

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2078	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Replacement of hedge bordering rear and side of property with close board fencing as used in other areas to the rear of the property.		
Site:	1 Bracken Close, Copthorne, Crawley, West Sussex, RH10 3QE, , ,		
Validation Date	15 Sep 2025	Overall Expiry Date:	4 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Jan 2026
Target Date:	10 Nov 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	9 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2078

**1 Bracken Close, Copthorne, Crawley, West Sussex, RH10 3QE, ,
Replacement of hedge bordering rear and side of property with close board fencing as used in
other areas to the rear of the property.
Mrs Shontell Silvester**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

No comments received.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council

Defer to officer.

INTRODUCTION

The application seeks planning permission for replacing a hedgerow with a close board fencing at 1 Bracken Close, Copthorne.

RELEVANT PLANNING HISTORY

06/00910/FUL. New fence line to enclose open area of property. Refused. Appeal AP/06/0076 Dismissed.

SITE AND SURROUNDINGS

The application site is located within the Copthorne built up area boundary and within a predominantly residential area. The existing dwelling is an end of terrace two-storey residential property. It is characterised by bare brown brickwork and brown hanging clay tile walls, brown clay roof tiles and white uPVC window and door frames. The existing boundary treatment to the rear garden consists of a hedgerow measuring some 2.0 metres in height and it fronts Fairway to the south of the site. There are a variety of boundary treatments located within the surrounding area including closed board timber fencing.

APPLICATION DETAILS

The application seeks planning permission for replacing a hedgerow with a close board fencing at 1 Bracken Close Copthorne. The proposed fencing would be located to the south of the existing garden and replace an existing hedgerow. It would measure some 2.0 metres in height. It would be characterised by wood feather boards, concrete posts and concrete gravel boards.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Copthorne Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

Policy DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Copthorne Neighbourhood Plan (adopted June 2021)

Relevant policies:

CNP1 - General Development Requirements

CNP12 - CA5: Post War Copthorne

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Character and Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within the Mid Sussex Design Guide SPD and policies CNP1 and CNP12 of the Copthorne Neighbourhood Plan.

The proposed boundary treatment is sited within a prominent position within the street scene and it would replace an existing non-native laurel hedgerow. Whilst the hedgerow is considered to contribute to the character of the area due to its verdant nature it is not considered to be significant valuable as it is a non-native species.

The proposed boundary treatment is a closed board 2.0 metre high fence. There are several similar boundary treatments within close proximity of the site and that are in equally prominent positions within the street scene. The proposal includes some soft landscaping and planting to help soften the appearance of the fencing and it would be set back some 0.5 metres from the highway boundary. The proposed planting can be secured by a suitably worded condition. Taking into account the above it is considered that the proposed fencing would not detract from the overall character and appearance of this part of the street.

As such the proposal is considered to comply with policies DP26 of the Mid Sussex District Plan, policies CNP1 and CNP12 of the Copthorne Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, due to its nature and location the proposal is considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, the MSDC Design Guide SPD, policies CNP1 and CNP12 of the Copthorne Neighbourhood Plan and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans