

Planning Application

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.

Land Adjacent to 2 Meadow Approach, Copthorne, West Sussex RH10 3RF



Planning Statement prepared by Wilbury Planning Ltd

Applicant: Mr R. Hewitt

01 May 2025

Contents

1.0	Introduction	1
2.0	Site Description	2
3.0	Relevant Planning History	5
4.0	Description of Development	9
5.0	Planning Policy Context	12
6.0	Planning Assessment	18
7.0	Conclusion	25

1.0 Introduction

1.1 This Planning Statement accompanies a full planning application (known as *“the application”* from hereon) for the following description of development (known as *“the proposed development”* from hereon):

- *“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.”*

1.2 The site is Land Adjacent to 2 Meadow Approach, Copthorne, West Sussex RH10 3RF, and the application is made to Mid Sussex District Council (MSDC) on behalf of the applicant, Mr R. Hewitt. The application is accompanied with the following documents:

Document	Author	Reference
Application Form	Wilbury Planning Ltd	PP-13929609
Planning Statement	Wilbury Planning Ltd	01 May 2025
Design & Access Statement	Arcadia Architectural Services Ltd	23 July 2024
Sustainability Statement	Arcadia Architectural Services Ltd	23.07.2024
Site Location and Block Plans	Arcadia Architectural Services Ltd	CE.RH.24/P/04
Proposed Site Layout Plan	Arcadia Architectural Services Ltd	CE.RH.24/P/01
Proposed Dwelling- Floor Plans and Elevations	Arcadia Architectural Services Ltd	CE.RH.24/P/02
Proposed Street Scene	Arcadia Architectural Services Ltd	CE.RH.24/P/03

2.0 Site Description

- 2.1 Land Adjacent to 2 Meadow Approach comprises 2no. garages with a modest parking area with vehicular access provided directly onto Meadow Approach.
- 2.2 The site includes the semi-detached dwelling, 2 Meadow Approach. This dwelling is two-storeys in form with hanging tiles and facing brickwork.
- 2.3 Directly to the north of the site is 4 & 6 Copthorne Bank, which comprises a retail unit and estate agents respectively. To the west of the site is the Prince Albert public house and its extensive pub garden.
- 2.4 The site appears as an infill plot between 4 & 6 Copthorne Bank and 2 Meadow Approach, and it is located within the defined Built-Up Area Boundary of Copthorne and thus comprises a sustainable and appropriate location for new residential development.

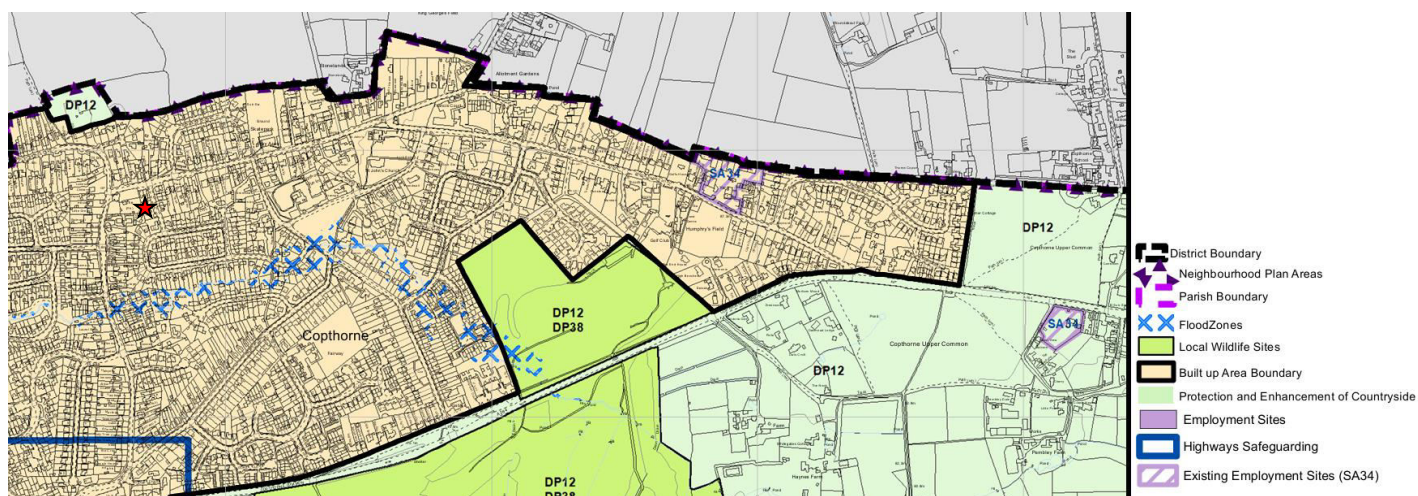


Figure 1: The defined Built-Up Area Boundary of Copthorne.

