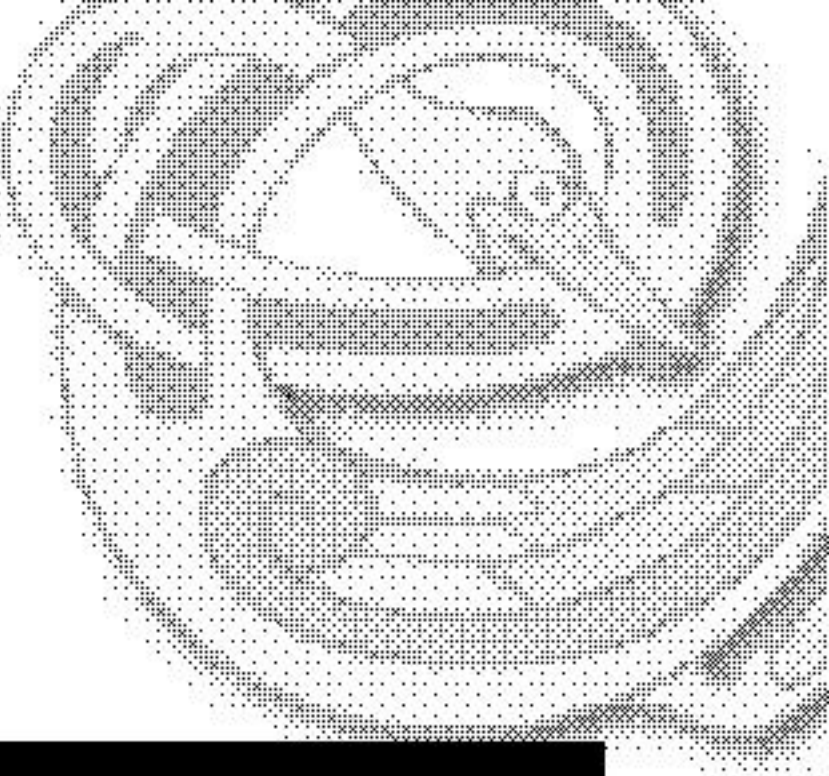




Mr A Watt
Planning Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

Our ref MIDS/26/04
Your ref DM/26/2054
23.09.26

Dear Mr Watt,

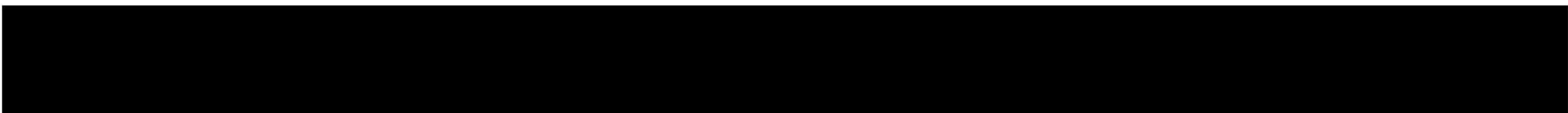
Sever land and erect two detached dwellings with associated access and parking at The Prince Albert, Copthorne Bank, Copthorne, Crawley, West Sussex RH10 3QX.

