

## Copthorne Neighbourhood Plan: Regulation 16 Consultation

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## Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** General

**ID:** 1  
**Respondent:** Sport England



**From:** Planning South <Planning.South@sportengland.org>  
**Sent:** 10 February 2021 10:35  
**To:** neighbourhoodplans  
**Subject:** RE: MSDC Planning Policy Update – Copthorne Neighbourhood Plan Consultation (Regulation 16)

**Categories:** Copthorne NP

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning\\_applications](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications)

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that

new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Administration Team

[Planning.south@sportengland.org](mailto:Planning.south@sportengland.org)

Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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statement/ If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing [DPO@sportengland.org](mailto:DPO@sportengland.org)

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** New policy

**ID:** 2

**Respondent:** Gatwick Airport Limited

# YOUR LONDON AIRPORT

## *Gatwick*

23 FEBRUARY 2021

Neighbourhood Plans  
Planning Policy  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex RH16 1SS

Dear Sir/Madam

### **Re: Cophthorne Neighbourhood Plan Consultation**

#### **Our Ref: LGW4362**

Thank you for your email dated 10 February 2021, regarding the above mentioned planning policy consultation.

Aerodrome Safeguarding is a legislative requirement for officially safeguarded aerodromes of which Gatwick Airport is one. Aerodrome safeguarding is the process used to ensure the safety of aircraft while taking off and landing, or flying in the vicinity of aerodromes.

It is vital that their safe operation is not impacted upon by buildings, structures or works which infringe the protected Obstacle Limitation Surfaces (OLS), impact on navigational aids utilised by the airport, distracting or confusing lighting or by development which has the potential to increase the number of birds or the bird hazard risk. Please note this list is not exhaustive.

Aerodrome safeguarding is embedded into the Town & Country Planning Process by way of ODPM/DfT Circular 01/2003 'Safeguarding of Aerodromes, Technical Sites & Military Explosives Storage Areas: The Town & Country Planning (Safeguarded Aerodromes, Technical Sites & Military Explosives Storage Areas) Direction 2002.

With regard to Planning Policy, under Annex 2, Para 28. It states the following:

*'Local plans and unitary development plans should include a policy stating that officially safeguarded areas have been established for a particular airport or technical site, that certain planning applications will be the subject of consultation with the operator of that aerodrome or technical site and there may be restriction on the height or detailed design of buildings or on development which might create a bird hazard, as described in this circular. The outer boundary of safeguarded areas should be indicated on proposals maps accompanying local plans and unitary*

# YOUR LONDON AIRPORT

## *Gatwick*

*development plans. A plan should state why an area has been safeguarded and that it is neither the responsibility nor the proposal of the Local Planning Authority'.*

I note that in the proposed Cophorne Neighbourhood Plan under para 10.2 on page 37 it mentions that it doesn't replicate any policies that have been included in the Mid Sussex District Plan 2014 – 2031. In that document aerodrome safeguarding is mentioned in the preamble to policy DP26 'Design' and policy DP40 'Renewables', however aerodrome safeguarding is not included in the actual policies. Therefore we would ask that the following policy be incorporated into the document:

### ***Aerodrome Safeguarding Policy***

*Development will only be supported if it is consistent with the continued safe operation of Gatwick Airport.*

*Where required, the Local Planning Authority will consult with the aerodrome operator and/or the operator of technical sites (e.g. radar stations) on relevant proposals in the aerodrome safeguarded areas. Statutory consultation responses may require that restrictions are placed on the height or detailed design of buildings, structures or other developments to avoid impacts on the aerodrome, including those relating to navigational aids, Instrument Flight Procedures (IFPs) or on developments which may increase bird strike risk, create building-induced turbulence or including lighting that could pose a hazard to the safe operation of the aerodrome.*

*Proposals that cannot be mitigated to the satisfaction of the statutory consultee are considered to be a hazard to aircraft safety and will be refused.*

*Developers should also consult with Gatwick Airport Ltd via [gal.safeguarding@gatwickairport.com](mailto:gal.safeguarding@gatwickairport.com)*

For your information as from the 31<sup>st</sup> May 2021 crane operators will in the first instance need to notify the Civil Aviation Authority (CAA) of any cranes in the UK that are over 10m in height or taller than the surrounding trees/structures. Notification should be at least 8 weeks before any crane is due on site. For further details please refer to CAP1096 'Guidance to Crane Operators on Aviation Lighting and Notification' available at [www.caa.co.uk](http://www.caa.co.uk)

Thank you for giving us the opportunity to comment on this document. If you have any queries please do not hesitate to contact me.

YOUR LONDON AIRPORT  
*Gatwick*

Yours sincerely

Amanda Purdye, Aerodrome Safeguarding  
For and on behalf of Gatwick Airport Limited

Email: [gal.safeguarding@gatwickairport.com](mailto:gal.safeguarding@gatwickairport.com)

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** Transport

**ID:** 3

**Respondent:** Tandridge District Council





## **Copthorne Neighbourhood Plan – Publication Stage Consultation Form**

Mid Sussex District Council is publishing the Copthorne Neighbourhood Plan for public consultation. The Copthorne Neighbourhood Plan and related information is available to view on the Mid Sussex District Council website ([www.midsussex.gov.uk/neighbourhoodplans](http://www.midsussex.gov.uk/neighbourhoodplans)).

Documents will not be made available in deposit locations due to the current COVID-19 pandemic. If local residents have difficulty in engaging online, we have provided a telephone number and email address below.

In making comments on the Copthorne Neighbourhood Plan you may comment on any of the information submitted by Worth Parish Council. You should consider whether the plan meets the basic conditions statement set out in making a representation guidance note on the website.

**Please return to Mid Sussex District Council by Midnight on 24<sup>th</sup> March 2021.  
How can I respond to this consultation?**

**Online:** A secure e-form is available online at ([www.midsussex.gov.uk/neighbourhoodplans](http://www.midsussex.gov.uk/neighbourhoodplans))

**Post:** Mid Sussex District Council  
Planning Policy and Economic Development  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

**E-mail:** [Neighbourhoodplans@midsussex.gov.uk](mailto:Neighbourhoodplans@midsussex.gov.uk)

A guidance note accompanies this form and can be used to help fill this form in.

If you have any queries, please contact Planning Policy and Economic Development, Mid Sussex District Council Tel: 01444 477263

## Part A – Your Details (You only need to complete this once)

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### 1. Personal Details

### 2. Agent's Details (if applicable)

Title	Ms	
First Name	Anna	
Last Name	Cronin	
Job Title (where relevant)	Strategy Specialist	
Organisation (where relevant)	Tandridge District Council	
Respondent Ref. No. (if known)		
On behalf of (where relevant)	Tandridge District Council	
Address Line 1	Council Offices	
Line 2	8 Station Road East	
Line 3	Oxted	
Line 4	Surrey	
Post Code	RH8 0BT	
Telephone Number		
E-mail Address (where relevant)	neighbourhoodplans@tandridge.gov.uk	

## Part B – Your Comments

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Please fill this part of the form out for each comment you make.

Name or Organisation:

Tandridge District Council

### 3. Which part of the Copthorne Neighbourhood Plan does this comment relate to?

Page

Paragraph

Map

### 4: Please make your comments here:

#### General

Tandridge District Council welcomes consultation on the Reg 16 Copthorne Neighbourhood Plan, which adjoins the district in the south. We congratulate the parish council on progressing the plan to this stage.

#### Transport

We note that the Transport section of the plan comments in general terms on traffic congestion arising at bottlenecks on the major roads through the neighbourhood plan area. We would particularly draw your attention to the need to address issues at the M23 junction and the Felbridge junction as well as the two roundabouts within the neighbourhood plan area, and to take steps to ensure that conditions at all these points are improved.

Please ensure that you have included all relevant evidence and supporting information necessary to support/justify your comments. There will not normally be a subsequent opportunity to make further comments.

After this stage, further submissions will be only at the request of the Examiner, based on the matters and issues he/she identifies for examination.

5. Please notify me about the decision on the Neighbourhood Plan:


Signature:

Anna Cronin for TDC

Date:

4<sup>th</sup> March 2021

**Thank you for taking time to respond to this consultation**

.....  
 Information will only be used by Mid Sussex District Council and its employees in accordance with the Data Protection Act 1998. Mid Sussex District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

The information gathered from this form will only be used for the purposes described and any personal details given will not be used for any other purpose.

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** Basic Conditions Statement  
Para3.10  
Policies map  
General  
CNP3-13  
CNP16

**ID:** 4  
**Respondent:** Chris Bedekovic obo St Modwen Developments



## **Copthorne Neighbourhood Plan – Publication Stage Consultation Form**

Mid Sussex District Council is publishing the Copthorne Neighbourhood Plan for public consultation. The Copthorne Neighbourhood Plan and related information is available to view on the Mid Sussex District Council website ([www.midsussex.gov.uk/neighbourhoodplans](http://www.midsussex.gov.uk/neighbourhoodplans)).

Documents will not be made available in deposit locations due to the current COVID-19 pandemic. If local residents have difficulty in engaging online, we have provided a telephone number and email address below.

In making comments on the Copthorne Neighbourhood Plan you may comment on any of the information submitted by Worth Parish Council. You should consider whether the plan meets the basic conditions statement set out in making a representation guidance note on the website.

**Please return to Mid Sussex District Council by Midnight on 24<sup>th</sup> March 2021.  
How can I respond to this consultation?**

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Haywards Heath  
West Sussex  
RH16 1SS

**E-mail:** [Neighbourhoodplans@midsussex.gov.uk](mailto:Neighbourhoodplans@midsussex.gov.uk)

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If you have any queries, please contact Planning Policy and Economic Development, Mid Sussex District Council Tel: 01444 477263

## Part A – Your Details (You only need to complete this once)

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### 1. Personal Details

### 2. Agent's Details (if applicable)

Title	<input type="text"/>	<input type="text" value="Mr"/>
First Name	<input type="text"/>	<input type="text" value="Steve"/>
Last Name	<input type="text"/>	<input type="text" value="Molnar"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Technical Director"/>
Organisation (where relevant)	<input type="text"/>	<input type="text" value="Terence O'Rourke"/>
Respondent Ref. No. (if known)	<input type="text"/>	<input type="text"/>
On behalf of (where relevant)	<input type="text"/>	<input type="text" value="St Modwen Developments"/>
Address Line 1	<input type="text"/>	<input type="text" value="Everdene House"/>
Line 2	<input type="text"/>	<input type="text" value="Deansleigh Road"/>
Line 3	<input type="text"/>	<input type="text" value="Bournemouth"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="BH7 7DU"/>
Telephone Number	<input type="text"/>	<input type="text" value="020 3664 6755"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text" value="Steve.molnar@torltd.co.uk"/>

## Part B – Your Comments

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Please fill this part of the form out for each comment you make.

Name or Organisation:

Terence O'Rourke

### 3. Which part of the Copthorne Neighbourhood Plan does this comment relate to?

Page

Paragraph

Map

### 4: Please make your comments here:

Please refer to the accompanying statement.

Please ensure that you have included all relevant evidence and supporting information necessary to support/justify your comments. There will not normally be a subsequent opportunity to make further comments.

After this stage, further submissions will be only at the request of the Examiner, based on the matters and issues he/she identifies for examination.

5. Please notify me about the decision on the Neighbourhood Plan:

Y

Signature:


Steve Molnar

Date:

10/03/21

**Thank you for taking time to respond to this consultation**



.....  
 Information will only be used by Mid Sussex District Council and its employees in accordance with the Data Protection Act 1998. Mid Sussex District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

The information gathered from this form will only be used for the purposes described and any personal details given will not be used for any other purpose.



Representation on behalf of St Modwen Developments (SMD) and its interest at Land West of Copthorne.

