximity to the neighbours to the north and south, it is considered that these should be obscure glazed to prevent significant detriment to neighbouring amenities.

The proposal is thereby considered to comply with policies B1 and B3 of the Local Plan, and policy DP24 of the Pre-Submission Draft District Plan.

Access and Parking
Paragraph 32 of the National Planning Policy Framework states:

"All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."

Policies T4 and T5 of the Local Plan outline the requirements for parking provision and access to new developments, in conjunction with the council's (maximum) parking standards, as set out in the Development and Infrastructure Supplementary Planning Document. Policy T6 requires provision of cycle storage facilities in new developments. In addition, Policy DP19 of the Pre-Submission Draft District Plan relates to transport and include car parking for proposed developments

The Highways Authority has been consulted on the scheme and raises no objection to the proposal subject to conditions concerning car and cycle parking.

The Parish Council and third parties raise objection on the proposed level of parking and that the development would result in a loss of parking. The garages are in private use and not for parking for the general public. Meadow Approach and Copthorne Bank do not have parking restrictions on the highway. Whilst it is acknowledged that the garaging and off road parking spaces would be lost, the development would provide 2 off road parking spaces per unit for the development. This is considered to be acceptable.

Concerns have also been raised in respect of heavy usage of traffic during construction. Such traffic would be inevitable during the short period of construction. A condition could be placed on any permission requesting details of parking and storage of materials during construction to ensure there is no highway safety issues.

The proposal is thereby considered to comply with policies T4 and T5 of the Local Plan, and policy DP19 of the Pre-Submission Draft District Plan.

Standard of accommodation
Policy H3 of the Mid Sussex Local Plan requires new residential development in defined built-up areas to include a high quality environment for prospective occupiers. Policy DP24 of the draft Mid Sussex District Plan stipulates that development does not cause significant harm to the amenities of future occupants of new dwellings. Policy DP25 requires all new dwellings to meet minimum nationally described space standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.

The Government's Technical Housing Standards - Nationally Described Space Standards document was published in March 2015 and replaced the Council's adopted Dwelling Space Standards Supplementary Planning Document on 1 October 2015. It sets out space standards for all new residential dwellings, including minimum floor areas and room widths for bedrooms and minimum floor areas for storage, to secure a satisfactory standard of accommodation for future residents. This requires a 3-bed 4 person two storey dwelling to provide a gross internal floor area of 84sqm with an additional 2.5sqm of built in storage.

The submitted plans indicate that the development would have an internal floor area of some 80.85 square metres.

The development falls below the above policies and guidance. However, these should be applied flexibly in instances where the application is considered to be sustainable development and meet the three strands of development as outlined in para 7 of the NPPF.

Sustainable Development
A Sustainability Statement has been submitted with the application. This states that the dwellings would be well insulated to meet and where possible exceed the requirements of Part L of the current Building Regulations. In addition the dwellings would include energy efficient condensing boilers and low energy electrical equipment.

In addition, the development is situated in a sustainable location close to the local services as well as a bus stop. Therefore, it is considered that the proposal complies with the relevant criteria of Policies G1 and G2 (Sustainable Development) of the Mid Sussex Local Plan and will be acceptable in sustainability terms.

Whether the proposal would be sustainable development
As outlined above, the NPPF describes sustainable development as the golden thread running through both plan making and decision taking. It sets out the three dimensions to sustainable development: economic, social and environmental. Paragraph 6 states that the policies in paragraphs 18 - 219, taken as a whole, constitutes the government's view as to what sustainable development means for the planning system. In this part of the report the main factors that inform the judgement as to whether the proposal would be a sustainable form of development are summarised. In reaching that view all matters referred to in the report have been taken into account.

<u>The economic role</u>
The proposed development would result in the creation of construction jobs during the build period. The additional, albeit limited, population could help generate more local spending in the local community and generate New Homes Bonus funding as well as additional Council Tax receipts. These are all material considerations that weigh in favour of the development. It is considered that the proposal would satisfy the economic role of sustainable development.

<u>Social role</u>
The provision of 2 additional units will make small but a useful contribution to the district's housing supply and would help meet the identified need for housing.