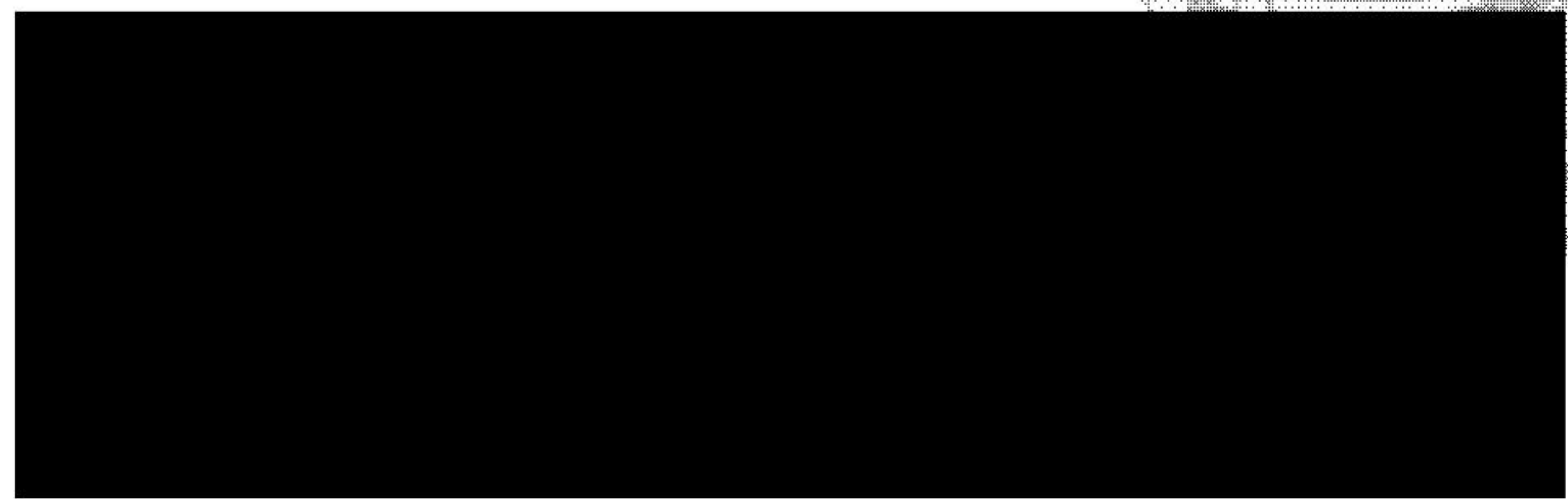
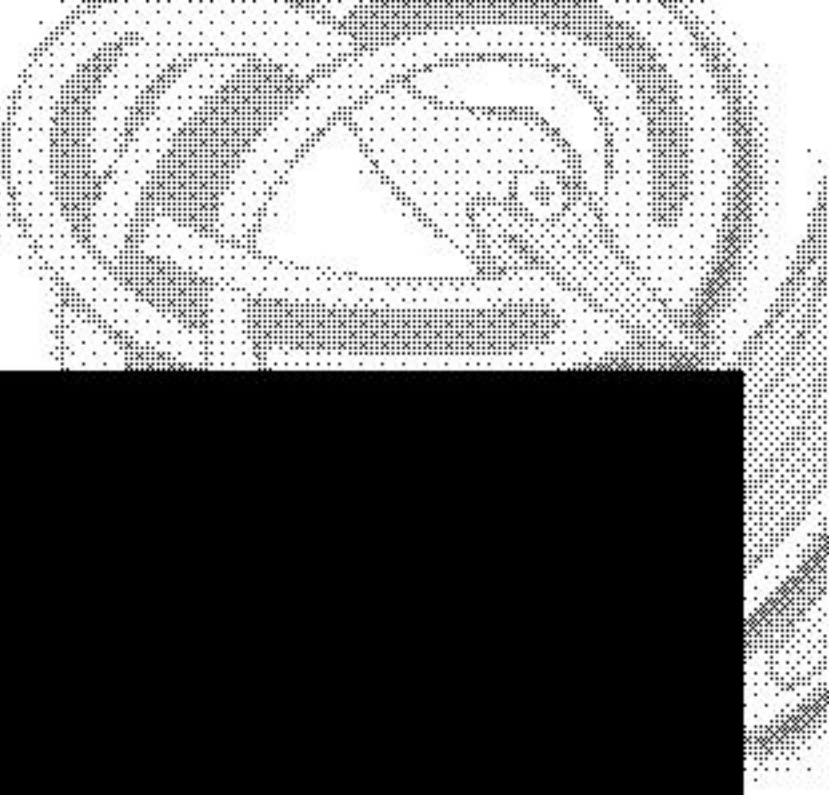
I have been instructed by [REDACTED] who live opposite the application site at Little Gregg, Brookhill Road, Copthorne, to review the submitted application documents and make representations on their behalf. Having reviewed the application documents and visited the site I write on their behalf to **OBJECT** to the proposals.