**1. Overview**

- 1.1 SMD has an interest in land to the west of Copthorne where there is an extant outline planning permission that is currently being implemented (13/04127/OUTES). A range of reserved matters approvals and a full planning permission are in place, and the first phases of new homes and employment buildings are under construction.
- 1.2 As a result of the continued construction at the site, SMD has a direct relationship with the content and matters included within the Regulation 16 draft Neighbourhood Plan (NP). SMD has previously submitted a representation as part of the Regulation 14 NP consultation, which was reported in the Consultation Statement accompanying the Regulation 16 document.
- 1.3 SMD has historically engaged with the local community, continues to do so, and supports the creation of the NP. SMD is grateful for the opportunity to submit representations and have outlined the following commentary to help shape the NP moving forward, towards the referendum and 'Made' status.

**2. Neighbourhood Plan policy context**

- 2.1 Prior to the NP referendum, the draft Plan will need to meet all seven basic conditions, as required by paragraph 37 of the NPPF and as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).
- 2.2 These basic conditions include:
- a) having regard to national policies and advice contained in guidance issued by the Secretary of State
  - b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest
  - c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area
  - d) the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
  - e) the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Development Plan for the area of the authority
  - f) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
  - g) prescribed conditions are met in relation to the Neighbourhood Plan and matters have been complied with in connection with the proposal for the Neighbourhood Plan.
- 2.3 A Basic Conditions Statement (BCS) has been submitted with the Regulation 16 document, explaining how it is considered that the NP meets the basic conditions. It is noted that the BCS refers to basic conditions 8(2) a, d, e and f and excludes comments on basic conditions 8(2) b, c and g.



### 3. Comments

#### *Opportunities delivered through development*

- 3.1 Paragraph 3.10 highlights the impact created as a result of development, stating:

*“These developments will put a strain on the existing overstretched resources of the village and it is to be expected that there will be some expansion of the schools, doctor’s surgery and sport and recreation facilities to cope with the increased population”.*

- 3.2 Whilst it is accepted that the Neighbourhood Plan will not allocate sites as mentioned in the Consultation Statement, there is considered to be sufficient evidence to support further clarification and adjustment to the description of the future of Copthorne in paragraph 3.10. The development of land west of Copthorne has outline planning permission, multiple detailed reserved matters approvals and is currently in the process of being built out. The residential part of the site is now known as Heathy Wood, and the commercial part as St Modwen Park, Gatwick.
- 3.3 The development provides a site for a new primary school, contributes to secondary school and sixth form provision, a site for a GP surgery and contributions to bus services and improved sports provision for the village. It will also provide highway improvements, new allotments, a community park and accessible open spaces that will benefit existing and new residents for the duration of the Neighbourhood Plan and beyond.
- 3.4 This is a significant material consideration that affects the growth of Copthorne and should be taken into account in the plan if it is to properly represent the current conditions and context around the village.
- 3.5 Mid Sussex District Council’s (MSDC) emerging Site Allocations DPD (submitted for examination in December 2020, examination expected in spring 2021) is accompanied by an update to the Policies Map that shows the urban area boundary of Copthorne extended to encompass the new development on the land west of Copthorne at Heathy Wood and St Modwen Park, Gatwick.
- 3.6 Whilst this is not yet adopted, it is not considered that the extension of the settlement boundary to include the new development is likely to be a subject of contention in the examination of the plan, as it is merely an update to reflect a geographical reality. This reality should also be reflected in the Neighbourhood Plan.
- 3.7 SMD considers the inclusion of the development on land west of Copthorne should be shown on all relevant maps in the NP to reflect the development that is approved, built and underway, to reflect the settlement boundary on the emerging policies map, and to support the NP’s compliance with Basic Condition 8(2) e of the Town and Country Planning Act 1990.

#### *Compliance with Development Plan*

- 3.8 The NP refers to the aspiration for development in the future to comprise of small-scale sites within the existing built-up area (BUA) of Copthorne (paragraph 3.10-3.12). However, to ensure that the Plan is consistent with basic conditions 1 and 5, SMD suggest that the description of the future for Copthorne, specifically paragraph 3.12

includes the ongoing development of land west of Copthorne, and the existence of a site allocated as part of the Mid Sussex District Council's (MSDC) emerging Site Allocations DPD, namely site reference SA4.



- 3.9 It is noted that the NP will not duplicate policies from the development plan nor make its own allocations. However, site SA4 is allocated in the Draft Site Allocations DPD that is due for examination in spring 2021. It is suggested that the NP should acknowledge this allocation in the description of the future of Copthorne.
- 3.10 The DPD is at an advanced stage of preparation and may well be adopted on a similar timescale to the making of the Neighbourhood Plan. It would be inconsistent to have a Neighbourhood Plan that is out of date so close to its making.
- 3.11 Further and to ensure consistency throughout the NP itself, as well as with the emerging Site Allocations DPD and MSDC's Development Plan, the policy map at section 10 of the NP should include the BUA boundary recently published by MSDC as part of the consultation on the Site Allocations DPD. This updates the Copthorne BUA to include the development currently underway on land west of Copthorne and encompasses the proposed allocation of site SA4 in the Site Allocations DPD.

#### *Character Areas*

- 3.12 The draft character areas for Copthorne are defined within section 7 and include:
- CA1: High Weald AONB
  - CA2: Agricultural Belt
  - CA3: Copthorne Common and Woodland
  - CA4: Historic Core
  - CA5: Post War Copthorne.

SMD notes that land west of Copthorne and Site Allocations DPD allocation SA4 are included as part of CA3: Copthorne Common and Woodland. The Consultation Statement mentions that the development in the outline permission is yet to be completed and, as such, will remain as part of CA3 until the NP is reviewed and will be reassessed.

SMD does not consider that the extension of the settlement boundary to include the new development is likely to be a subject of contention in the examination of the plan, as it is merely an update to reflect a geographical reality.

- 3.13 SMD suggests that the on-going construction of the land west of Copthorne and the allocation of SA4 should be acknowledged within a sixth character area. SMD suggests that the latest BUA boundary for Copthorne as recently published by MSDC will assist in creating a new character area for this part of Copthorne. To ensure consistency, amendments to the character areas will need to be made to the policy map at section 10, including inset 1.
- 3.14 This will help provide an accurate representation of the BUA at Copthorne, over the Plan period 2020 – 2031. This will further assist in ensuring the NP complies with basic conditions 1 and 5 as set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

### *Parking provision*



- 3.15 Draft policy CNP16 outlines the Plan's aspirations for parking at new residential developments at 16.3, in which it requires *new development to include parking spaces in accordance with the greater of:*
- (a) The latest WSCC guidance at the time the application was submitted, OR*
  - (b) For residential units, provision of on-plot / off-street car parking spaces in accordance with the following table'*
- 3.16 SMD welcomes the Review of Parking Requirements and notes the changes made to the policy. It is understood that the NP requires a high level of on plot/off-street parking above the guidance of the highway authority. Whilst SMD acknowledges the local circumstances and issues arising from an evidenced lack of on-plot/off-street parking provision, SMD would welcome a focus on consistency with the key objectives of local, regional and national planning policy that seek to maximise sustainable transport and use of alternatives to the private car.
- 3.17 However, in acknowledgment that there are current problems with on-street parking in the village, as evidenced in the Parking Requirements review, SMD suggests that the wording of this policy be revised to take account of locations such as the development of land west of Cophorne that are unlikely to exhibit the same problems.
- 3.18 SMD suggests that the draft policy should allow scope to allow for a lower level of off-street parking where it can be justified, with reference to sustainable transport opportunities and local conditions. This can include the completion of parking surveys in immediately adjacent streets, to indicate that adhering to WSCC guidance would be appropriate.

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** New policy  
Surface Water Drainage

**ID:** 5  
**Respondent:** Thames Water



Sent by email to:  
neighbourhoodplans@midsussex.gov.uk

[thameswaterplanningpolicy@savills.com](mailto:thameswaterplanningpolicy@savills.com)

0118 9520 500

**16 March 2021**

## **Copthorne Neighbourhood Plan 2021-2031**

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment on the above.

Thames Water are the sewerage undertaker for the majority of the Crawley Borough and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. Southern Water are the Water Supply undertaker. We have a number of comments on the consultation document as set out below:

### **Comments on Wastewater/Sewerage Infrastructure**

As per our previous response, we consider that Neighbourhood Plan should include a policy relating to wastewater/sewerage infrastructure.

Wastewater/sewerage [and water supply] infrastructure is essential to any development. Failure to ensure that any required upgrades to the infrastructure network are delivered alongside development could result in adverse impacts in the form of internal and external sewer flooding and pollution of land and water courses and/or low water pressure.

Thames Water seeks to co-operate and maintain a good working relationship with local planning authorities in its area and to provide the support they need with regards to the provision of sewerage/wastewater treatment [and water supply] infrastructure.

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), February 2019, states: “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”

Paragraph 28 relates to non-strategic policies and states: “Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”

Paragraph 26 of the revised NPPF goes on to state: “Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....”

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that “Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).

It is important to consider the net increase in wastewater [and water supply] demand to serve the development and also any impact that developments may have off site, further down the network. The Neighbourhood Plan should therefore seek to ensure that there is adequate wastewater [and water supply] infrastructure to serve all new developments. Thames Water will work with developers and local authorities to ensure that any necessary infrastructure reinforcement is delivered ahead of the occupation of development. Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years.

The provision of water treatment (both wastewater treatment and water supply) is met by Thames Water’s asset plans and from the 1st April 2018 network improvements will be from infrastructure charges per new dwelling.

From 1st April 2018, the way Thames Water and all other water and wastewater companies charge for new connections has changed. The economic regulator Ofwat has published new rules, which set out that charges should reflect: fairness and affordability; environmental protection; stability and predictability; and transparency and customer-focused service.

The changes mean that more of Thames Water’s charges will be fixed and published, rather than provided on application, enabling you to estimate your costs without needing to contact us. The services affected include new water connections, lateral drain connections, water mains and sewers (requisitions), traffic management costs, income offsetting and infrastructure charges.

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water’s free pre planning service are available at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>



In light of the above comments and Government guidance we consider that the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage [and water supply] infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend the Neighbourhood Plan include the following policy/supporting text:

#### **PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT**

***“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”***

***“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”***

#### **Comments in relation to Flood Risk and SUDS**

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

When reviewing development and flood risk it is important to recognise that water and/or sewerage infrastructure may be required to be developed in flood risk areas. By their very nature water and sewage treatment works are located close or adjacent to rivers (to abstract water for treatment and supply or to discharge treated effluent). It is likely that these existing works will need to be upgraded or extended to provide the increase in treatment capacity required to service new development. Flood risk sustainability objectives should therefore accept that water and sewerage infrastructure development may be necessary in flood risk areas.

Flood risk sustainability objectives should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the

sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: ***“Surface water drainage - It is the responsibility of a developer to follow the sequential approach to the disposal of surface waters with proper provision for surface water draining to ground, water course or surface water sewers being given. The discharging of surface waters to the foul sewer can be a major contributor to sewer flooding and should therefore be avoided.”***

We trust the above is satisfactory, but please do not hesitate to contact David Wilson on the above number if you have any queries.

Yours faithfully

**Thames Water Utilities Ltd**

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:**

**ID:** 6

**Respondent:** Natural England

Date: 16 March 2021  
Our ref: 346304  
Your ref: Copthorne Neighbourhood Plan



Mid Sussex District Council  
Planning Policy  
Oaklands Road  
Haywards Heath, RH16 1SS

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

[neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

T 0300 060 3900

Dear Sir / Madam,

**Copthorne Neighbourhood Development Plan – Regulation 16**

Thank you for your consultation on the above dated 09 February 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on the Copthorne Neighbourhood Development Plan.**

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

Victoria Kirkham  
Consultations Team

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:**

**ID:** 7  
**Respondent:** Surrey County Council

[REDACTED]

---

**From:** [REDACTED] on behalf of Planning Consultations/EAI/SCC <planning.consultations@surreycc.gov.uk>  
**Sent:** 18 March 2021 12:13  
**To:** planningpolicy  
**Cc:** Planning Consultations/EAI/SCC  
**Subject:** RE: MSDC Planning Policy Update – Copthorne Neighbourhood Plan Consultation (Regulation 16)

**Categories:** Copthorne NP

Dear Sir/Madam,

Thank you for consulting Surrey County Council on Copthorne Neighbourhood Plan.