The NPPF seeks to promote a *"strong, vibrant and healthy community by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports it health, social and cultural well-being."*

Due to the location of the site within the built up area of Copthorne, it is considered that the location of the site is sustainable. Overall it is considered that the proposal would satisfy the social role of sustainable development.

<u>Environmental role</u>
The environmental role as set out in para 7 of the NPPF requires developments to contribute *"to protecting and enhancing our natural, built, and historic environment"*. The proposed development is on land that is free from national designations, i.e. Area of Outstanding Natural Beauty or National Park, which cover 60 per cent of the district.

There is an overriding need to ensure that the intrinsic character and beauty of the countryside is recognised and that development should contribute to protecting and enhancing the natural, built and historic environment.

The site is within the built up area of Copthorne, surrounded by residential development. It is considered that the construction of two dwellings would not cause detriment to the character of the existing residential area, and would be sensitive to the design of existing dwellings in the area. In addition, the proposal would not cause significant detriment to the amenities of nearby residential occupiers due to the proximity and relationship with neighbouring boundaries and the bulk and scale of the development.

In light of the above assessment of the main issues and weighing up the development in light of para's 7, 8, 14, 49 and 56 of the NPPF; it is considered that the proposal meets the three dimensions of sustainability.

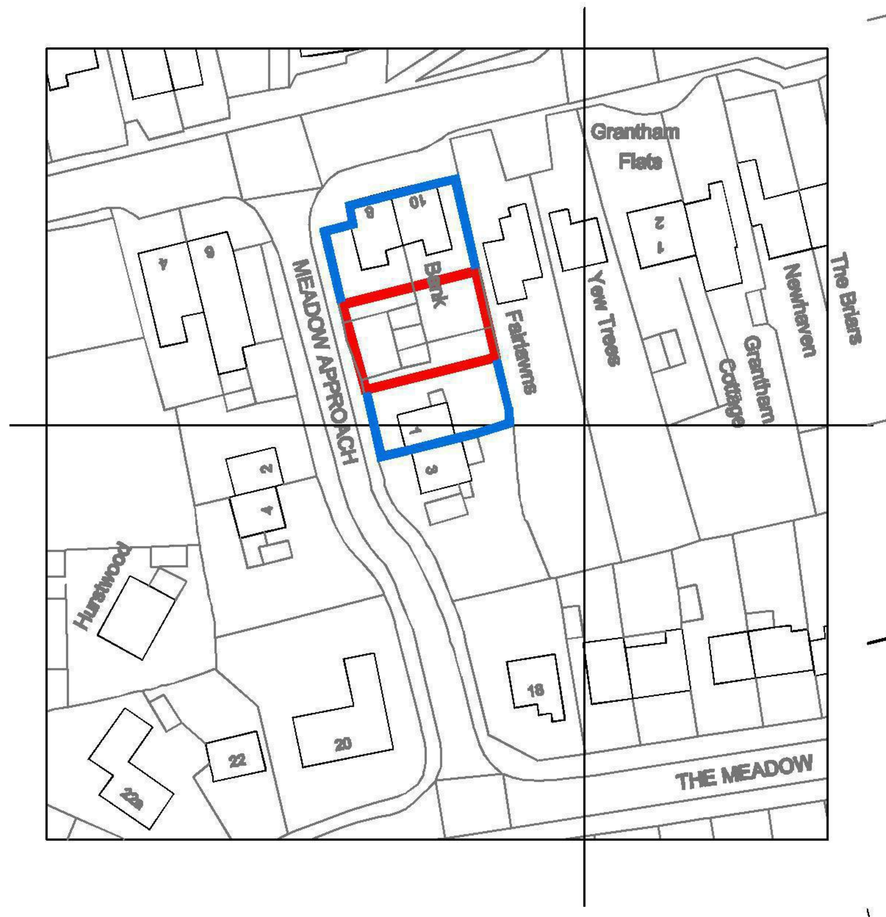
Planning Balance and Conclusions

The Council is unable to currently demonstrate a five year supply of deliverable housing land and the criteria based policy of the local plan (Policy H3) indicates housing should be supported within the built up areas subject to various issues being assessed.

