

Mr Richard Crane
Mr Gvidas Ulcinas
2 Windmill Street
Brighton And Hove
BN2 0GN

**TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE) (AMENDMENT)
ORDER 2017**

REFUSAL

REFERENCE: DM/25/1864

**DESCRIPTION: PERMISSION IN PRINCIPLE FOR THE DEVELOPMENT OF 3 TO 4
RESIDENTIAL DWELLINGS (INCLUDING THE EXISTING
DWELLING)**

**LOCATION: HURST HOUSE, COPTHORNE COMMON, COPTHORNE,
CRAWLEY**

DECISION DATE: 27 AUG 2025

CASE OFFICER: STEFAN GALYAS - STEFAN.GALYAS@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The application site set within the countryside where no special justification is applicable for the construction of dwellings, the location and land use of the development is considered contrary to policies DP12 and DP15 of the District Plan. Moreover, the site is not considered to be set within a location contiguous with the settlement of Copthorne and is therefore contrary to Policy DP6 of the District Plan. Accordingly, the proposal conflicts with the provisions of Policies DP6, DP12 and DP15 of the District Plan (March 2018), Policies CNP1, CNP2 and CA3 of the Copthorne Neighbourhood Plan (June 2021) and the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (December 2024).
2. The proposed development is located in an unsustainable location which would be reliant on the motor vehicle to gain access to local services. This would give rise to

unsustainable transport patterns arising from an increase in private car movements to and from the site, in conflict with policy DP21 of the Mid Sussex District Plan (March 2018) and Paragraph 115 of the National Planning Policy Framework (December 2024).

3. The amount of development would result in a cramped and uncomfortable form within the constraints of the red edged boundary on site and the existing tree preservation orders would restrict the proposed amount of development further. Accordingly, the proposal conflicts with the provisions of Policies DP26, DP29 and DP37 of the District Plan (March 2018), Policies CNP1, CNP1.2 and CA3 of the Copthorne Neighbourhood Plan (June 2021) and Paragraph 135 of the National Planning Policy Framework (December 2024).

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

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			22.07.2025
Existing Site Plan	1001	P1	22.07.2025
Site Plan	1102	P1	22.07.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

REPIPZ

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;

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 making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an 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 permission in principle for the proposed development 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](#).