Land Adjacent to 2 Meadow Approach is denoted by the red star.

- 2.5 There are no Tree Preservation Orders within the site itself or in the direct vicinity. The site is located within Flood Zone 1 and is at no risk of surface water flooding as designated by the Environment Agency. Flood Zone 1 is the lowest flood risk zone.
- 2.6 The site is not within the High Weald Area of Outstanding Natural Beauty (i.e. a National Landscape), or any other landscape constraint. And the site is not located within a Conservation Area and there are no Listed Buildings within the vicinity.



Figure 2: The site appears an infill plot between 2 Meadow Approach and 4-6 Meadow Approach.



Figure 3: The site appears an infill plot between 2 Meadow Approach and 4-6 Meadow Approach.



Figure 4: Looking south-east towards the site from 4-6 Meadow Approach.



Figure 5: The rear part of the site looking east.

3.0 Relevant Planning History

3.1 A search using the MSDC planning portal reveals no planning history associated with the site itself.

3.2 Other relevant planning history is provided within the table below:

Address	Reference	Description	Decision
The Prince Albert, Copthorne Bank, Copthorne RH10 3QX	DM/24/2957	Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park.	Pending Decision
The Prince Albert, Copthorne Bank, Copthorne RH10 3QX	DM/19/0134	Proposed 2 storey rear extension with external staircase to provide 8 letting rooms with new kitchen, disabled toilet and staff accommodation.	Granted 26.04.2019
6 Copthorne Bank, Copthorne RH10 3QX	DM/24/2590	Retrospective application for erection of storage outbuilding.	Granted 06.01.2025
6 Copthorne Bank, Copthorne RH10 3QX	WP/055/98	Brick up windows to side. Erect external escape stair. Site air conditioning units to rear. Part change of use residential to retail.	Granted 05.06.1998
1 Meadow Approach, Copthorne RH10 3RF	DM/16/1756	Proposed construction of a pair of new semi-detached 2 storey, 3 bedroom houses.	Granted 30.06.2016
Land Adjacent to 1 Meadow Approach, Copthorne RH10 3RF	14/01361/FUL	Removal of garage block and construction of 3, two bed dwellings with parking spaces.	Refused 18.06.2014

The Prince Albert, Copthorne Bank

- 3.3 The current application at The Prince Albert that is pending decision (DM/24/2957 refers) and proposes the development of the pub garden to erect a convenience store and 4no. apartments.
- 3.4 A review of the drawings and documents that accompany this application reveals that should this application be granted planning permission then it would not prejudice the proposed development at Land Adjacent 2 Meadow Approach associated with this application submission.
- 3.5 This is because the part of the development closest to Land Adjacent to 2 Meadow Approach would comprise the proposed convenience store. This element would be single-storey in form and thus would not result in any undue impact to the proposed development at the site in terms of effects of residential amenity.