The proposal would have benefits in terms of the social, economic and environmental roles of sustainable development, as envisaged by the NPPF. The design of the proposal would not detract from the character of the surrounding area. It is considered that the proposal would not result in a significantly harmful form of development to neighbouring residents in terms of overlooking or of an overbearing nature.

Decision: Permission

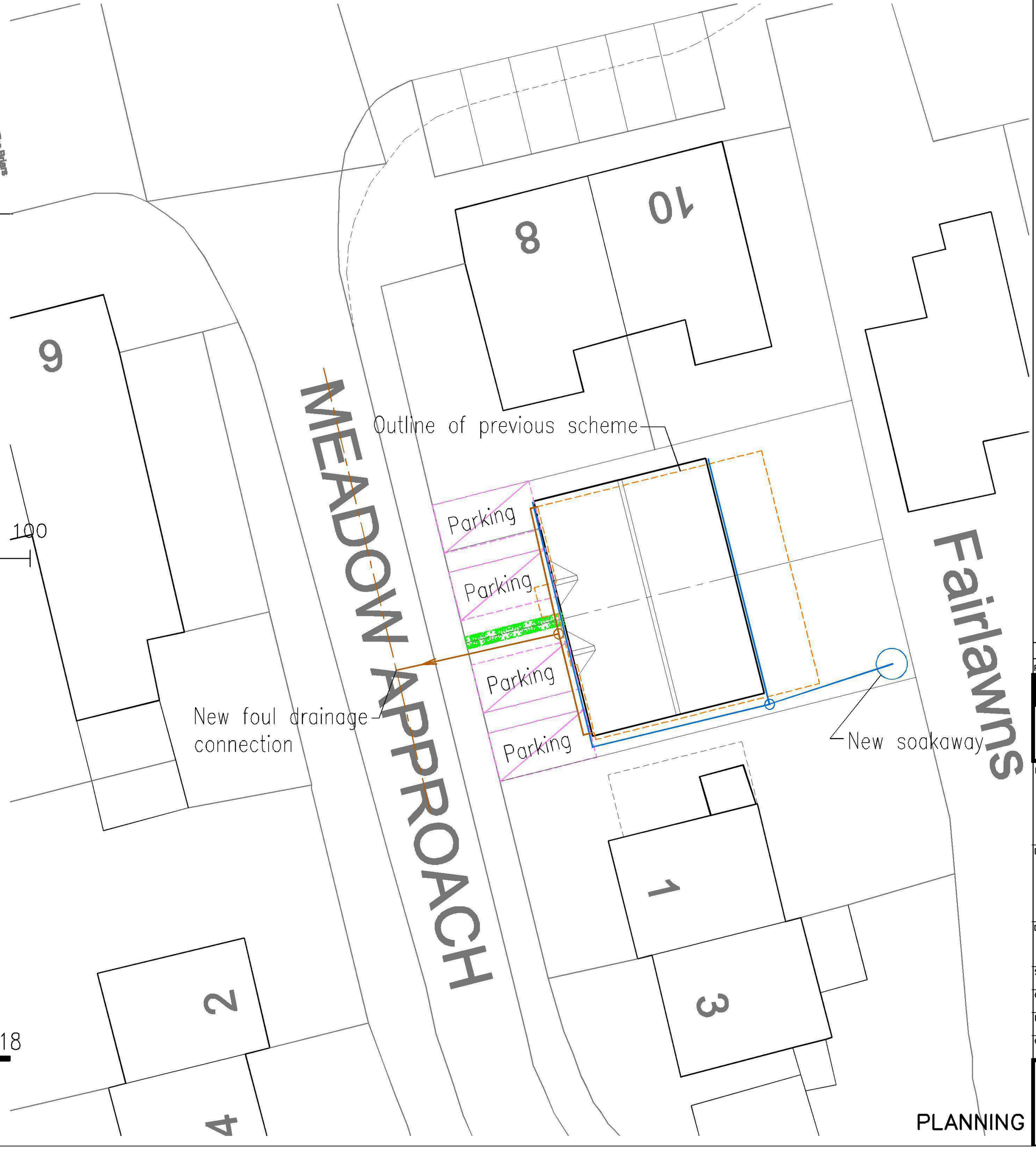
Case Officer: Mrs Joanne Fisher



Location Plan @ 1:1250

20 0 20 40 60 80 100

Metres



0 2 4 6 8 10 12 14 16 18

Scale Bar

Site Plan @ 1:200

A3

PLANNING

Dimensions to be verified on site.
Figured dimensions to take preference to those scaled.
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Rev	Description	By	Date