We have no specific comments to make, but please keep us notified of any further consultations.

Kind Regards,

[REDACTED]



[REDACTED]  
[REDACTED]  
Planning Group, Surrey County Council, Quadrant Court, Woking, GU22 7QQ  
[REDACTED]



---

**From:** Planning Policy - Mid Sussex District Council  
<planning.policy.mid.sussex.district.council@notifications.service.gov.uk>  
**Sent:** 09 February 2021 17:22  
**To:** Planning Consultations/EAI/SCC <planning.consultations@surreycc.gov.uk>  
**Subject:** MSDC Planning Policy Update – Copthorne Neighbourhood Plan Consultation (Regulation 16)



**Mid Sussex District Council – Planning Policy**

9th February 2021

## **Consultation on the Copthorne Neighbourhood Development Plan – Regulation 16 – The Neighbourhood Planning (General) Regulations 2012 (As Amended)**

Worth Parish Council has prepared a Neighbourhood Development Plan for the Copthorne and Worth Ward. The Plan sets out a vision for the future of the area and planning policies which will be used to determine planning applications locally.

In accordance with Regulation 16 of the Neighbourhood Plan Regulations 2012 (as amended), the Copthorne Neighbourhood Plan and associated documents will be subject to a 6-week consultation from Tuesday 9 February to Wednesday 24 March 2021.

### **INSPECTING THE PLAN**

Copies of the Copthorne Neighbourhood Plan and supporting documents are available to view on the Mid Sussex District Council's website:

[www.midsussex.gov.uk/planning-building/neighbourhood-plans/](http://www.midsussex.gov.uk/planning-building/neighbourhood-plans/)

Documents will not be available to inspect in hard copy format due to the current COVID-19 pandemic. Please contact the following email address/telephone number for alternative arrangements if you cannot view the documents online.

Email: [neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

Telephone: 01444 477053

### **MAKING REPRESENTATIONS**

Representations on the Copthorne Neighbourhood Plan can be submitted:

eForm – available online at [www.midsussex.gov.uk/planning-building/neighbourhood-plans/](http://www.midsussex.gov.uk/planning-building/neighbourhood-plans/)

By email to [neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

By post to Mid Sussex District Council, Planning Policy,  
Oaklands Road, Haywards Heath, RH16 1SS

The consultation closes at midnight on Wednesday 24 March  
2021.

Please be aware that all representations received by the  
authority will be made publicly available (in due course). These  
will be identified by name and where applicable, organisation.

#### NOTIFICATION

Any representation may include a request to be notified of the  
local planning authority's decision under regulation 19 in relation  
to the neighbourhood development plan. Mid Sussex District  
Council will process the information you provide in a manner that  
is compatible with the General Data Protection Regulations  
(GDPR).

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receive these updates, please let us know at  
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Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:**

**ID:** 8  
**Respondent:** South East Water

22<sup>nd</sup> March 2021



Our Reference: SEW Response\_CNP\_22/03/21  
Your Reference: Copthorne Neighbourhood Plan

**Email:** [wre@southeastwater.co.uk](mailto:wre@southeastwater.co.uk)

Mid Sussex District Council  
Planning Policy  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

[neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

Dear Sir/Madam,

**Proposal: Copthorne Neighbourhood Plan Consultation**

South East Water would like to thank Worth Parish Council and Mid Sussex District Council for bringing the Copthorne Neighbourhood Plan Consultation to our attention.

Each water company is legally required to prepare a Water Resources Management Plan (WRMP) every five years. South East Water published our WRMP19 in August 2019. This plan sets out how we intend to maintain the balance between increasing demand for water and available supplies over the next 60 years up to 2080. The plan takes into account planned housing growth as well as the potential impact of climate change and includes our ambitious water efficiency programme. For more information please visit our website:

<https://corporate.southeastwater.co.uk/about-us/our-plans/water-resources-management-plan-2019/>

In South East Water's most recent business plan we have committed to play an active role regionally in relation to the impact of housing growth on water. We will develop a policy together with local stakeholders – appreciating the balance of supplying water, the need for society to ensure environmentally sustainable future water resources, and also the ongoing support of the south east region and its economic development. South East Water aims to respond to 100 per cent of all national, local and regional authority consultations and seeks to co-operate and maintain a good working relationship with local planning authorities in its area and to provide the support they need with regards to the provision of water supply infrastructure. Please see our business plan:

[https://corporate.southeastwater.co.uk/media/2901/sew\\_five\\_year\\_business\\_plan\\_2020-2025.pdf](https://corporate.southeastwater.co.uk/media/2901/sew_five_year_business_plan_2020-2025.pdf)

We are also committed partners in the Water Resources in the South East (WRSE) Group that works for the collective good of customers and the environment in the wider south east region and are nationally represented in the Water UK water resources long-term planning framework.

**Rocfort Road  
Snodland  
Kent ME6 5AH**

**TELEPHONE**  
0333 000 1122  
**EMAIL**  
[water@southeastwater.co.uk](mailto:water@southeastwater.co.uk)

**EMERGENCY LINE**  
03330 000 365  
**WEBSITE**  
[www.southeastwater.co.uk](http://www.southeastwater.co.uk)

South East Water Ltd  
Registered in England No. 2679874  
Registered Office: Rocfort Road, Snodland,  
Kent ME6 5AH  
ISO 9001 Certified  
ISO 14001 Certified  
OHSAS 18001 Certified  
South East Water is an Investor in People

Our aim of reducing demand requires the use of new approaches and technology. Although there is some uncertainty on the level of savings that can be achieved we are seeing a development of new technologies and we are committed to reduce personal water usage and leakage levels in order to be more sustainable for next generations.

Our preferred plan for the period 2020 to 2025 includes a mix of demand management initiatives such as leakage reductions and an ambitious water efficiency programme. During the period 2025 to 2045 we will continue our demand management initiatives to achieve further leakage and water efficiency savings.

South East Water have now reviewed the Neighbourhood Plan and would like to comment that:

South East Water consider that it is important and agree with Worth Parish Council and Mid Sussex District Council on the points raised as part of the Neighbourhood Plan objectives and would like to add that water efficiency could also be promoted to existing buildings and new buildings, either residential or non-residential across the Council.

South East Water recommend the need of a mandatory housing standards for water use which would support water efficiency on new buildings and promote the collaboration between Worth Parish Council, Mid Sussex District Council and developers.

South East Water will work with local authorities and developers to ensure that any necessary infrastructure reinforcement is delivered ahead of the occupation of development. Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure.

South East Water would like to reiterate that our primary concern is the water that we abstract and treat for public supply purposes and ensuring that the surface and groundwater abstracted does not fall below the tolerances of our water treatment works or the drinking water standards set by our regulators.

South East Water would like to be kept updated with any developments relating to the Copthorne Neighbourhood Plan. We look forward to working with Worth Parish Council and Mid Sussex District Council to ensure that drinking water supplies remain protected in the area in the future.

Yours sincerely,

**Pedro Santos**  
**Water Resources Analyst**  
**South East Water**

**Cc, Lee Dance, Head of Water Resources, South East Water**

**Rocfort Road**  
**Snodland**  
**Kent ME6 5AH**

TELEPHONE  
0333 000 1122  
EMAIL  
[water@southeastwater.co.uk](mailto:water@southeastwater.co.uk)

EMERGENCY LINE  
03330 000 365  
WEBSITE  
[www.southeastwater.co.uk](http://www.southeastwater.co.uk)

South East Water Ltd  
Registered in England No. 2679874  
Registered Office: Rocfort Road, Snodland,  
Kent ME6 5AH  
ISO 9001 Certified  
ISO 14001 Certified  
OHSAS 18001 Certified  
South East Water is an Investor in People

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** CNP9.4

**ID:** 9  
**Respondent:** High Weald AONB Unit

## 1. Personal Details

Name	Claire Tester
Job Title (where relevant)	Planning Advisor
Organsiation (where relevant)	High Weald AONB Partnership
On behalf of (if applicable)	

## Contact Details

Address	Hastings Road Flimwell TN5 7PR United Kingdom
Phone	01424-723018
Email	claire.testers@highweald.org

## 2. Agent's Details

Do you need to include Agent details?	No
---------------------------------------	----

## Your Comments

Please fill this part of the form out for each comment you make.

Name or Organsiation	High Wald AONB Partnership
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## Page

Policy / Paragraph	CNP9.4
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## Proposals Map

## 4: Please make your comments here:

The Partnership supports the provisions in CNP9.4 that "Proposals must have regard to the objectives of the High Weald AONB Management Plan 2019-24. Development must demonstrate that it meets relevant elements of these objectives for this nationally important landscape".

It is considered that these provisions are necessary in order to demonstrate compliance with the Countryside and Rights of Way Act 2000 Section 85 'duty of regard' to the purpose of conserving and enhancing the AONB, NPPF 172 and Mid Sussex District Plan policy DP16.

If you wish to attach a file (for example, a word document, pdf, or picture) to accompany, or instead of, your comments above, please do so by clicking "Attach File"

## Your Data

## Submit

Neighbourhood Plan decision-5. Please notify me about the decision on the Neighbourhood Plan	yes
--	-----

## Signature





Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:**

**ID:** 10  
**Respondent:** National Grid

Our Ref: MV/ 15B901605



23 March 2021

Mid Sussex District Council  
[neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)  
**via email only**

Dear Sir / Madam

**Copthorne Neighbourhood Plan Regulation 16 Consultation  
February – March 2021  
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

**About National Grid**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

**Proposed development sites crossed or in close proximity to National Grid assets:**

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- [www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/](http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/)

Please also see attached information outlining guidance on development close to National Grid infrastructure.





**Distribution Networks**

Information regarding the electricity distribution network is available at the website below:  
[www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:  
[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

**Further Advice**

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

**Matt Verlander, Director**

[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

Avison Young  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

**Spencer Jefferies, Town Planner**

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Matt Verlander MRTPI  
Director**

**0191 269 0094**

**[matt.verlander@avisonyoung.com](mailto:matt.verlander@avisonyoung.com)**

**For and on behalf of Avison Young**

## **Guidance on development near National Grid assets**

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

### Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's *'Guidelines for Development near pylons and high voltage overhead power lines'* promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their *'Guidelines when working near National Grid Electricity Transmission assets'*, which can be downloaded here: [www.nationalgridet.com/network-and-assets/working-near-our-assets](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

### Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's *'Guidelines when working near National Grid Gas assets'* can be downloaded here: [www.nationalgridgas.com/land-and-assets/working-near-our-assets](http://www.nationalgridgas.com/land-and-assets/working-near-our-assets)

### How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

Avison Young (UK) Limited registered in England and Wales number 6382509.  
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



- National Grid's Plant Protection team: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

Cadent Plant Protection Team

Block 1

Brick Kiln Street

Hinckley

LE10 0NA

0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** New policy  
CNP3  
CNP11

**ID:** 11  
**Respondent:** Jonathan Buckwell obo Option Two Development Ltd



## **Copthorne Neighbourhood Plan – Publication Stage Consultation Form**

Mid Sussex District Council is publishing the Copthorne Neighbourhood Plan for public consultation. The Copthorne Neighbourhood Plan and related information is available to view on the Mid Sussex District Council website ([www.midsussex.gov.uk/neighbourhoodplans](http://www.midsussex.gov.uk/neighbourhoodplans)).

Documents will not be made available in deposit locations due to the current COVID-19 pandemic. If local residents have difficulty in engaging online, we have provided a telephone number and email address below.

In making comments on the Copthorne Neighbourhood Plan you may comment on any of the information submitted by Worth Parish Council. You should consider whether the plan meets the basic conditions statement set out in making a representation guidance note on the website.