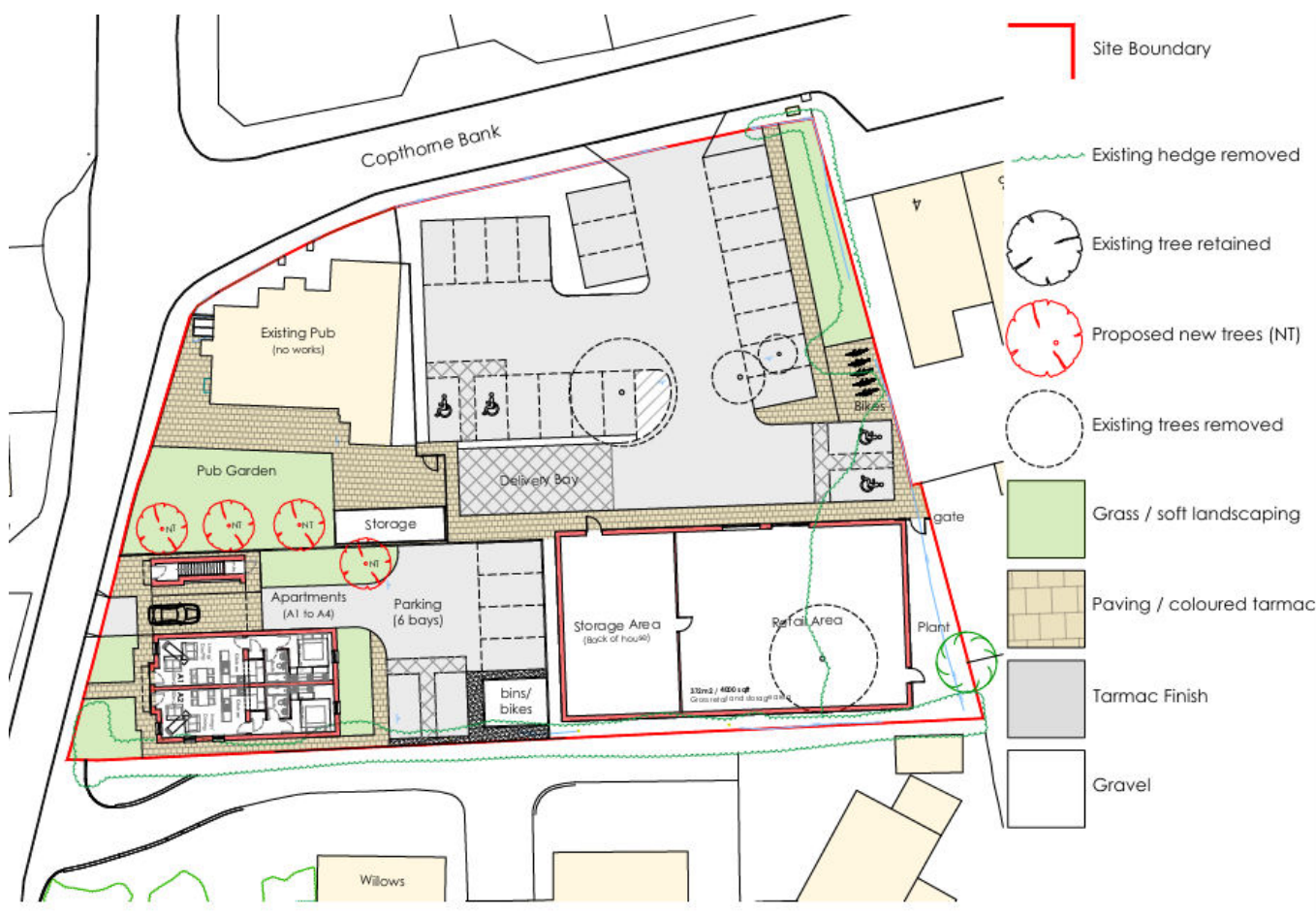


Figure 6: Proposed Site Plan (23-144-02 B) associated with the pending application at The Prince Albert (DM/24/2957 refers).

6 Copthorne Bank

- 3.6 On 06 January 2025 planning permission was granted for the retrospective erection of a storage outbuilding. This structure is single-storey in form and directly to the north of Land Adjacent to 2 Meadow Approach and visible from the public highway.

1 Meadow Approach

- 3.7 The planning application granted planning permission on 30 June 2016 for the proposed construction of a pair of new semi-detached 2 storey, 3-bedroom dwellings (DM/16/1756 refers) has been fully implemented.
- 3.8 This scheme is located directly to the east of Land Adjacent to 2 Meadow Approach, and has set precedence for this form of development within the locality.



Figure 7: Site/Location Plan (03) associated with the granted (and implemented) application at 1 Meadow Approach (DM/16/1756 refers).



Figure 8: The implemented scheme at 1 Meadow Approach (DM/16/1756 refers).

4.0 Description of Development

4.1 This application proposes the following:

- Proposed demolition of existing garages to the north of 2 Meadow Approach.
- Erection of a single dwelling (Class C3).
- Provision of 2no. off-street parking spaces to serve the proposed dwelling.
- Provision of 1no. off-street parking space to serve 2 Meadow Approach.

4.2 The 2no. existing garages directly to the north of 2 Meadow Approach will be removed, and the proposed single dwelling will be erected in its place.

4.3 The dwelling will be detached, and two-storeys in form with a dual pitched roof. External material will comprise stock facing brickwork, concrete hanging tiles, concrete interlocking roof tiles, and uPVC windows.

4.4 Internally, an open plan dining/living and kitchen area will be provided at ground floor level with a WC, storage space and hallway. At first floor level, 3no. bedrooms will be provided with 1no. en-suite and bathroom. The gross internal area (GIA) will be 91.08sqm.

4.5 A garden area will be provided to the rear of the site. A refuse storage area will be provided adjacent the northern elevation, and 2no. off-street parking spaces will be provided adjacent the principal elevation of the dwelling.

4.6 At 2 Meadow Approach, the front part of the site adjacent to the public highway will be re-modelled so that 1no. off-street parking space will be provided to serve this dwelling.