The development is as described above. However, it needs to be seen in the context of the recent planning history and the other application currently awaiting determination for the severing of the site and the erection of a convenience store with associated access and parking, reference DM/26/2053.

Applications for planning permission should be determined in accordance with the policies of the development plan, insofar as they are relevant, unless material considerations indicate otherwise. The adopted development plan for the area is made up of the Mid Sussex District Plan, Site Allocations Development Plan Document and the Copthorne Neighbourhood Plan.

According to the Council's policy map, the site is within a defined settlement boundary but is also historically designated as part of the Green Belt. Whilst there are no development plan policies relating to development within the Green Belt, this policy designation is referenced in the previously refused planning application (reference DM/24/2957) and is therefore a material consideration.





An updated National Planning Policy Framework was published by the Government in August 2026. As it is a recent and up to date document setting out central Government's policies for development. As such it is a material consideration of significant weight, particularly given that the policies of the development plan adopted by the District Council are considered to be out of date.

Policy S3 of the NPPF sets out that;

Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
- b. Outside settlements, policy S5 should be applied; and
- c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

As the site is within a settlement as defined in the development plan, policy S4 applies. Policy S4 sets out that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

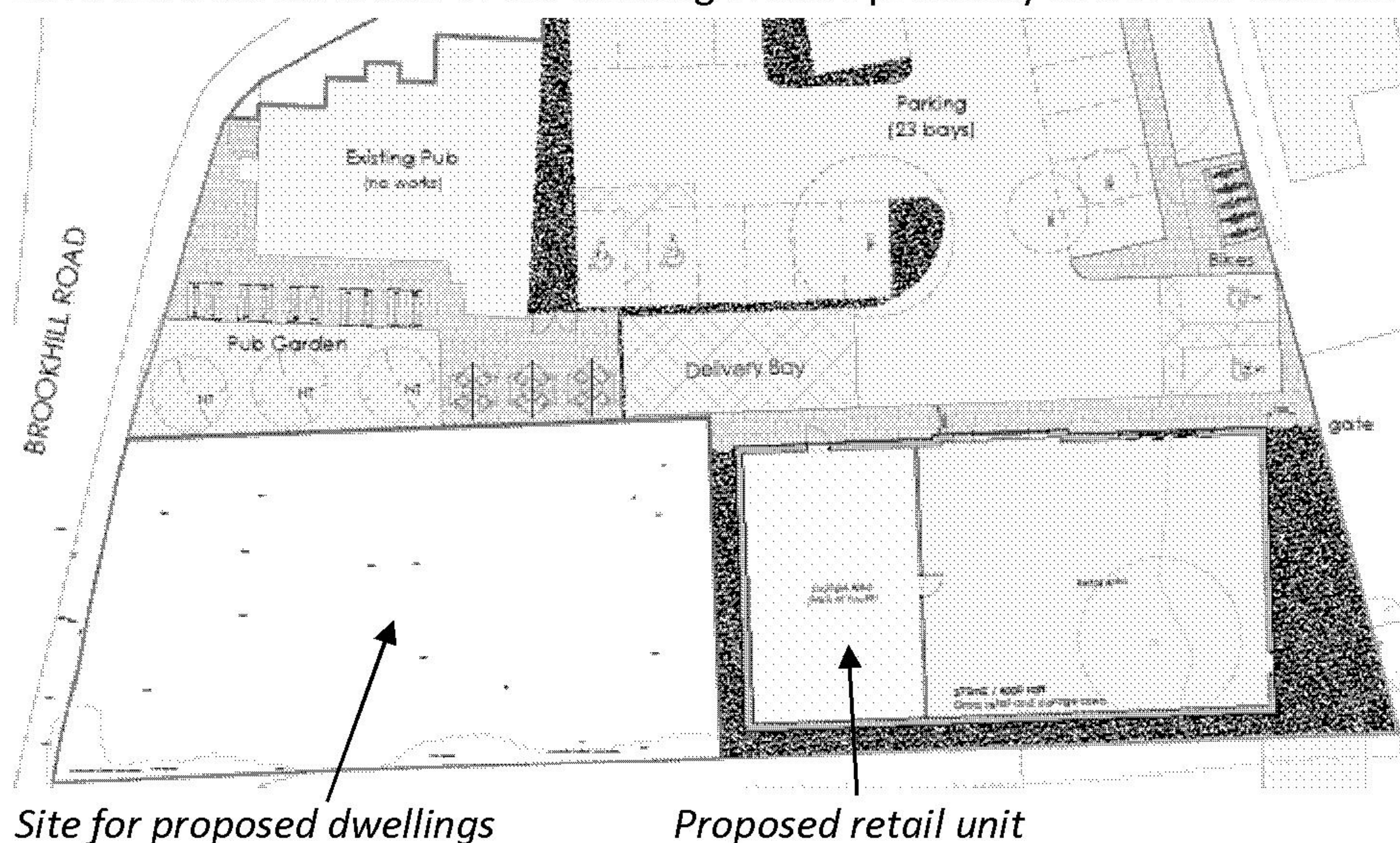
The proposed development is for residential units in the immediate proximity of a public house. As a result of the proposal to redevelop the rest of the site for the provision of a retail outlet, there are two consequences that arise. Firstly, the proposed dwellings, and their rear garden areas will be in close proximity to the garden of the public house. Should the retail development be granted permission and built out, then this will result in the rear garden of the public house becoming severely constrained in size. It is noted that a Noise Impact Assessment (NIA) was submitted with the application documents, and this considers the noise impact of the existing beer garden and car park area. However, the NIA does not appear to consider the implications of the proposed retail development being built out and implemented. If this were to happen, the car park area would be shared between the public house and retail unit, resulting in a potentially significant intensity of the use of the car park, with increased traffic movements and therefore noise and disturbance over a longer period of time.