**Please return to Mid Sussex District Council by Midnight on 24<sup>th</sup> March 2021.  
How can I respond to this consultation?**

**Online:** A secure e-form is available online at ([www.midsussex.gov.uk/neighbourhoodplans](http://www.midsussex.gov.uk/neighbourhoodplans))

**Post:** Mid Sussex District Council  
Planning Policy and Economic Development  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

**E-mail:** [Neighbourhoodplans@midsussex.gov.uk](mailto:Neighbourhoodplans@midsussex.gov.uk)

A guidance note accompanies this form and can be used to help fill this form in.

If you have any queries, please contact Planning Policy and Economic Development, Mid Sussex District Council Tel: 01444 477263

## Part A – Your Details (You only need to complete this once)

---

### 1. Personal Details

### 2. Agent's Details (if applicable)

Title	<input type="text"/>	<input type="text" value="Mr"/>
First Name	<input type="text"/>	<input type="text" value="Jonathan"/>
Last Name	<input type="text"/>	<input type="text" value="Buckwell"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Director"/>
Organisation (where relevant)	<input type="text"/>	<input type="text" value="DHA Planning"/>
Respondent Ref. No. (if known)	<input type="text"/>	<input type="text"/>
On behalf of (where relevant)	<input type="text" value="Option Two Development Ltd"/>	<input type="text" value="Option Two Development Ltd"/>
Address Line 1	<input type="text" value="c/o agent"/>	<input type="text" value="The Pinnacle"/>
Line 2	<input type="text"/>	<input type="text" value="Station Way"/>
Line 3	<input type="text"/>	<input type="text" value="Crawley"/>
Line 4	<input type="text"/>	<input type="text" value="West Sussex"/>
Post Code	<input type="text"/>	<input type="text" value="RH10 1JH"/>
Telephone Number	<input type="text"/>	<input type="text" value="01293 763086"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text" value="jonathan.buckwell@dhaplanning.co.uk"/>

## Part B – Your Comments

Please fill this part of the form out for each comment you make.

Name or Organisation:

Option Two Development Ltd

### 3. Which part of the Copthorne Neighbourhood Plan does this comment relate to?

Page

Paragraph

Map

Policies  
Map

### 4: Please make your comments here:

#### Land at Court House Farm should be allocated for development within the Neighbourhood Plan.

My client is promoting land at Court House Farm, Copthorne Common Road, Copthorne (TW 3240 3905), a 4.3ha site which is suitable for a 70-bed care home and general residential development (74 units), together with a small 235sqm convenience store. The site has been submitted to Mid Sussex District Council as part of their Call for Sites exercise. The area is shown on the enclosed plan 1840-9000, and a proposed layout is shown on Plan 1840-1200.

As noted in our previous Call for Sites submission, a Transport Review (enclosed for convenience) has been undertaken which concludes the site is in a sustainable location with good access to public transport and the wider transport network. The scheme illustrates a newly proposed pedestrian footway providing a sustainable connection to the local community. In addition an assessment on the deliverability of the site has concluded the site is deliverable, not requiring any third-party land to provide suitable means of access. A review of the data from the Department of Transport has identified the location as having seen a 7.8% reduction of traffic since 2000, indicating the local road network has sufficient capacity to accommodate this development. In summary, the report concludes that the proposed development is sustainable, not constrained and from a transport perspective represents a highly deliverable prospect. In that sense it would accord with policy CNP15.

There are no other significant constraints to development:

- The site is relatively flat and no issues are anticipated in relation to ground conditions;
- A Phase 1 study can be undertaken in due course but there are no reasons to suspect contamination on the site; and
- The site is in Flood Zone 1 and so not at an increased risk of flooding.

From an ecological perspective, a Preliminary Ecological Assessment (enclosed) has been carried out which does not identify any ecological issues which would be likely to render the site unsuitable for residential development. Further survey work would be required in relation to great crested newts and badgers. Whilst the site boundaries may provide suitable habitat for bats and hazel dormice, it is unlikely that changes would be required to these boundary habitats, in which case no further survey work would be required.

A high-level Landscape and Visual Appraisal has also been undertaken and is enclosed. This shows, amongst other things, that the site is highly visually contained, and development would not result in a loss of views. There would be no erosion of separation between settlements. A well-designed development within a substantially wooded setting would not appear uncharacteristic or out of keeping with the surrounding landscape.

The LVA also notes that “the character of the site has been heavily influenced adversely by the proximity of the A264 corridor and the development of the golf course which wraps around three sides of the site, to the extent that the key characteristics of the LCA have been eroded locally here”. In our view therefore there would be no conflict with the aims and objectives of MSDC Policy DP12 if this site was to be allocated for development.

## Comments continued:

The development would not result in the loss of or damage to key landscape resources or features, would not introduce uncharacteristic or detracting features into the landscape. It would result in a minor extension of the settlement envelope to the south. The proposed development would not be uncharacteristic of its setting, and would not be of a scale, massing, location or nature that would result in any notable impacts upon the landscape resources that combine to create the prevailing landscape character at a local, regional or national scale.

This site has been submitted in a previous Call for Sites as a residential site for around 100 dwellings. However, there is a very substantial and growing unmet need for specialist residential accommodation for older people in the local area, as confirmed by the Albourne appeal decision, and the front part of the site is well suited to help meet this need. This is further underlined by the fact that Option Two has an offer from an interested care home operator, helping to demonstrate a local need.

The site may also be suitable for a small "Tesco Express" type convenience store, which would be well placed to serve local residents and passing trade alike.

The site is available for development in the short term and would represent a sustainable extension to Copthorne. The site is bounded to the east by an existing residential area (albeit houses in larger plots) and to the west by Common land which is utilised by the golf course situated just north west of the site.

There is a continuous pedestrian footway along the southern side of Copthorne Common Road immediately east of the site, although this currently stops at the existing site access. It is proposed to continue this path either along the site frontage to ensure that there is a safe and convenient pedestrian access to the signal-controlled pedestrian crossing around 70m to the west of the site. This would actively reduce the severance of the A264 by providing improved pedestrian permeability in accordance with policy CNP11.3.

In our view, the proposal will make an important contribution to Objectives B and C as set out on page 7 of the draft Neighbourhood Plan. Furthermore, it will not result in such a way as to affect the perception of separation between Copthorne Village and other settlements, thus ensuring no conflict with CNP1.6.



## Part B – Your Comments

---

Please fill this part of the form out for each comment you make.

Name or Organisation:

Option Two Development Ltd

### 3. Which part of the Copthorne Neighbourhood Plan does this comment relate to?

Page

Paragraph

CNP3

Map

### 4: Please make your comments here:

#### Comments on Policy CNP3

Option Two Development Ltd welcomes the recognition through policy CNP3 that policies are required to ensure the supply of suitable housing for older people. It is recognised that Policy CNP3 contains requirements that are intended to maintain a supply of housing which is suitable for older people who are able to continue to live a fully independent life in regular housing accommodation.

However, there is a pressing need for other forms of housing for older people, in addition to this, such as the type of scheme being promoted by my client at Court House Farm. The Neighbourhood Plan is silent on how this important type of facility can be provided within Copthorne Village to ensure that local older people requiring this type of accommodation are not forced to move elsewhere in order to find it. This can be rectified by proposing an allocation for this type of use at Court House Farm, as proposed by my client.

Please ensure that you have included all relevant evidence and supporting information necessary to support/justify your comments. There will not normally be a subsequent opportunity to make further comments.

After this stage, further submissions will be only at the request of the Examiner, based on the matters and issues he/she identifies for examination.

5. Please notify me about the decision on the Neighbourhood Plan:

Signature:

Jonathan Buckwell

Date:

24/03/2021

Thank you for taking time to respond to this consultation

## Part B – Your Comments

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Please fill this part of the form out for each comment you make.

Name or Organisation:

Option Two Development Ltd

### 3. Which part of the Copthorne Neighbourhood Plan does this comment relate to?

Page

Paragraph

CNP11

Map

### 4: Please make your comments here:

#### Comments on Policy CNP11

Land at Court House Farm falls within Character Area 3: Copthorne Common and Woodland. Option Two Development Ltd objects strongly to Policy CNP11.2 which states that commercial uses on the A264 Copthorne Common Road or uses that serve nearby urban areas are incongruous with the otherwise rural setting and should be refused.

Whilst there are parts of the A264 Copthorne Common Road which are bounded by fields, and the road is generally well lined with trees, and the character varies along the road, we do not agree that the character of the whole road can be described as rural. Built development is clearly visible along significant stretches of the road, there are pavements running alongside most of the road, and there is significant urban infrastructure, such as the traffic light crossing by the Golf Course. Large parts of the road, including the whole section between Court House Farm and the Dukes Head roundabout, are very much suburban and indeed urban in character, including some housing directly fronting the road, a petrol filling station, shop and takeaway.

As well as being a key local route, the A264 is also a bus route, and any commercial development along this route would not only be served well by passing trade but would be easily accessible on foot to a large proportion of the village population. A blanket ban on commercial development in these circumstances cannot be justified. If the concern is about aesthetics and character, then a policy requiring development to be well designed would be more appropriate.

Please ensure that you have included all relevant evidence and supporting information necessary to support/justify your comments. There will not normally be a subsequent opportunity to make further comments.

After this stage, further submissions will be only at the request of the Examiner, based on the matters and issues he/she identifies for examination.

5. Please notify me about the decision on the Neighbourhood Plan:


Signature:

Jonathan Buckwell

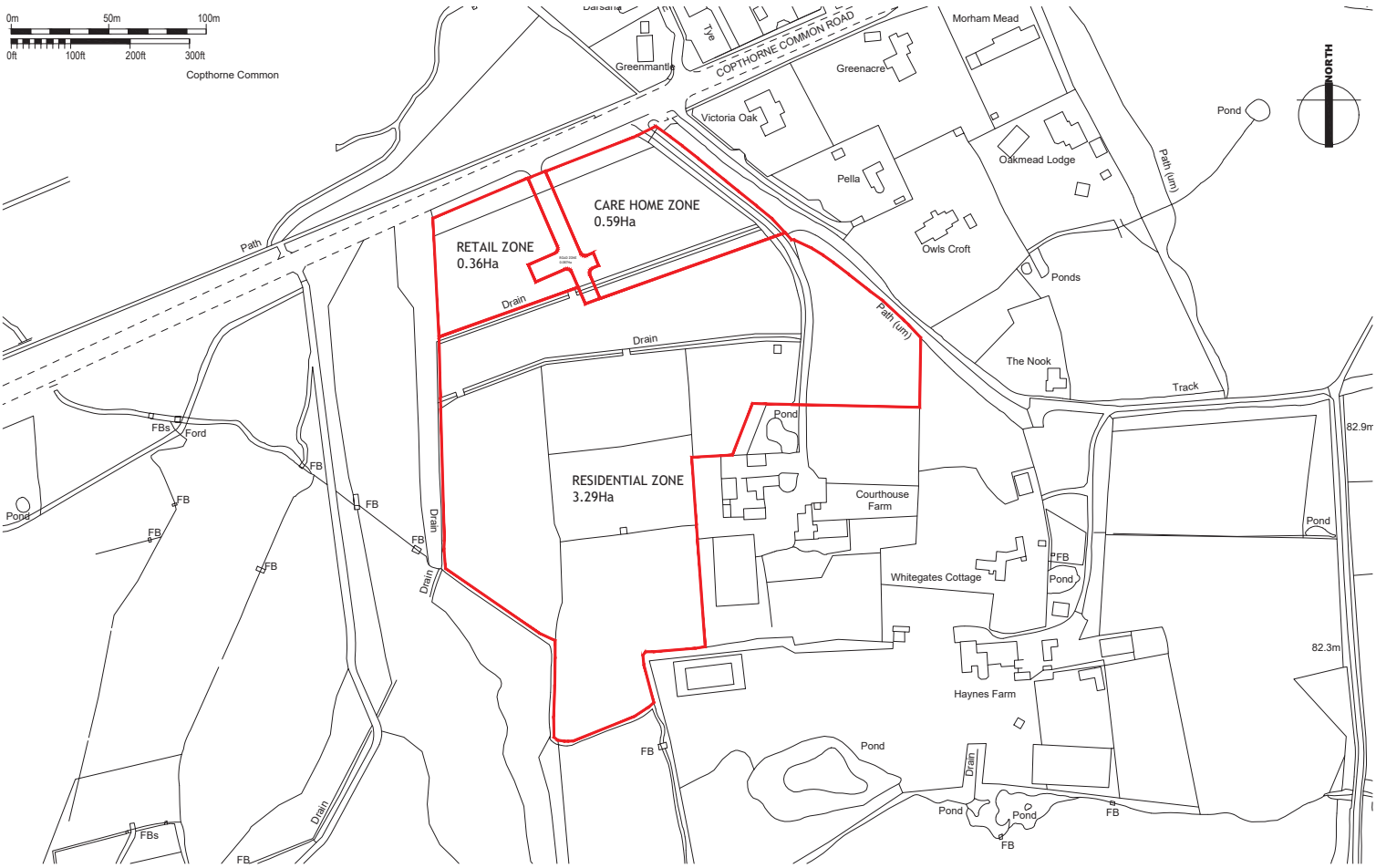
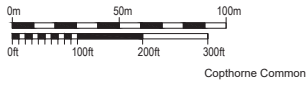
Date:

24/03/2021

**Thank you for taking time to respond to this consultation**

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1	18/06/2019	JB	ADJUSTMENTS TO RED LINE AREAS
2			
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NOTES.

Report all discrepancies, errors and omissions to the Contract Administrator.  
Verify all dimensions on site before commencing work or preparing shop drawings.  
This drawing must be read in conjunction with all relevant contract documents.

# RED LINE PLAN

Scale: 1:1250 @ A2  
Date: 18/06/2019

1840-9000

TEL: 01227 910216  
 email: info@tpfi.co.uk  
 website: www.tpfi.co.uk

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PROPOSED  
 DEVELOPMENT AT  
 COURTHOUSE FARM

SUITE No. 21, KENT ENTERPRISE HOUSE, THE LINKS, HERNE BAY, KENT, C



11/19  
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# PRELIMINARY ECOLOGICAL APPRAISAL

COPTHORNE COMMON ROAD

REF: 5096-LLB-RP-EC-0001-S4-P03

STATUS: INFORMATION

DOCUMENT ISSUED: 14/03/2019

LLOYD BORE LTD  
33 ST GEORGES PLACE  
CANTERBURY  
KENT CT1 1UT

Tel: 01227 464 340  
Fax: 01227 464 341

[mail@lloyd bore.co.uk](mailto:mail@lloyd bore.co.uk)  
[www.lloyd bore.co.uk](http://www.lloyd bore.co.uk)



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Author	Emily Cummins BSc (Hons), Pg.Dip, GradCIEEM
Reviewed by	Lucy Lincoln BSc (Hons), MCIEEM
Checked and approved by	Samuel Durham BSc (Hons), MCIEEM



## 1. EXECUTIVE SUMMARY

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- S.1 The application site supports heavily grazed semi-improved grassland, scattered trees and one stable building.
- S.2 The main findings of this Preliminary Ecological Appraisal are: -
- There are nine ponds within 250m of the application site;
  - The grassland does not support suitable habitat for reptiles, however, wooded boundaries of the application site provide suitable refuge and hibernation opportunities for reptiles;
  - The wooded boundaries of the application site provide suitable habitat for hazel dormouse;
  - No badger setts were identified on-site, however, badger hair was recorded at two separate areas along the site boundary, and an outlier sett, in partial use, was recorded c.1m from the redline boundary; and
  - Seven trees support potential bat roosting features. The stable building is negligible suitability for roosting bats.
- S.3 The key recommendations of this Preliminary Ecological Appraisal are: -
- Habitat suitability assessments of the nine ponds that are located within 250m of the application site will need to be undertaken to assess their suitability for great crested newts. The results of these pond assessments will be used to determine whether any further survey work is required with regards to great crested newt;
  - A precautionary method of works should be employed when removing boundary habitats - to further reduce the already low risk of killing and/or injuring reptiles;
  - If impacts upon the boundary habitat and tree lines are avoided, no further survey of hazel dormouse is required. Installation of protective fencing and precautionary method of works will need to be implemented to minimise the risk of impacts upon boundary habitats and tree lines. If the proposed works require any clearance of boundary habitats and tree lines, additional hazel dormouse survey work is likely to be required to inform the planning application;
  - The presence of badger hair and partially used outlier sett close to the site boundary indicates that badgers are present within the local area. As a precaution, a badger walkover survey should be undertaken by a suitably experienced ecologist three months prior to the start of construction work on site;
  - Impacts to the on-site tree and site boundary should be avoided. If any of the seven on-site trees that support potential bat roosting features are to be impacted (felled or significantly pruned), an aerial bat tree inspection will be required - to review the suitability of these features for roosting bats in more detail and search for any direct evidence of bat roosting; and
  - If impacts cannot be avoided, then aerial inspections will be required on trees that are being impacted and the results of these inspections will be used to determine whether any further bat survey work is required to inform the planning application. An inspection of the horse stable immediately prior to demolition will be required as a precautionary measure.
- S.4 This report contains additional details of ecological survey requirements, and avoidance, mitigation, compensation and enhancement measures. As such, this report should be read in full.

## 2. INTRODUCTION

---

### SCOPE OF WORKS

- 2.1 Lloyd Bore was instructed to conduct a Preliminary Ecological Appraisal (PEA) of land at Copthorne, West Sussex (approximate centre: TQ 3240 3905).
- 2.2 This assessment was informed by a site visit and a biological records search.
- 2.3 An evaluation of recent and historic aerial images and Ordnance Survey maps, and available information regarding designated sites, was also undertaken as part of the desk study.
- 2.4 In accordance with the report writing guidance produced by the Chartered Institute of Ecology and Environmental Management (CIEEM) (CIEEM, 2017a), this PEA report has been produced to inform the project team of potential ecological constraints, considerations and opportunities and the potential need for additional ecological survey work.
- 2.5 The scope of works did not include any additional protected species surveys, associated reports or production of mitigation documents.
- 2.6 This report should not be used to support a detailed or outline planning application. However, it can be used to inform pre-application discussions with the local planning authority.
- 2.7 Once the additional ecological assessment, inspection and survey work recommended in this report has been completed and the development proposals have been finalised, an Ecological Impact Assessment (EclA) report should be produced for submission to planning.

### ASSESSMENT OBJECTIVES

- 2.8 The objectives of this assessment and report are to: -
- Record the existing habitats present on site;
  - Identify habitats and/or structures suitable for legally protected species;
  - Where possible, assess the risk of legally protected species being present on site;
  - Provide recommendations, if required, for additional ecological surveys;
  - Determine the ecological importance of the site, where it is possible to do so;
  - Identify statutory and non-statutory designated sites within the Zone of Influence (Zol) of the proposed development;
  - Provide recommendations for impact avoidance, mitigation and/or compensation measures, where it is possible to do so; and
  - Identify potential enhancement measures that could improve the ecological value of the site for priority habitats and species.

### 3. SITE AND WATER BODY LOCATIONS

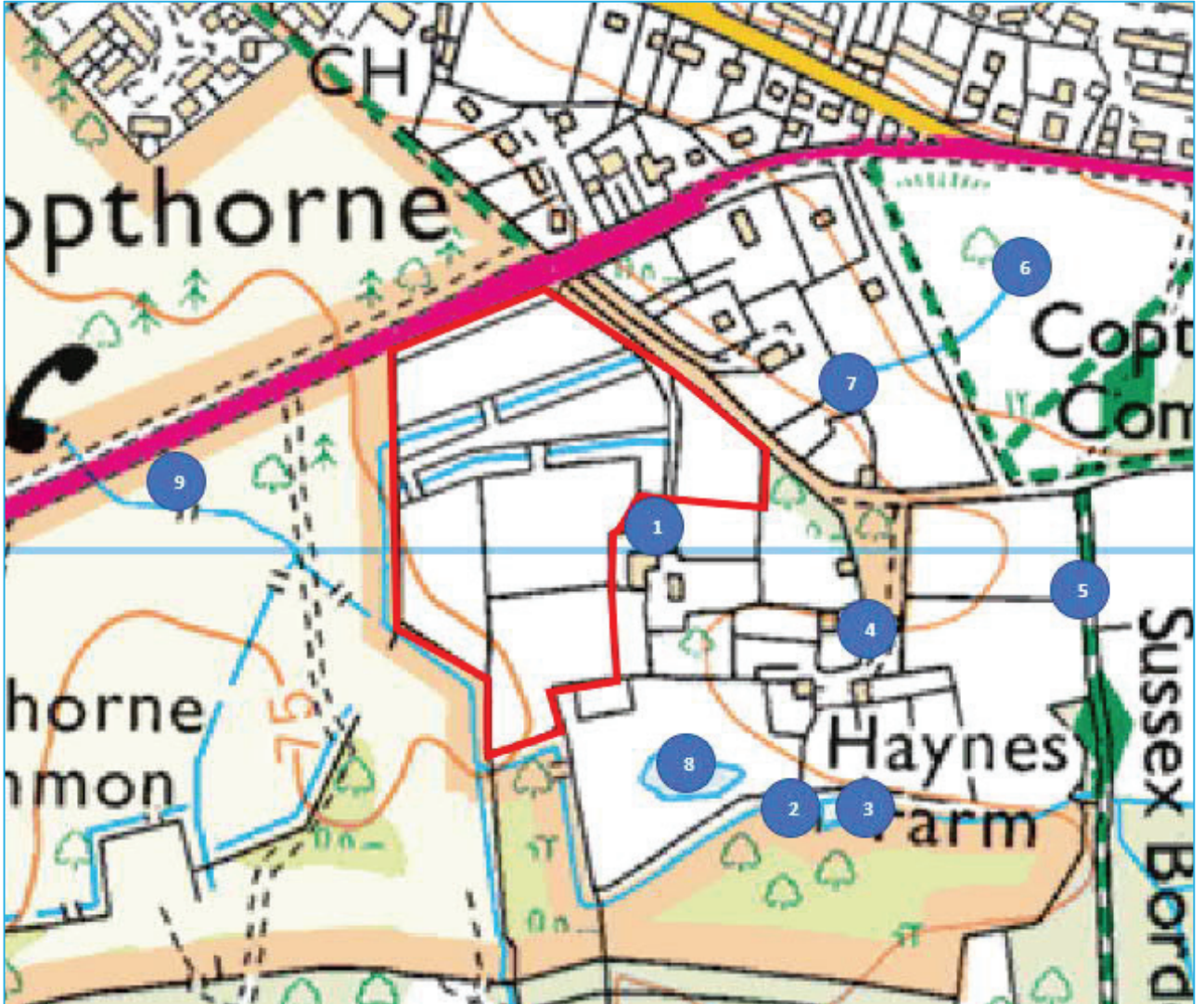


Figure 1 Site location plan. Location of application site indicated by red boundary line (red line is approximate). The locations of off-site waterbodies located within 250m of the application site are indicated by numbered circles. The numbers shown in the circles on this plan correspond with the water body numbers cited in this report. Image courtesy of (c) Getmapping PLC. © Crown Copyright, all rights reserved. 2018 Licence number 0100031673.