Julian Bluck Designs Ltd
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Project
Land Adjacent to No. 1 Meadow Approach Copthorne

Drawing Title
Site/Location Plan

Drawing No. 03
Revision -

Scale 1:1250 & 1:200
Date February 2016

Computer File No. Hewitt Dev
Project No. 546

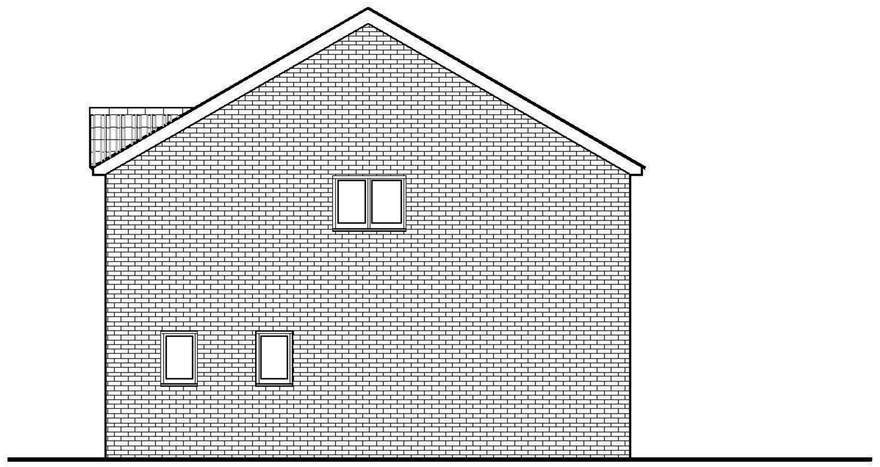
Drawn By AW
Checked By JB

Coordinated By
Approved By

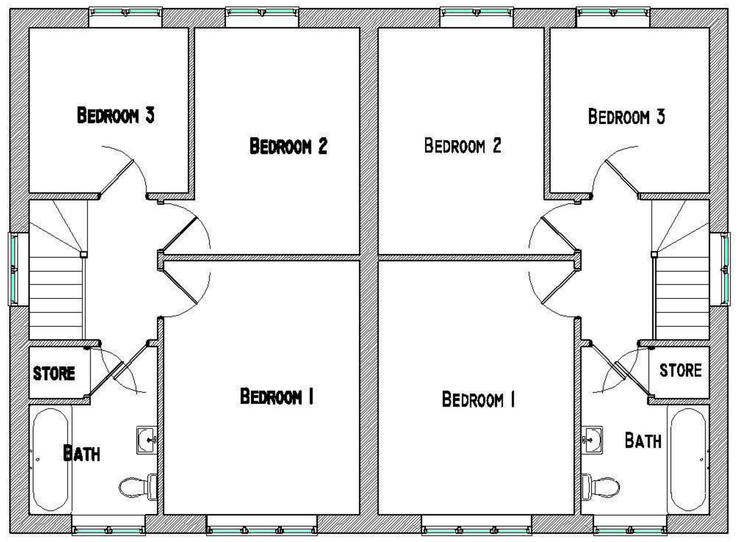
Client
Mr & Mrs Hewitt

WEST ELEVATION

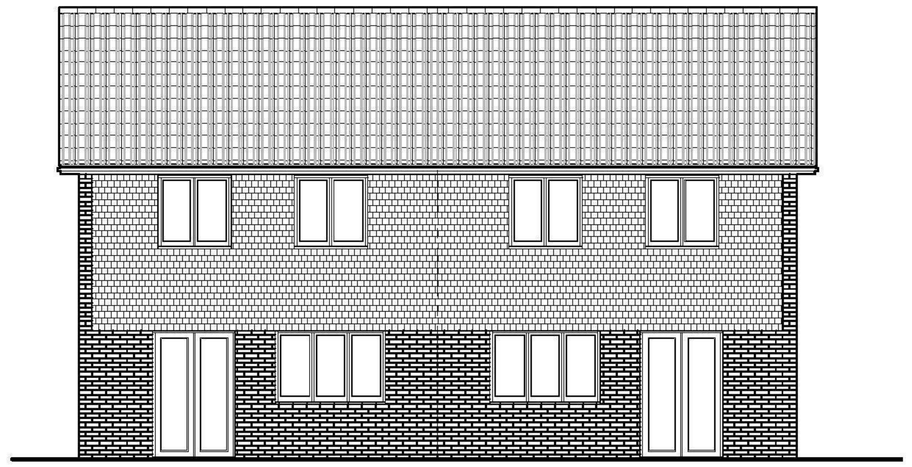
STREET SCENE AS VIEWED FROM THE WEST