In addition, the retail unit would occupy what is currently a large proportion of the existing beer garden. Assuming that the public house wishes to maintain, or most likely increase, its patronage, this will result in a greater intensity of the use of the smaller beer garden which will be in close proximity to the proposed residential units. Again, the submitted NIA does not assess the potential impact of this scenario. Whilst my clients are opposed to the retail unit development and would not want to see it granted permission, in the event that it is, it is submitted

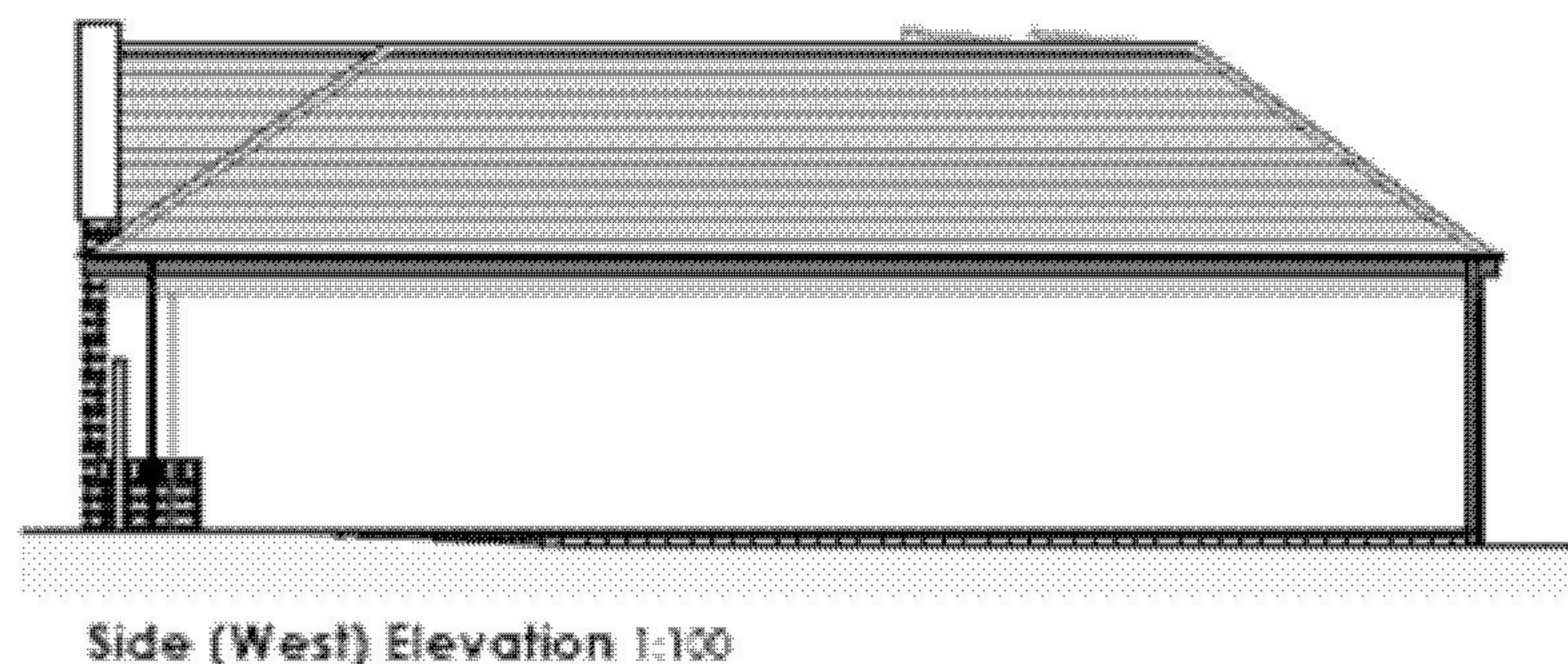


that the impact on the amenities of the occupiers of the proposed dwellings has not been assessed. It is not therefore clear that the environment created for future occupiers of the development will be satisfactory. Policy DP26 of the Mid Sussex District Plan states that development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. As a result of the above arguments, it is submitted that the proposed development conflicts with policy DP26.

The other implication of the proposed retail development is that the rear gardens of the proposed dwellings will have the west flank wall of the building in close proximity to the rear boundary- see plan extract below;



The view from the rear gardens of the proposed dwellings would be that shown below;



The height of the flank elevation from the ground level to the top of the roof would be 5.2m. This would result in an overbearing impact on the rear gardens of the proposed dwellings. This would not result in a satisfactory



environment for the occupiers of the proposed units, in conflict with policy DP26.

