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

PERMISSION

REFERENCE: DM/25/2379

DESCRIPTION: RESIDENTIAL DEVELOPMENT OF UP TO 2 SELF-BUILD HOUSES.

LOCATION: LAND AT AND TO REAR OF 3 HEATHVIEW COTTAGES, COPTHORNE COMMON, COPTHORNE, CRAWLEY

DECISION DATE: 1 DEC 2025

CASE OFFICER: DEBORAH LYNN - DEBORAH.LYNN@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** permission in principle for the above development to be carried out in accordance with the terms of the application reference DM/25/2379.

Informatives

1. You are advised that the duration of this permission is 3 years from the date of this decision. Applications for technical details consent must be determined within the duration of the permission granted.
2. It is suggested that as part of the technical consent application that the following information is provided:
 - Location Plan
 - Block Plan
 - Proposed Floor Plans, Elevation, Roof Plans, Sections and Street Scene (All to identifiable scales)
 - Biodiversity Net Gain information in accordance with The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 and the Environment Action 2021
 - Ecological Impact Assessment
 - Foul Sewage and Surface Water Drainage Assessment
 - Planning Statement
 - Sustainability and Energy Statement

- Proposed Vehicular Access Arrangements
- Parking and Turning Details
- Secure and Covered Cycle Storage Details
- An Arboricultural Impact Assessment and Method Statement and Tree Protection Plan.

3. 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.

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			18.09.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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

PEPIPZ

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 (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

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 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.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, 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 this notice.*
- * If an enforcement notice is 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.*