Planning Statement
 Land Adjacent to 2 Meadow Approach, Copthorne, 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
 2 Meadow Approach

**Wilbury
 Planning**

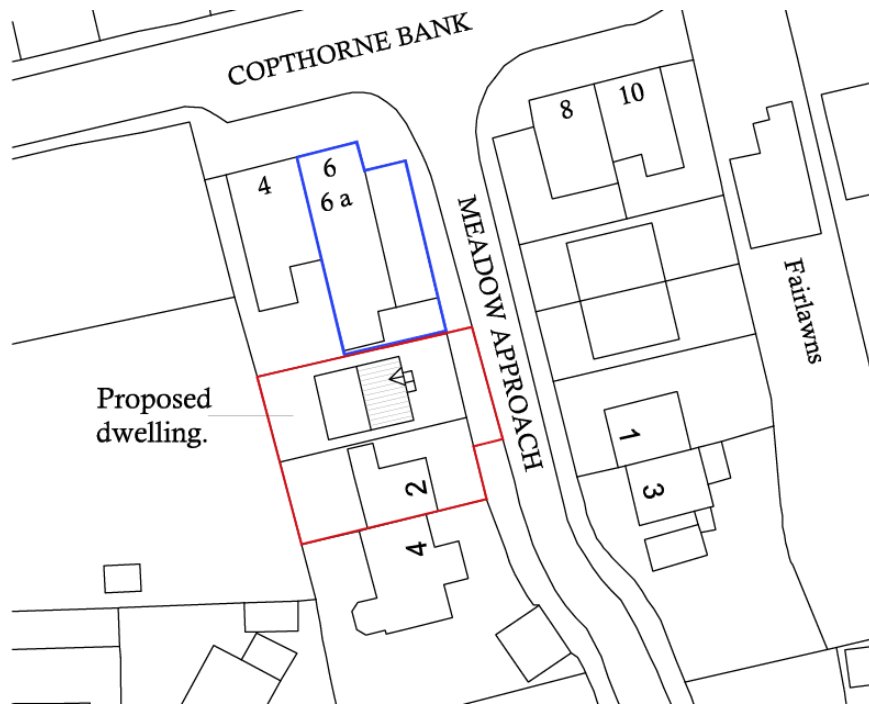


Figure 9: Site Location Plan (CE.RH.24/P/04).

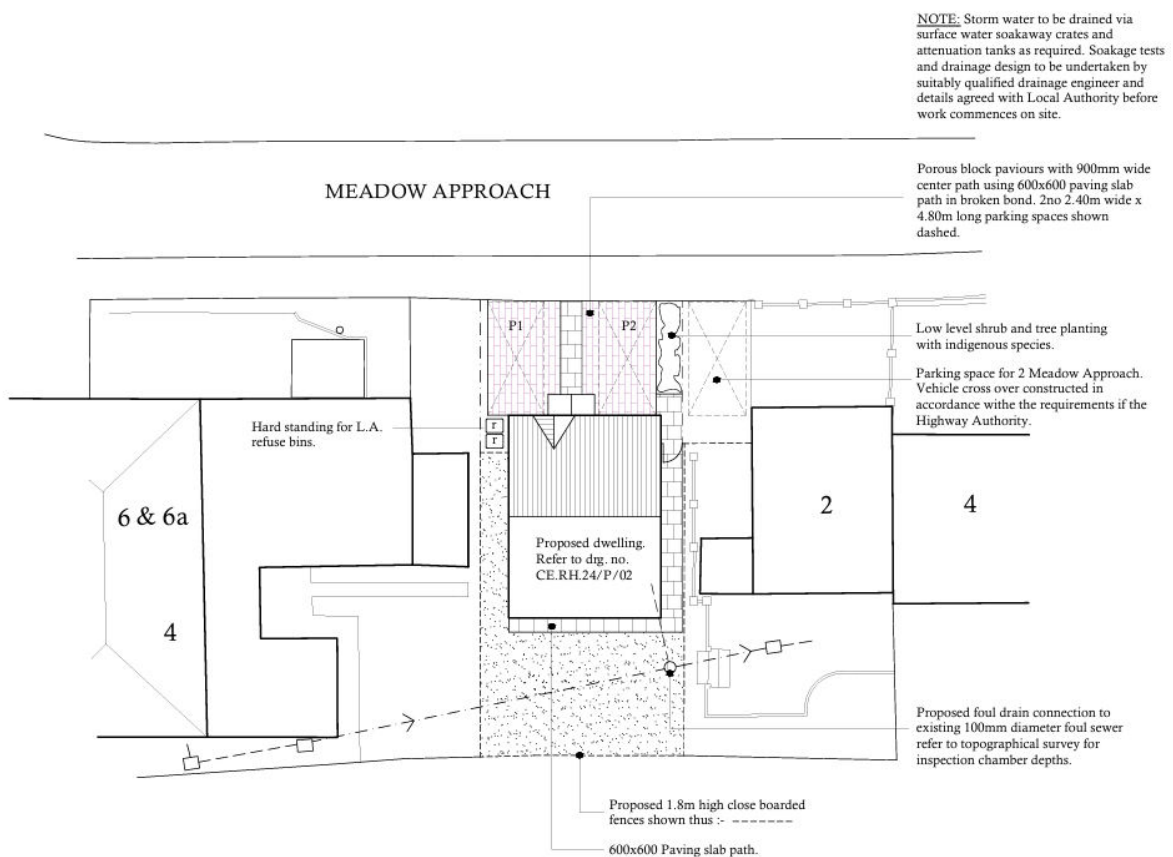


Figure 10: Proposed Site Layout Plan (CE.RH.24/P/01)

