

From: Henry Wagstaff <Henry@wilburyplanning.co.uk>
Sent: 05 June 2025 15:21:01 UTC+01:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Subject: FW: Land adjacent to 2 Meadow Approach copthorne
Attachments: Response_DM-1199-25-1 (002).pdf

Hi Andrew,

Thanks for the email.

I confirm that none of the garages or adjacent parking spaces are used by 6 or 6A Copthorne Bank.

The occupants of 2 Meadow Approach have two cars, and one of their cars is parked sometimes on the adjacent gravel area in front of the southernmost garage. 2 Meadow Approach has 3-bedrooms.

Please provide me with an update following tomorrow's site visit?

Kind regards,

Henry

Henry Wagstaff BA(Hons) MPLAN MRTPI
Director
Wilbury Planning Ltd.

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From: Andrew Horrell <andrew.horrell@midsussex.gov.uk>
Sent: 04 June 2025 09:37
To: Henry Wagstaff <Henry@wilburyplanning.co.uk>
Subject: RE: Land adjacent to 2 Meadow Approach copthorne

To Mr Wagstaff,

Dm/25/1199 – Land adjacent to 2 Meadow Approach, Copthorne - 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 2 Meadow Approach.

I have received the attached comments from WSCC Highways.

They are querying a couple of things, they say that It is unclear from the plans whether the garages currently serve purely 2 Meadow Approach or if this is shared with 6 or 6a Copthorne Bank, there has been no provision assigned to the latter two properties. Coupled with that, they state that the current overall parking demand generated by the host dwellings (I assume they mean 2 Meadow Approach and 6 and 6a Copthorne Bank) is unknown as there has been no outline of the number of bedrooms each contains. If this can be confirmed that would be appreciated.

Secondly, there is no details of a cycle parking provision for either the proposed or host dwellings. I assume this is purposely done.

Obviously, some of these points will likely become clearer when visiting the site on Friday, but wanted to let you know of the receipt of these comments.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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From: Henry Wagstaff <Henry@wilburyplanning.co.uk>
Sent: 02 June 2025 15:28
To: Andrew Horrell <andrew.horrell@midsussex.gov.uk>
Cc: Mark Pelling Pelling <mark@arcarch.co.uk>; Richard Hewitt <rhewitt@icloud.com>
Subject: RE: Land adjacent to 2 Meadow Approach copthorne

Hi Andrew,

Please see attached the following drawing:

- Existing Block Plan (CE.RH.24/P/05).

The drawing confirms that it is 23.62sqm of non-priority habitat that would be lost as a result of the proposed development. This is still below the 25sqm threshold within the de-minimis exemption of the BNG Regulations.

Please let me know if you require anything further?

Kind regards,

Henry

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Director
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From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Sent: 27 May 2025 16:26

To: Henry Wagstaff <Henry@wilburyplanning.co.uk>

Subject: RE: Land adjacent to 2 Meadow Approach cophorne

Henry,

Many thanks for this, I look forward to received this additional drawing in due course.

In terms of update, there have been a couple of objections letters, but nothing really yet.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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From: Henry Wagstaff <Henry@wilburyplanning.co.uk>
Sent: 27 May 2025 14:30
To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Subject: RE: Land adjacent to 2 Meadow Approach copthorne

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Hi Andrew,

Thank you for the email raising this concern.

I'll provide the updated/additional drawing in due course.

Is there any further update regarding the application?

Kind regards,

Henry

Henry Wagstaff BA(Hons) MPLAN MRTPI
Director
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From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Sent: 20 May 2025 16:00
To: Henry Wagstaff <Henry@wilburyplanning.co.uk>
Subject: Land adjacent to 2 Meadow Approach copthorne

To Mr Wagstaff,

DM/25/1199 – Land adjacent to 2 Meadow Approach, Copthorne - 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 2 Meadow Approach.

In terms of BNG, you state within the planning statement and application form that the proposed development at Land Adjacent to 2 Meadow Approach will result in the loss of 19sqm of existing non-priority habitat and this is below the de-minimis exemption threshold (25sqm).

Whilst this appears from google maps to be the case (albeit images from 2019), Government guidance <https://www.gov.uk/guidance/biodiversity-net-gain> outlines the following:

“When providing reasons for the de minimis exemption, an applicant should provide sufficient evidence to support their justification. In cases where the development would be smaller than 25 square metres, the description of development, existing and proposed site plans, and the development’s area size (in square metres) may be sufficient evidence”.

Therefore, to confirm that the impact would be on less than 25sqm of onsite habitat and that the site has less than 5m of onsite linear habitat, an existing site plan should be provided to compliment the proposed site plan to outline the onsite habitat impacted and any linear habitat.

I look forward to receiving this.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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