## 4. METHOD

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### DESK STUDY

- 4.1 Recent and historic aerial images and Ordnance Survey maps were used to search for waterbodies located within 250m of the application site, and to assess the connectivity of on-site habitats to wider, off-site habitat networks.
- 4.2 A biological records search was undertaken by Sussex Biodiversity Record Centre (SxBRC) on 11th December 2018. The data obtained through this search includes records of: -
- Legally protected species;
  - Species of Principal Importance;
  - Habitats of Principal Importance;
  - Ancient woodland; and
  - Non-statutory designated sites.
- 4.3 The search radius was 1km, measured from the application site boundary. This search radius was extended to 5km for bats. Records obtained within the ten-year period prior to the date of the record search are considered 'recent.' Records older than this are considered 'historic.'
- 4.4 The Multi Agency Geographic Information for the Countryside (MAGIC) website was used to obtain information about: -
- Statutory designated sites of international, national and local importance;
  - Proposed, possible and potential statutory designated sites of international importance;
  - Impact Risk Zones (IRZs) associated with Sites of Special Scientific Interest (SSSIs) and statutory designated sites of international importance; and
  - Granted European Protected Species Mitigation (EPSM) licences.
- 4.5 The search radius for statutory designated sites of local importance was 1km, measured from the indicative application site boundary (as shown on the site location plan). This search radius was extended to 2km for statutory designated sites of national importance and 7km for statutory designated sites of international importance.
- 4.6 The search radius for granted EPSM licences was 5km for bats and hazel dormouse (*Muscardinus avellanarius*) and 1km for great crested newt (*Triturus cristatus*).

### SITE VISIT

- 4.7 A site visit was undertaken by Emily Cummins BSc (Hons) Pg.Dip GradCIEEM on 10th December 2018.
- 4.8 Emily is a graduate Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has over four years of experience of habitat survey and ecological appraisal.
- 4.9 Vegetation was classified based on standardised habitat descriptions (JNCC, 2010). Where appropriate, habitat descriptions were adapted to better describe the habitats present on site.

- 4.10 Any Habitats of Principal Importance, or habitats that may support rare or scarce plant communities and/or invertebrate assemblages, were recorded during the initial site visit.
- 4.11 The suitability of the site for legally protected species and Species of Principal Importance was assessed during this initial site visit.
- 4.12 Habitat criteria listed in best practice guidelines for individual species or species groups, such as ARG UK (2010) and BCT (2016) were used during this initial in-field assessment.
- 4.13 Any evidence of plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) was recorded during the visit.

#### ASSESSMENT AND EVALUATION

- 4.14 This PEA has been produced in broad accordance with CIEEM's *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017b) and *Guidelines for Ecological Report Writing* (CIEEM, 2017a).
- 4.15 Where possible, the evaluation of ecological features and the potential ecological impacts of the proposals has followed CIEEM's *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).
- 4.16 Habitat suitability criteria, as detailed in relevant best practice guidelines for individual species or species groups - such as Oldham *et al.*, (2000), ARG UK (2010) and/or BCT (2016), have been used to assess the suitability of habitats for protected and/or priority species.
- 4.17 Where best practice guidelines are unavailable or unclear, experienced ecologists have used their judgement to assess and categorise the suitability of habitats for protected and/or priority species.
- 4.18 The need and scope for additional species surveys has been determined based on the suitability of the habitats for legally protected and/or priority species, the potential impacts of the proposed development and the nature of the legal protection afforded to the species most likely to be present.
- 4.19 The need and scope for any additional habitat, botanical and/or invertebrate survey work has been determined based on the broad habitat types recorded during the site visit, the potential ecological importance of these habitats and, where appropriate, the results of the desk study.
- 4.20 Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 has been used to identify habitats and species that are considered a national conservation priority. These are also called Habitats or Species of Principal Importance. The value of these habitats and species are recognised in the National Planning Policy Framework (NPPF).
- 4.21 Although it does not afford any legal protection, *The Birds of Conservation Concern 4* (Eaton *et al.*, 2015) provides guidance on the conservation status of UK bird species. Thus, it can be used to inform judgements on the ecological importance of bird populations and the habitats that they rely on, particularly at a local level. Red status species are those species of highest conservation concern and green status species are those of low or no conservation concern. Amber status species are those of some conservation concern.
- 4.22 A summary of relevant wildlife legislation and national planning policies can be found in Appendix 1.

#### ZONE OF INFLUENCE

- 4.23 The potential impacts of a development are not always limited to the boundaries of the site concerned. The area over which a development may impact ecologically important features is known as the Zone of Influence (Zoi).



- 4.24 The Zol is determined by the source / type of impact, the presence of any potential pathways for that impact and the location and sensitivity of any ecologically important off-site features.
- 4.25 Potential impacts associated with the proposed development include disturbance or damage of the surrounding woodland habitats - which are suitable for hazel dormice, during the construction phase, pollution to local waterbodies and a reduction in the area of habitat suitable for great crested newts (if present), reptiles (if present) and nesting birds - which could result in adverse effects upon wider populations of these species / species groups. The proposed development may also result in the illumination of habitat suitable for roosting and foraging bats and hazel dormouse.
- 4.26 If the recommendations of this report are adopted and implemented, the Zol for the proposed development is likely to be limited to the red line boundary of the application site and those areas just beyond. However, the results of additional ecological survey work, as recommended in this report, will allow a better-informed assessment of the likely Zol of the proposed development.

### LIMITATIONS

- 4.27 The site visit was conducted during the winter period, when identification of individual plant species can be difficult or impossible.
- 4.28 Presence of rare or scarce plant communities, and invasive plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), can go undetected during winter surveys.
- 4.29 However, no diagnostic indicators of invasive plant presence - such as Japanese knotweed (*Fallopia japonica*) canes, were observed during the visit.
- 4.30 In addition, the application site supports common and widespread habitat types, and is not likely to support any rare or scarce plant communities.
- 4.31 For the reasons cited above, there are no material constraints to the survey or ecological appraisal. The survey and ecological appraisal are therefore suitable to fulfil the aims of this report.

### LIFESPAN OF THIS APPRAISAL

- 4.32 The structure, extent, arrangement, composition and/or management of habitats, and the suitability of habitats for legally protected species and/or Species of Principal Importance can change over time. Therefore, the ecological importance of a site and the potential ecological impacts of a proposed development can also change over time.
- 4.33 In addition, ecology-related legislation, standing advice, best practice and/or guidance may change over time.
- 4.34 For these reasons, if the commencement of site works is delayed beyond two years from the date of issue of this report, an update site walkover should be undertaken by a suitably experienced ecologist. Following the update walkover, the ecologist will need to determine whether there have been any material changes to the ecological baseline, the potential impacts of the proposed development and/or the ecology-related legal risks associated with the proposed development.
- 4.35 The ecologist will need to advise the project team of any such changes.
- 4.36 If there have been any material changes in baseline ecological conditions, the potential ecological impacts of the proposed development and/or associated legal risks, or any material changes to relevant ecology-related legislation, standing advice, best practice and/or guidance, an updated PEA report should be produced by a suitably experienced ecologist.

- 4.37 The updated PEA report should be issued to the project team - to ensure that the project has an up-to-date understanding of the potential ecological impacts and/or legal risks associated with the proposed development.

## 5. RESULTS

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### DESIGNATED SITES

#### STATUTORY DESIGNATED SITES

- 5.1 There are no statutory designated sites of international importance located within 7km of the application site.
- 5.2 There are no statutory designated sites of national importance, such as SSSIs, located within 2km of the application site.
- 5.3 The application site is located within the outer IRZ for Hedgecourt SSSI, which sits c.3km north east of the application site.
- 5.4 The MAGIC IRZ search tool states that '*Airports, helipads and other aviation proposals, planning applications for quarries and livestock and poultry units with floorspace greater than 500m<sup>2</sup>, slurry lagoons greater than 750m<sup>2</sup> and manure stores greater than 3500 tons*' require assessment to determine their potential for impacts upon the SSSI. However, the proposed development does not fall within any of the planning application types that require further assessment to determine their potential for adverse impacts upon the SSSI.
- 5.5 There are no statutory designated sites of local importance located within 1km of the application site.

#### NON-STATUTORY DESIGNATED SITES

- 5.6 Based on the results of the SxBRC data search, there is one non-statutory designated site located within 1km of the application site. This LWS, Copthorne Common, comprises two areas. One area is located c.10m north of the application site at its closest point. The other area is located adjacent to the western and southern boundaries of the application site.
- 5.7 The LWS comprises two areas of common land, the larger of which is managed as a golf course. As detailed in the results of the SxBRC data search the features of the LWS are: -
- Fragmented heathland dominated by heather (*Calluna vulgaris*), dwarf gorse (*Ulex minor*), purple moor-grass (*Molinia caerulea*) and Devil's-bit Scabious (*Succisa pratensis*);
  - The site supports mosaic habitat with areas of heathland, acid grassland and wooded areas; and
  - The areas within the golf course are heavily mown and species poor. The woodland on the golf course is predominantly Scots pine (*Pinus sylvestris*), birch (*Betula spp.*), and oak (*Quercus robur*).

#### ANCIENT WOODLAND

- 5.8 There are ten ancient and semi-natural woodlands within 1km of the application site. These are: -
- Bashfords Wood: c.330m south east of the application site at its closest point;
  - Bashfords Wood (north): c.220m south east of the application site at its closest point;
  - Birchen Wood: c.300m south east of the application site at its closest point;
  - Copthorne Wood: c.800m south west of the application site at its closest point;



- Coomers Wood: c.280m south west of the application site at its closest point;
- Coomers Wood (north): c.130m south of the application site at its closest point;
- Coomers Wood (east): c.300m south of the application site at its closest point;
- The Plantation: c.850m south east of the application site at its closest point;
- Wins Wood: c.900m south east of the application site at its closest point; and
- Westlands Wood: c.400m south east of the application site at its closest point.

- 5.9 The southern boundary of the application site has good connectivity to Coober Wood (north), Bashfords Wood (north), Birchen Wood, Westlands Wood, Wins Wood, Coomers Wood and Copthorne Wood via deciduous broadleaved woodland located along a small section of the southern boundary of the application site.
- 5.10 The applicant has confirmed that the southern boundary habitat, which connects to the off-site ancient woodland areas, will not be impacted by the proposed development.

### HABITATS OF PRINCIPAL IMPORTANCE

- 5.11 The two on-site tree lines are Habitats of Principal Importance. The two tree lines run along the ditches and comprise of mature oak and mature beech (*Fagus sylvatica*) as well as hazel (*Corylus avellana*), birch, aspen (*Populus tremula*), hornbeam (*Carpinus betulus*), elm (*Ulmus spp.*) with scattered hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), blackthorn (*Prunus spinosa*) and bramble (*Rubus fruticosus*).

### OTHER HABITATS AND FLORA

- 5.12 The application site comprises semi-improved grassland that is heavily grazed by cattle, horses and rabbits.
- 5.13 There are two ditches that run east to west within the northern section of the site. These ditches hold water seasonally but were dry at the time of the initial survey visit.
- 5.14 The bund along the northern boundary of the application site comprises scattered trees and low-lying scrub patches dominated by bramble. There are several rabbit burrows located within the bund (Target note 2).
- 5.15 Small patches of bracken (*Pteridium aquilinum*) and common nettle (*Urtica dioica*) are found across the site - most commonly along the site boundary, within the corners of paddocks and within the treeline.
- 5.16 There is one building (B1) within the redline boundary. This building is currently used as a stable and comprises wooden panelling, a metal corrugated roof and concrete foundations; it appears to be newly constructed. The stable building is in constant use and is used to house horses that are kept on site.
- 5.17 The Aerial Image shows the arrangement and approximate extents of each on-site habitat type.
- 5.18 Photographs of on-site habitats are provided below.

### WATERBODIES

- 5.19 There are no waterbodies on site. There are nine waterbodies within 250m of the application site. These are as follows: -
- Waterbody 1 (WB1): located c.5m east of the application site.

- Waterbody 2 (WB2): located c.150m south east of the application site.
- Waterbody 3 (WB3): located c.180m south east of the application site.
- Waterbody 4 (WB4): located c.190m east of the application site.
- Waterbody 5 (WB5): located c.220m east of the application site.
- Waterbody 6 (WB6): located c.220m north east of the application site.
- Waterbody 7 (WB7): located c.90m east of the application site.
- Waterbody 8 (WB8): located c.70m south of the application site.
- Waterbody 9 (WB9): located c.200m west of the application site.