In relation to the impact on the character of the area, policy DP26 includes a requirement that new development incorporates well integrated parking that does not dominate the street environment. In this case, parking for four vehicles is proposed in the front garden area, which due to the depth of the site, is limited in size. As the block plan submitted with the application demonstrates, there is just enough room for the parking of two cars on each plot, with a central, shared access and turning area. There is limited space for any landscaping of substance. The proposed parking arrangements therefore would dominate the street environment. Whilst other properties in the surrounding area do have some parking in the front garden areas, the depth of the plots means that often, the parking is set back from the frontage, and there is landscaping to mitigate the impact on the streetscene. For this reason, the proposed development is in conflict with policy DP26.

Policy HC6 of the recently published NPPF sets out that development proposals should not result in the loss of key community facilities, which includes public houses. Whilst a viability has been submitted as part of the proposed development, this refers to the proposed development enabling a short term investment into the public house business. However, this also involves a reduction in the garden area, but this is proposed alongside a business plan to “increase footfall and activity” (Section 16 of the Viability Report). This further reinforces the likely adverse effect on the living environment for future occupiers. In the alternative, the reduced garden size and use of the shared car park with the proposed retail outlet could make the public house less attractive to visitors, resulting in a reduction in patronage and an adverse impact on viability resulting in the potential loss of the community facility, in conflict with policy HC6 of the NPPF.