Planning Statement
 Land Adjacent to 2 Meadow Approach, Copthorne, 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
 2 Meadow Approach

**Wilbury
 Planning**



Figure 11: Proposed Street Scene (CE.RH.24/P/03).

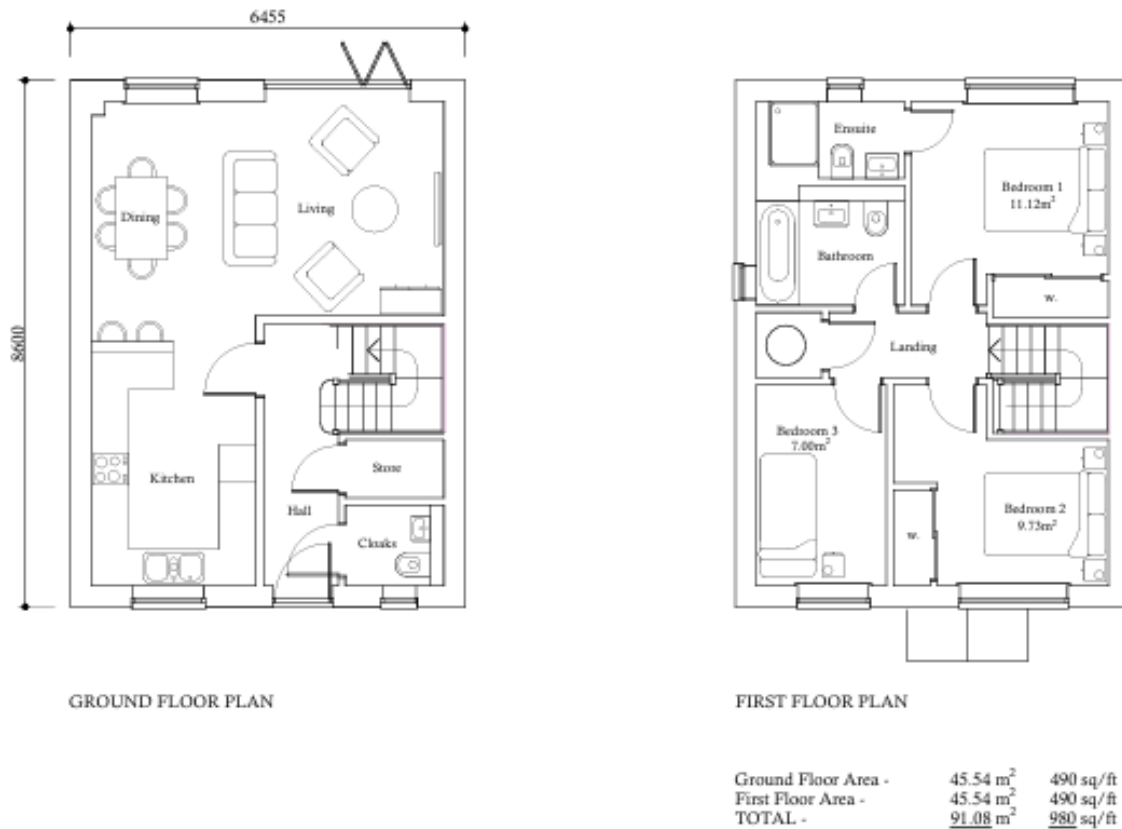


Figure 12: Proposed Floor Plans (CE.RH.24/P/02).

5.0 Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contained relevant policies, an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) (December 2024)

- 5.2 The National Planning Policy Framework (NPPF) was initially published in March 2012, and has been revised during 2018, 2019, 2021, and 2023. The most recent iteration is the NPPF December 2024, and the document sets out the government's planning policies for England and how these are expected to be applied.
- 5.3 The NPPF must be taken into account in preparing the Development Plan, and is a material consideration for planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Chapter 2 (Achieving sustainable development)

- 5.4 Paragraph 8 confirms that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are independent and need to be pursued in mutually supportive ways.
- 5.5 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development and decision-taking. This means:
- *“Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- *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.”*

- 5.6 Prompt approval of those that accord with the Development Plan (unless material considerations indicate otherwise) equates to applying the presumption, without the need for any prior decision as to whether the proposal would be “*sustainable development*”.

Chapter 5 (Delivering a sufficient supply of homes)

- 5.7 Paragraph 61 confirms that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 5.8 This is reflective of Paragraph 73 which confirms that small (and medium) sized sites can make an important contribution to meeting the housing requirement of an area.

Chapter 9 (Promoting sustainable transport)

- 5.9 Paragraph 116 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Chapter 12 (Achieving well-designed places)

- 5.10 Paragraph 135 confirms that planning policies and decisions should ensure that developments:
- *“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and*
 - *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”*

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

- 5.11 Planning for climate change is dealt with in Paragraph 162, which confirms that local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Draft District Plan 2021-2039 (Regulation 19 Consultation)

- 5.12 MSDC are in the process of preparing their new District Plan 2021-2039 and this has reached Regulation 19 Consultation. A review of the draft planning policies reveal consistency with the existing and currently adopted District Plan 2014-2031 (March 2018).

District Plan 2014-2031 (March 2018)

- 5.13 Policy DP4 confirms that MSDCs objectively assessed housing need is 14,892 dwellings over the plan period, and this equates to an average of 876 dwellings per annum until 2023/24, and then an average of 1,090 dwellings per annum between 2024/25 and 2030/31.
- 5.14 The settlement hierarchy is referred to within Policy DP6. Copthorne is identified as a Category 2 settlement (i.e. one category below the Category 1 settlements of Burgess Hill, East Grinstead and Haywards Heath), and is defined as a larger village that acts as a Local Service Centre, providing key services in the rural area of Mid Sussex, with a good range of services and facilities, including employment opportunities and access to public transport.
- 5.15 Character and design is referred to within Policy DP26, and confirms that all development will be well designed and reflect the distinctive character of the town and villages.
- 5.16 Policy DP27 deals with dwelling space standards, and confirms that minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development.

5.17 Policy DP28 deals with accessibility, and confirms that all development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.

5.18 Biodiversity is referred to within Policy DP38. The policy states that biodiversity will be protected and enhanced by ensuring development (inter alia):

- *“Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances).”*

5.19 Policy DP39 deals with sustainable design and construction, and confirms that all development proposals must seek to improve the sustainability of development.

Mid Sussex Local Plan (May 2004)

5.20 Policy H3 deals with infill residential development, and requires the following criteria are met for this form of development:

- *“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;*
- *The land or building is not within an established business area and is not allocated for any other use in this Local Plan;*
- *General guidance residential development should be provided at average net densities of at least 30 dwellings per hectare; the character and form, respects that of the locality (a detailed site and landscape appraisal together with a design statement will be required);*
- *Includes a high quality environment for prospective occupiers including appropriate landscaping and open space; the provision for car parking and vehicle manoeuvring does not significantly reduce garden areas, including front gardens, or adversely affect adjoining property; and*
- *The requirements of design Policies B1 and B2.”*

- 5.21 Policy B2 is irrelevant in this case given it applies to new residential estate development only. Albeit, Policy B1 is relevant given it refers to design of new development and refers to sensitive design approaches, use of high-quality materials, and consideration given to spaces between and around existing buildings.
- 5.22 Policy T4 deals with sustainability requirements and traffic generation, and requires new development proposals to not cause unacceptable impacts on the local environment in terms of road safety and increased traffic.

Copthorne Neighbourhood Plan 2021-2031 (June 2021)

- 5.23 The Copthorne Neighbourhood Plan was adopted in June 2021 and forms part of the local Development Plan. Policy CNP1 deals with general development requirements, and confirms that proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, and proposals for new development should not cause unacceptable harm to the amenity of existing and future occupants, both on site and nearby.
- 5.24 Infill development within the defined Built-Up Area is dealt with in Policy CNP2. The policy confirms that proposals for redevelopment and infill development within the defined built-up area will be supported subject to the following criteria:
- *“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;*
 - *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; and*
 - *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.”*
- 5.25 Policy CNP15 deals with car parking, and confirms that development proposals that would result in the loss of parking spaces within an existing garage should provide replacement parking provision.

Supplementary Planning Documents (SPD)

5.26 The following SDP has been taken into account as part of the assembly of this application:

- Design Guide SPD (November 2020).

6.0 Planning Assessment

6.1 The material planning considerations associated with the proposed development comprise the following:

- a) Principle of development;
- b) Design and effects on visual amenities;
- c) Effects on residential amenity;
- d) Biodiversity Net Gain (BNG); and
- e) Impacts on the local road network.

a) Principle of development

6.2 Land Adjacent to 2 Meadow Approach is located within the defined Built-Up Area boundary where there is an in-principle acceptability for new development, subject to the relevant material planning considerations.