5.20 The locations of these waterbodies are shown on the *Site and water body locations* plan that is included in this report.

### INVASIVE FLORA

5.21 No presence of Japanese knotweed, or any other plant species listed on Schedule 9 of the Wildlife and Countryside Act, was confirmed during the survey.

### INVERTEBRATES (INCLUDING WHITE-CLAWED CRAYFISH)

#### DESK STUDY

5.22 The SxBRC data search did not return any recent records of invertebrate Species of Principle Importance within 1km of the application site.

#### HABITAT ASSESSMENT

5.23 The majority of the application site comprises semi-improved grassland that is heavily grazed. The application site is unlikely to support rare or scarce invertebrate assemblages.

5.24 The site and immediately adjacent land do not provide habitat suitable for white-clawed crayfish (*Austropotamobius pallipes*).

### GREAT CRESTED NEWT AND OTHER AMPHIBIANS

#### DESK STUDY

5.25 The SxBRC data search did not return any recent or historic records of great crested newt located within 1km of the application site.

5.26 A search of Natural England's MAGIC website returned did not return any records of granted great crested newt EPSM licences within a 1km radius of the application site.

5.27 A search of aerial imagery and Ordnance Survey maps identified nine off-site water body located within 250m of the application site.

#### HABITAT ASSESSMENT

5.28 Great crested newts are most commonly found within 250m of the waterbodies in which they breed (English Nature, 2001; English Nature, 2004). They are less likely to be found in habitats located beyond 250m from these waterbodies.

- 5.29 The likelihood of great crested newts being present in terrestrial habitat decreases as the distance from a breeding 'pond' increases beyond 100m, and some work indicates that newts are rarely found in terrestrial habitat located beyond 150m from a breeding 'pond' (Jehle and Arntzen, 2000).
- 5.30 The application site supports suitable terrestrial habitat for great crested newts and is located within 250m of nine waterbodies.
- 5.31 The majority of the application site comprises heavily grazed grassland. These on-site grassland areas have been assessed as being of 'low' quality for great crested newts.
- 5.32 The on-site tree lines, ditches and boundary scrub areas are assessed as being of 'Medium' quality for great crested newts.

## REPTILES

### DESK STUDY

- 5.33 The SxBRC data search returned historic records (1990) of slow worm (*Anguis fragilis*), grass snake (*Natrix helvetica*), adder (*Vipera berus*) and common lizard (*Zootoca vivipara*) located within 1km of the application site.

### HABITAT ASSESSMENT

- 5.34 The heavily grazed grassland does not provide suitable habitat for reptiles.
- 5.35 Tree lines, ditches and boundary scrub areas provide suitable foraging opportunities and shelter for reptiles.

## BIRDS

### HABITAT ASSESSMENT

- 5.36 On-site trees provide suitable nesting opportunities for birds.
- 5.37 The presence of fruiting plants such as hawthorn and bramble provide foraging opportunities for birds.

## WATER VOLE

### DESK STUDY

- 5.38 The SxBRC data search did not return any recent or historic records of water vole (*Arvicola amphibius*) located within 1km of the application site.

### HABITAT ASSESSMENT

- 5.39 The application site does not support any habitats suitable for water vole.

## HAZEL DORMOUSE

### DESK STUDY

- 5.40 The SxBRC data search did not return recent or historic records of hazel dormouse located within 1km of the application site.
- 5.41 A search of Natural England's MAGIC website returned eight records of granted hazel dormouse EPSM licences within 5km of the application site. The closest hazel dormouse EPSM licence is

c.2km west of the application site and indicates that hazel dormouse are present within the wider landscape.

- 5.42 An assessment of aerial imagery confirmed that on-site habitats are connected to a wider network of tree lines and woodland areas.

#### HABITAT ASSESSMENT

- 5.43 The wooded boundaries provide suitable habitat for dormice. The wooded boundaries along the western and southern boundaries of the application site provide good connectivity to neighbouring woodland to the south of the application site.
- 5.44 The tree lines within the northern section of the application site have good connectivity to the western site boundary and support tree and shrub valuable to hazel dormouse such as hazel, oak, hornbeam and hawthorn.

### BADGER

#### DESK STUDY

- 5.45 Badger (*Meles meles*) records were not included in the SxBRC data search report.

#### HABITAT ASSESSMENT

- 5.46 No badger setts were identified within the red line boundary.
- 5.47 One possible outlier sett was located off-site within c.1m of the redline boundary. The outlier sett was in partial use at the time of the initial site visit. Foraging signs and badger hair were also identified along the eastern boundary close to the outlier sett.
- 5.48 In addition, badger hair was found on perimeter fencing along the western boundary of the application site, although no other badger field signs were identified within this area.

### OTTER

#### DESK STUDY

- 5.49 The SxBRC data search did not return any recent or historic records of otter (*Lutra lutra*) located within 1km of the application site.

#### HABITAT ASSESSMENT

- 5.50 The application site and adjacent land do not support habitat suitable for otters.

### BATS

#### DESK STUDY

- 5.51 The SxBRC data search returned recent records of Brandt's bat (*Myotis brandtii*), Nathusius's pipistrelle (*Pipistrellus nathusii*), Serotine (*Eptesicus serotinus*), Natterer's bat (*M. nattereri*), noctule (*Nyctalus noctula*), common pipistrelle (*P. pipistrellus*), soprano pipistrelle (*P. pygmaeus*) and brown long-eared bat (*Plecotus auritus*).
- 5.52 The biological data search also returned historic records of barbastelle (*Barbastella barbastellus*) (2004), Daubenton's bat (*M. daubentonii*) (2005) and whiskered bat (*M. mystacinus*) (1992).
- 5.53 The most recent record of a maternity roost was of a serotine maternity roost recorded in 2014 c.4km south of the application site.

- 5.54 The closest record of a maternity roost was of a brown long-eared maternity roost recorded in 2008 c.3km south east of the application site.
- 5.55 In addition, a common pipistrelle hibernation roost was recorded in 2013 c.2km south east of the application site.
- 5.56 A search of Natural England's MAGIC website returned eight records of granted bat EPSM licences within 5km of the application site. The species covered by these EPSM licences are common pipistrelle, soprano pipistrelle, whiskered bat, Brant's bat, brown long-eared bat and barbastelle. Six of the EPSM licences covered the destruction of a bat resting place. Two EPSM licences covered the destruction of bat breeding sites. The species included within these breeding site licences were brown long-eared bat and common pipistrelle. The licences cover the period 2012 to present.

#### *HABITAT ASSESSMENT*

- 5.57 There is one building (B1) within the redline boundary. This building is currently being used as a horse's stable. The building is a simple structure constructed of wooden panelling, corrugated metal roof and concrete foundations. The wooden panelling provides negligible suitability for roosting bats.
- 5.58 There are several trees within the application site that support potential roosting features for bats. These are: -
- A dead tree (T1) containing two rot holes within the main trunk located on the eastern boundary. Based on the ground-level tree assessment undertaken during the site visit, this tree has 'moderate' suitability for roosting bats.
  - An oak tree (T2) containing several rot holes, located west of the access road. Based on the ground-level tree assessment undertaken during the site visit, this tree has 'moderate' suitability for roosting bats.
  - An oak tree (T3) with broken limbs which support several crevices, located within the northern-most treeline. Based on the ground-level tree assessment undertaken during the site visit, this tree has 'moderate' suitability for roosting bats.
  - A dead tree (T4) with several rot holes located within the northern most treeline. Based on the ground-level tree assessment undertaken during the site visit, this tree has 'moderate' suitability for roosting bats.
  - A beech (T5) with several rot holes located, within the northern-most treeline. Based on the ground-level tree assessment undertaken during the site visit, this tree has 'moderate' suitability for roosting bats.
  - An oak (T6) with a woodpecker hole, located at the western boundary. Based on the ground-level tree assessment undertaken during the site visit, this tree has 'moderate' suitability for roosting bats.
  - An oak (T7) with rot holes, located within a horse paddock within the southern section of the application site. Based on the ground-level tree assessment undertaken during the site visit, this tree has 'low' suitability for roosting bats.
- 5.59 The locations of these trees are shown on the Aerial Image included in this report.
- 5.60 On-site tree lines and wooded boundary habitats provide suitable foraging and commuting opportunities for bats. The boundary habitats have good connectivity to the wider landscape. In

particular, the wooded boundary habitat along the southern boundary has good connectivity to local ancient woodland to the south of the application site.

- 5.61 The tree lines and boundary habitats have 'moderate' suitability for commuting and foraging bats.
- 5.62 The grassland within the application site has 'low' suitability for commuting and foraging bats.

### OTHER MAMMALS

#### DESK STUDY

- 5.63 The SxBRC data search returned historic records of hedgehog (*Erinaceus europaeus*) (2007) within 1km of the application site.
- 5.64 Hedgehog is a Species of Principal Importance.

#### HABITAT ASSESSMENT

- 5.65 The wooded boundary habitats and tree lines provide suitable foraging opportunities and shelter for hedgehogs.
- 5.66 The application site supports open grassland which is suitable habitat for brown hare (*Lepus europaeus*). There is good connectivity between the application site and open grassland on neighbouring land.



## 6. PHOTOGRAPHS



*Photo 1 Stable building (B1)-negligible suitability for roosting bats*



*Photo 2 Mammal burrows (Target note 2) within northern bund.*



*Photo 3 Tree line within northern section of the application site.*



*Photo 4 Grazed grassland.*



*Photo 5 Wooded boundary edge along eastern boundary.*



*Photo 6 Ditch along tree line.*



## 7. AERIAL IMAGE



Figure 2 Plan showing location and arrangement of on-site habitats. Red line boundary shown on this plan is approximate.

### Target notes

1. Stable building (B1)- 'Low' suitability for roosting bats
2. Mammal burrows within bund.
3. Dead tree (T1) - 'Moderate' suitability for roosting bats
4. Dead tree (T2) -'Moderate' suitability for roosting bats
5. Oak tree (T3) - 'Moderate' suitability for roosting bats
6. Dead tree (T4) - 'Moderate' suitability for roosting bats
7. Beech tree (T5)- 'Moderate' suitability for roosting bats
8. Oak tree (T6) - 'Moderate' suitability for roosting bats
9. Oak tree (T7) - 'Moderate' suitability for roosting bats



## 8. EVALUATION AND RECOMMENDATIONS

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- 8.1 At the time of writing, there are no development proposals available for review by Lloyd Bore.
- 8.2 However, it is understood that the proposed development will comprise a residential scheme with associated access and landscaping.

### DESIGNATED SITES

#### STATUTORY DESIGNATED SITES

- 8.3 No further survey, assessment or mitigation is required with regards to statutory designated sites.

#### NON-STATUTORY DESIGNATED SITES

- 8.4 The proposed development will likely result in an increase in footfall within the Copthorne Common LWS given the proximity of the development to the LWS.
- 8.5 Most of the common is a golf course with closely-mown fairways and areas of mixed woodland which is already managed for recreational activity. The application site is directly adjacent to the golf course and the majority of the footfall from the proposed development will likely be within the golf course area.
- 8.6 However, Copthorne Common also supports areas of neutral and acid grassland and areas of fragmented dry heathland. These habitats can be sensitive to recreational impacts including disturbance to ground-nesting birds, pollution through dog-fouling and littering and damage through trampling and erosion.
- 8.7 The proposed development could result in impacts on heathland and grassland habitats within Copthorne Common through increased recreational access.
- 8.8 Providing informal open space and semi-natural habitat within the application site will help deter recreational use of the heathland and grassland within Copthorne Common and reduce the recreational impacts, however, impacts on these habitats cannot be totally scoped out.