The previous committee report also identifies that the site is designated as Green Belt. Whilst there may not be any development plan policies in relation to Green Belt, if this is the designation, then it falls to be considered against the current policies of the NPPF. In this regard, the proposed development does not fall within the exceptions to inappropriate development identified within policy GB7 (1) of the NPPF. Whilst the site may be considered to be previously developed land, the test under policy GB7 (1) (e) is that there would not be “substantial harm” to the openness of the Green Belt. Whilst the test of substantial harm is high, it is submitted that the proposed development fails this test. The land the subject of the application is currently open and undeveloped. The proposed development will result in two new dwellings and hard surfaced areas for access and parking filling a substantial part of this part of the site- unquestionably falling within the definition of substantial harm to the openness of the Green Belt.

Policy CNP1.1 requires proposals to sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit. The site is within the identified Historic Core as set out in the Copthorne Heritage and Character Assessment (HCA). Paragraph 4.8.5





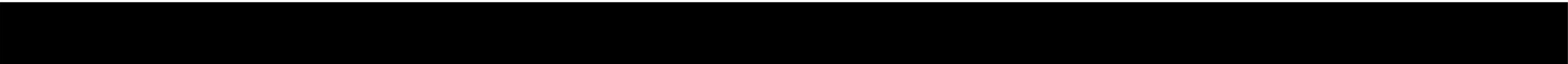
includes the description that the “settlement is structured around the primary roads of Brookhill Road and Copthorne Bank. Buildings located on these roads are typically two storeys, semidetached, residential dwellings which are regularly spaced with vegetated front gardens and boundary treatments.” The proposed development does not reflect this character as it for detached properties, with front gardens hard landscaped with little opportunity for landscaping, particularly the front boundary treatments. As a result there is a conflict with policy CNP1 of the Neighbourhood Plan.

Policy CNP2 sets out that new development should 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. For the reasons set out above, and additionally that the proposed plot sizes are smaller than those for other detached dwellings in the surrounding area, it is submitted that the proposed development is in conflict with policy CNP2.

The above conflicts result in adverse effects when assessed against the relevant policies of the NPPF. These adverse effects need to be weighed against the benefits of the prpopsal. The benefits of the proposal are the provision of two new dwellings in an area where there is currently an identified shortfall of housing supply. The adverse effects are outlined above- namely the adverse impact on the amenities of future occupants of the proposed dwelling by way of noise and disturbance and an overbearing impact from the proposed retail unit, the dominating impact of the proposed car parking, and the substantial harm to the openness of the Green Belt. The proposed development, together with the accompanying development for the retail unit, will result in a reduction in the garden area for the public house, and potentially a reduction in its attractiveness and as a local community meeting place. There is no guarantee that the proposed development will secure the long term future of the public house. As a result, it is submitted that the alleged benefits of the proposed development are substantially outweighed by the adverse effects, and therefore in accordance with policy S4 of the NPPF, permission should be refused.

Conclusion

As highlighted above, the proposed development results in adverse effects when considered in the light of the recently published policies set out in the NPPF. There are also adverse effects in relation to the impact of the proposal on the character of the area and the amenities of future occupiers of the proposed dwellings, and the potential for the loss of the community facility. This result in a conflict with the policies of the development plan. In accordance with policy S4 of the NPPF, the adverse effects need to be weighed against the benefits of the proposal. The benefits, as highlighted above, are considered to be limited. The adverse effects however are considered to be substantial and outweigh the benefits.





[Redacted]

As a result of the above, the proposed development for the provision of two dwellings should be refused planning permission.

Yours sincerely,

[Redacted]

[Redacted]

[Redacted]