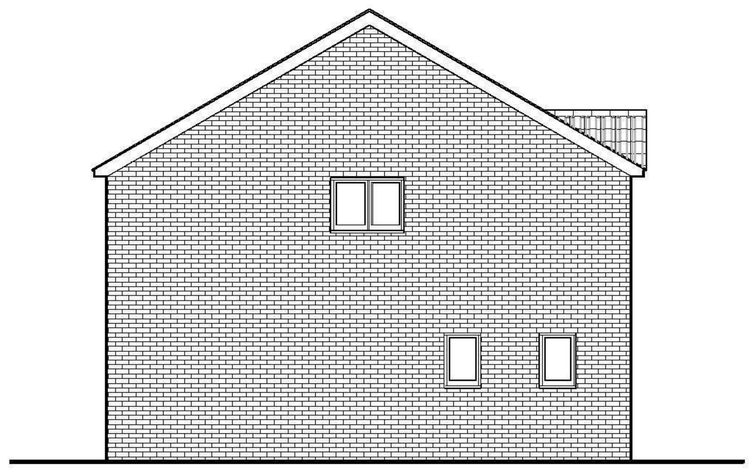
SOUTH ELEVATION



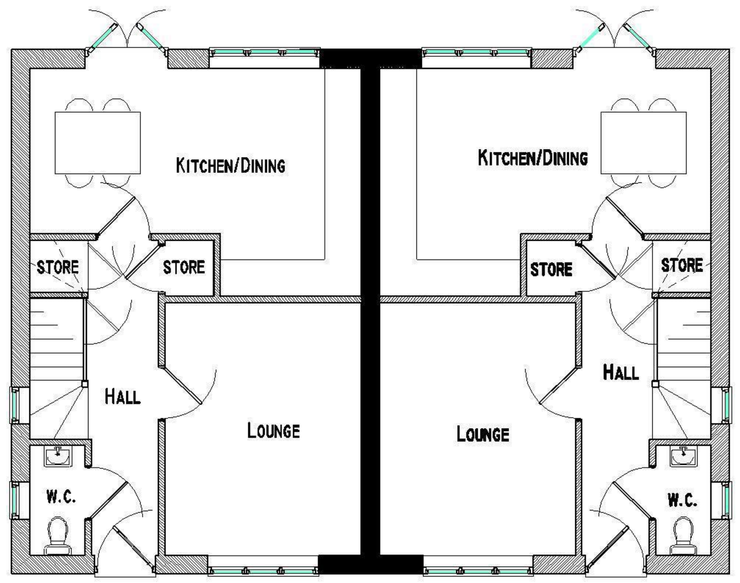
FIRST FLOOR PLAN



EAST ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN

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Project
Land Adjacent to
No. 1 Meadow Approach
Copthorne

Drawing Title
Proposed Plans
and Elevations

Drawing No. 04
Revision

Scale 1:100
Date February 2016
Computer File No. Hewitt Dev
Project No. 546
Drawn By AW
Checked By
Coordinated By JB
Approved By

Client
Mr Hewitt

A2