6.3 The existing 2no. garages are under the ownership of the applicant and due to their size have been used historically for the storage of domestic paraphernalia rather than for formal vehicular parking. The modest size of the existing garages means that they are not conducive for regular vehicular parking use.

6.4 Given the garages have not historically been used for vehicle parking, coupled with their small size means that their removal is considered to be acceptable in principle, subject to the other material planning considerations.

6.5 Land Adjacent 2 Meadow Approach appeals as an infill plot between 2 Meadow Approach and 4-6 Meadow Approach.

6.6 There is relevant local planning policy that specifically deals with infill development. Policy H3 of the Mid Sussex Local Plan (May 2004) requires several criteria to be met for this form of development. The criteria is stated below, and how the proposed development meets each criterion is provided in **green** text:

- 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.

Land Adjacent to 2 Meadow Approach comprises a modest site that does not comprise either an area of nature conservation or an open or wooded area of land. This criterion is met.

- The land or building is not within an established business area and is not allocated for any other use in this Local Plan.

The site is not within an established business area and is not allocated for any other use in the Local Plan. This criterion is met.

- General guidance residential development should be provided at average net densities of at least 30 dwellings per hectare; the character and form, respects that of the locality.

The site area is approximately 344sqm, and when the retained dwelling is taken into account with the proposed dwelling, the application will result in a scheme comprising 21.5 dwellings per hectare. The density of the proposed development appropriate respects the character and form of the locality. This criterion is met.

- Includes a high-quality environment for prospective occupiers including appropriate landscaping and open space; the provision for car parking and vehicle manoeuvring does not significantly reduce garden areas, including front gardens, or adversely affect adjoining property.

The proposed development incorporates a usable and appropriately sized private amenity space to the rear of the proposed dwelling, and the reduced private amenity space for the retained dwelling will also be usable and appropriate in size. Sufficient parking provision will be provided for both the proposed dwelling and retained dwelling. This criterion is met.

- The requirements of design Policies B1 and B2.

Policy B2 is irrelevant given this refers to new residential estate development which the proposed development at Land Adjacent to 2 Meadow Approach does not comprise.

The requirements of Policy B1 are met at Paragraph 6.13 of this Planning Statement.

6.7 Policy CNP2 of the Copthorne Neighbourhood Plan (June 2021) also deals with infill development, and the relevant criterion coupled with how the proposed development meets each criterion is dealt with in green text below:

- 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.

The requirements of this criterion are met at Paragraph 6.11 of this Planning Statement.

- 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.

The proposed development will result in an improved parking situation whereby the proposed dwelling will be provided with 2no. on-site parking spaces, and the retained dwelling will be provided with 1no.. on-site parking space.

This results in 1no. additional on-site parking space when compared to the existing parking situation, thus improving highway safety for pedestrians and other road users.

- 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.

The requirements of this criterion are met at Paragraph 6.17 of this Planning Statement.

6.8 MSDCs objectively assessed housing need is demonstrated within Policy DP4. The policy confirms that an average of 1,090 dwellings per annum will be provided

between 2024/25 and 2030/31. This average number of dwellings being provided is an increase when compared to projected number of dwellings being provided until 2023/24 in accordance with the wording of Policy DP4.

- 6.9 The provision of 1no. additional dwelling at Land Adjacent to 2 Meadow Approach will therefore make a modest yet tangible contribution to the annual housing provision that MSDC seek to achieve, and in compliance with Policy DP4.
- 6.10 In summary, the proposed loss of the existing garages and erection 1no. dwelling comprises an acceptable form of development in-principle, that is in accordance with the NPPF, and provisions of the local Development Plan.

b) Design and effects on visual amenities

- 6.11 The proposed dwelling will be set on the same footprint as the existing garages to be removed, and the principal elevation of the dwelling will respect the front building line of 2 Meadow Approach directly to the south thus preserving the character and appearance of the street scene.
- 6.12 The impact on the street scene will be further preserved given the form of the proposed dwelling at two-storeys with a dual pitched roof will mimic other existing dwellings found throughout the locality.
- 6.13 In accordance with Policy B1 of the Mid Sussex Local Plan and Policy CNP2 of the Neighbourhood Plan, the proposed development will be sensitive in its design approach, with consideration given to spaces between and around existing buildings, and will not appear incongruous within the locality.
- 6.14 The proposed dwelling will meet the nationally described space standards in accordance with Policy DP27 of the District Plan.
- 6.15 This application is accompanied with a Sustainability Statement, prepared by Arcadian Architectural Services Ltd. The document confirms that the proposed dwelling will minimize energy consumption through incorporation of renewable energy sources, achieve a maximum water consumption of 125 litres per person per day, and use high-quality external materials that will be sourced locally.

- 6.16 In summary, the proposed development will be of a high-quality design that in turn will preserve the visual amenities of the locality and in accordance with the NPPF and provisions of the local Development Plan.

c) Effects on residential amenity

- 6.17 One of the criteria within Policy CNP2 of the Copthorne Neighbourhood Plan that deals with infill development is that 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 amenity, access, noise, privacy, dominance, daylight and sunlight.
- 6.18 Appropriate pedestrian access will be provided to the proposed dwelling and retained dwelling, and the provision of 1no. dwelling at the site will not result in a significantly increased intensity of use of the site that in turn would not cause undue noise and disturbance.
- 6.19 The proposed layout and siting of the proposed dwelling is such that it will not cause loss of privacy, dominance, or impact daylight and sunlight to nearby residential amenities.
- 6.20 In summary, the proposed development will not cause an undue impact on nearby residential amenities in accordance with the provisions of the NPPF, and Policy CNP2 of the Copthorne Neighbourhood Plan.

d) Biodiversity Net Gain (BNG)

- 6.21 The Biodiversity Net Gain Requirements Regulations (2024) have introduced mandatory BNG for many forms of proposed development. Notwithstanding, within the BNG Requirements Regulations, there are several exemptions identified which nullify the need to demonstrate BNG within applications for planning permission. These exemptions are listed below:

- De-minimis development.
- Householder development.
- Temporary exemption for non-major development.
- Development granted planning permission by a development order under Section 59 of the Town & Country Planning Act (1990) (as amended) (i.e. permitted development rights).

- Self-build and custom build development.
- Urgent Crown development.
- Development of a biodiversity gain site.
- Development related to the high-speed railway transport network.

6.22 The associated criteria of the exemption that relates to de-minimis development applies where the development does not impact:

- *“A priority habitat and impacts less than 25sqm of non-priority onsite habitat or 5m of non-priority onsite linear habitats.”*

6.23 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.

6.24 As such, the proposed development meets the de-minimis exemption contained within the BNG Regulations (2024), and thus a BNG Assessment is not required to accompany the application.

Other ecology matters

6.25 The eaves of the existing garages are sealed and there are no crevices or holes within the existing structure that would allow access for bats. As such it is not considered that the existing garages comprise a suitable habitat for bats and which is confirmed via a site inspection that was undertaken on 31 March 2025.

6.26 The proposed development allows opportunities for ecological enhancement to be incorporated within the site. Such ecological enhancements would comprise the following:

- Provision of bird and bat boxes to the new-build dwelling.
- Provision of compost bins for the new-build and existing dwelling.
- Soft landscaping to encourage additional ecology and biodiversity.

6.27 In summary, the proposed development will be in accordance with the provisions of the NPPF, and Policy DP38 of the District Plan (March 2018).

e) Impacts on the local road network

- 6.28 Policy T4 of the Mid Sussex Local Plan requires new development to not cause unacceptable impacts on the local environment in terms of road safety and increased traffic, and Policy CNP15 of the Copthorne Neighbourhood Plan confirms that development that results in the loss of parking spaces within an existing garage should provide replacement parking provision.
- 6.29 It is demonstrated within the application that the proposed development will not cause unacceptable impacts in terms of road safety, thus in compliance with Policy T4. Any increased traffic as a result of the proposed development will be minimal and this is given the sustainable location of the site within Copthorne meaning occupants of the proposed dwelling will not be solely reliant on the use of the private car.
- 6.30 In terms of Policy CNP15, the proposed dwelling will be provided with 2no. on-site parking spaces, and the retained dwelling will be provided with 1no. on-site parking space. The level of proposed on-site parking is considered adequate for the size and location of the proposed development.
- 6.31 In summary, suitable parking provision will be provided when the sustainable location of the site is taken into account, and the proposed development results in no undue impact on the safety of the public highway in terms of pedestrians and other road users in accordance with the NPPF and the provisions of the local Development Plan.

7.0 Conclusion

7.1 This Planning Statement accompanies a full planning application for the following description of development:

- *“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.”*

7.2 The site is Land Adjacent to 2 Meadow Approach, Copthorne, West Sussex RH10 3RF, and the application is made to Mid Sussex District Council on behalf of the applicant, Mr R. Hewitt.

7.3 The proposed development presents a policy-compliant scheme that is acceptable in principle. The proposed development preserves the visual amenities, and which will not cause an undue impact on nearby residential amenities. There will be no undue impact on the local road network, and the proposed development meets the de-minimis exemption in line with the BNF Requirements (2024).

7.4 Overall, there are no identifiable adverse impacts that significantly and demonstrably outweigh the benefits of the development, and therefore the proposal should be approved in line with the relevant provisions of the NPPF, subject to the attachment of appropriate conditions which are considered relevant, reasonable, necessary, enforceable and precise.