### ANCIENT WOODLAND

- 8.9 An increase in housing within the local area may have an impact on the local ancient and semi-natural woodland. Potential impacts include an increase in hard surfaces and associated run-off, changes to local hydrology, increased recreational pressure, predation and disturbance from domestic animals and introduction or spread of non-native garden species.
- 8.10 Dense shrub species such as hawthorn or blackthorn can be planted along the southern boundary, along with dog-proof fencing. This will help reduce the creation of informal footpaths and domestic animals entering Coombers wood (north) and Bashfords wood (north) via the woodland along the southern boundary of the application site.
- 8.11 As detailed in the *Non-Statutory Designated Sites* section above, providing informal open space and semi-natural habitat within the application site will help deter recreational use of the neighbouring ancient and semi-natural woodlands.
- 8.12 SuDs pond will need to be design, with advice from an ecologist, to prevent run-off and pollution to neighbouring ancient and semi-natural woodland.

- 8.13 To avoid the spread on non-native plant species only native plants of local provenance should be planted within the application site. A planting plan should be designed in consultation with the project ecologist.

#### HABITATS OF PRINCIPAL IMPORTANCE

- 8.14 On-site tree lines should be protected during the construction phase by erecting Heras fencing outside of the root protection zone.
- 8.15 In addition, new hedgerow planting is required. Delivery of new hedgerow Habitats of Principal Importance are included in the *Ecological Enhancements* section of this report.

#### OTHER HABITATS AND FLORA

- 8.16 The *Ecological Enhancements* section of this report contains recommendations for habitat enhancement and creation.

#### INVASIVE FLORA

- 8.17 It is a legal offence to plant or otherwise causes to grow in the wild any plant listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).
- 8.18 Japanese knotweed is Schedule 9 plant species that frequently occurs on development sites.
- 8.19 Prior to the commencement of site works, all site personnel should be briefed on the identification of Japanese knotweed and any invasive plant species identified through the botanical survey. This briefing could be delivered through a Toolbox Talk.
- 8.20 If Japanese knotweed, or any other plant listed on Schedule 9 of the Wildlife and Countryside Act, is discovered on site prior to or during works, all works within 7m of the plant(s) should cease immediately and a suitably experienced specialist should be contacted for advice.

#### INVERTEBRATES (INCLUDING WHITE-CLAWED CRAYFISH)

- 8.21 No further survey, assessment or mitigation is required with regards to invertebrates, including white-clawed crayfish.

#### GREAT CRESTED NEWT AND OTHER AMPHIBIANS

- 8.22 Great crested newts are afforded legal protection by the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).
- 8.23 Habitat Suitability Assessments of the nine ponds identified within 250m of the application site will need to be completed to better assess the risk of great crested newt presence on the application site.
- 8.24 If any ponds are found to be suitable for great crested newts, a great crested newt presence / likely absence survey will be required.
- 8.25 Four survey visits will need to be conducted between mid-March and mid-June. If great crested newts are recorded during any of the four survey visits, an additional two survey visits of the relevant pond(s) will need to be undertaken. At least half of the survey visits will need to be undertaken within the period mid-April to mid-May (inclusive).
- 8.26 If great crested newts are found within any pond located within 250m of the application site, further assessment and mitigation will be required.

## REPTILES

- 8.27 All native UK reptile species are afforded legal protection from intentional or reckless killing or injury by the Wildlife and Countryside Act 1981 (as amended).
- 8.28 No further survey is required with regards to reptiles.
- 8.29 A precautionary method of works should be implemented during the construction phase of the proposed development. Prior to the commencement of works, propped Heras fencing should be erected along wooded boundaries. A suitably experienced ecologist will need supervise the removal of log piles, wooded boundary habitat and the bund along the northern boundary.
- 8.30 If reptiles are found during the supervised destructive search of these features, they will be removed to boundary habitat or to an area within the works footprint that will be enhanced specifically as wildlife habitat and which is suitable for reptiles.
- 8.31 Given the sub-optimal nature of these habitats for reptiles, it is anticipated that only low numbers of reptiles (if any) are likely to be present on-site. For this reason, the precautionary mitigation approach outlined above is considered appropriate to the low risk of impacts upon reptiles.
- 8.32 In the event reptiles are found on site prior to or during works, a suitably qualified ecologist should be contacted for advice.

## BIRDS

- 8.33 Nesting birds, and their nests, eggs and chicks are afforded legal protection by the Wildlife and Countryside Act 1981 (as amended).
- 8.34 Vegetation clearance and building demolition should be undertaken in the period mid-September to February (inclusive). This is outside of the typical bird nesting season.
- 8.35 Vegetation clearance should not be undertaken until the results of all the ecological surveys (including great crested newt and hazel dormouse), as recommended in this report, are known and a suitably experienced ecologist has advised on an appropriate course of action.
- 8.36 If vegetation clearance is required within the period March to mid-September (inclusive), a check for nesting birds must be conducted before clearance / demolition commences. The check should be undertaken by a suitably experienced ecologist. Any active nests will need to be retained and protected *in situ* until birds have stopped using them.
- 8.37 Opportunities to deliver new nesting and foraging habitats for birds should be maximised. Plantings of native shrub, scrub and tree species such as hawthorn and blackthorn are recommended. These species provide cover and foraging opportunities for a range of bird species.

## WATER VOLE

- 8.38 Water voles are afforded 'full' legal protection by the Wildlife and Countryside Act 1981 (as amended).
- 8.39 No further survey, assessment or mitigation is required with regards to water vole.

## HAZEL DORMOUSE

- 8.40 Hazel dormice are afforded legal protection by the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

- 8.41 If the boundary habitat and tree lines are not impacted by the proposed development then no further survey, assessment or mitigation is required with regards to hazel dormice. Heras fencing should be erected along the wooded boundaries to protect the habitat.
- 8.42 If wooded boundary habitat and tree lines are impacted by the proposed development, a dormouse survey will be required. Up to eight monthly survey visits will be required between April and October / November. In the event dormice presence is established, it may be possible to stop survey works earlier. However, an entire season of survey visits is often required to establish likely absence and a minimum of 20 points of search effort (Bright *et al.*,2006).
- 8.43 In the event a hazel dormouse is found on site prior to or during works, all site works must cease immediately because of the nature of the legal protection afforded to this species and a suitably qualified ecologist should be contacted for advice.

### BADGER

- 8.44 Badgers are afforded legal protection by the Protection of Badgers Act 1992 (as amended).
- 8.45 Badger hair found on the boundaries of the application site indicate that badgers are within the local area. No setts or foraging signs were seen within the red line boundary, however, an outlier sett in partial use was recorded c.1m outside of the redline boundary.
- 8.46 As a precautionary approach, it is recommended that a badger walkover is undertaken six weeks prior to the start of construction works on-site.
- 8.47 If no badger setts or field signs are identified after the badger walkover survey then no further survey, assessment or mitigation is required with regards to badger.
- 8.48 In the event a badger sett is found on site or within 30m of the works footprint - prior to or during works, all works within 30m of the potential badger sett must cease immediately because of the nature of the legal protection afforded to this species. In this instance, a suitably qualified ecologist should be contacted for advice.

### OTTER

- 8.49 No further survey, assessment or mitigation is required with regards to otter.

### BATS

- 8.50 Bats are afforded legal protection by the Conservation of Habitat and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).
- 8.51 Precautions should be taken to ensure that tree lines and boundary habitat is not illuminated during the construction phase or after the completion of the proposed development.
- 8.52 If any of the seven on-site trees that support potential bat roosting features are to be impacted (felled or significantly pruned), an aerial bat tree inspection will be required - to review the suitability of these features for roosting bats in more detail and search for any direct evidence of bat roosting. Following the inspection, if any tree is assessed as supporting suitable roosting features for bats, further survey, assessment and mitigation is required.
- 8.53 The wooden slats of the horse stable are unlikely to provide roosting opportunities for bats.
- 8.54 An inspection of the horse stable immediately prior to demolition will be required as a precautionary measure.
- 8.55 A bat-sensitive lighting scheme will need to be delivered on the application site.

- 8.56 External lighting should be minimised across the entire site, particularly along tree lines and the site boundaries. This is subject to relevant highways and public health and safety considerations.
- 8.57 Only the minimum level of lighting required for site security / health and safety should be installed on site. Use of narrow spectrum lighting with no UV content, or 'warm white' LED lighting (ideally <2700 Kelvin, with peak wavelengths higher than 550nm) is recommended.
- 8.58 All lighting should be directed to ground and light spill should be minimised through use of hoods, shields and/or cowls to maintain an upward light ratio of 0%.
- 8.59 Subject to health and safety and safe-by-design considerations, motion sensors and/or timers should be used to limit the duration of nocturnal lighting (ideally to short illuminance periods of 1 minute or less). Tall lighting columns should generally be avoided. Low-level external lighting (if any is required) would help to minimise site illumination.
- 8.60 In general, lighting should follow the principles outlined in Section 3 of the Bat Conservation Trust and Institution of Lighting Professionals *Guidance Note 08/18: Bats and artificial lighting in the UK* (BCT and ILP, 2018), and should only be used where necessary.
- 8.61 As a precaution, an experienced ecologist will review the detailed lighting proposals for the scheme and will provide advice on minimising light spill and illumination of boundary habitats.

#### OTHER MAMMALS

- 8.62 All wild mammals are afforded some legal protection under the Wild Mammals (Protection) Act 1996 (as amended). This Act includes offences of crushing and asphyxiation of any wild mammal with intent to inflict unnecessary suffering.
- 8.63 If any animal burrows (excluding badger setts) are identified on site and need to be removed to facilitate development, these will need to be carefully excavated in a manner that allows animals (e.g. rabbits or foxes) to safely escape before works commence. Implementation of this approach should be sufficient to avoid an offence.
- 8.64 If site contractors are not confident undertaking these excavation works, direct ecological supervision can be provided.
- 8.65 In the event a hedgehog is found during works, it should be moved to an alternative, nearby area of dense, retained scrub or woodland cover away from the construction zone.
- 8.66 If any brown hares are located on site during construction works, these should be allowed to leave the works area and move off to adjacent retained habitats. In this instance, care should be taken to avoid flushing any hares towards roads.
- 8.67 To reduce the risk of harm to animals that may enter the site, the following is recommended: -
- Any holes that are excavated on site are covered overnight to prevent animals from falling in;
  - Alternatively, a broad wooden plank or similar can be placed in the excavation to allow animals to escape. A scaffolding board pitched at a maximum 45° angle would be ideal; and
  - Excavations should be checked first thing each morning, prior to the start of works that day. Any animals found within excavations should be allowed to escape and move off, or carefully removed and placed within suitable habitat cover, before site works commence.

## 9. ECOLOGICAL ENHANCEMENTS

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- 9.1 Opportunities to increase the ecological value of the application site for Species of Principal Importance should be maximised.
- 9.2 New native hedgerows should be delivered on-site. Native species should include oak, beech, hazel, birch, aspen, hornbeam, elm, hawthorn, holly, blackthorn and bramble. Wherever possible, retained tree lines should be planted up with native species such as hawthorn, field maple (*Acer campestre*), goat willow (*Salix caprea*) and crab apple (*Malus sylvestris*). .
- 9.3 This measure will create a Habitat of Principal Importance (hedgerow) on site and will provide foraging and nesting opportunities for a range of species.
- 9.4 Hedgerows should include native climbers such as clematis (*Clematis vitalba*) and honeysuckle (*Lonicera periclymenum*) which will benefit species such as hazel dormouse.
- 9.5 Broad, flower rich grassland margins could run parallel to the woody vegetation corridors at the edges of the site, enhancing habitat connectivity for small mammals such as hedgehogs and providing cover for reptiles such as slow worm and common lizard.
- 9.6 Sections of grassland could be turned into tall, flower-rich grassland through the addition of an appropriate wildflower seed mix and management to encourage a tall, intermittently tussocky sward.
- 9.7 Dead wood, in the form of log piles, could be provided within sunny and shady locations on the edge of retained habitats incorporated within the retained tree line, flower rich grassland margins or sections.
- 9.8 Bird boxes can be added to new buildings and can either be built into the building or affixed to the wall.
- 9.9 At least six bird boxes should be installed on boundary trees. Three different types of bird boxes should be used to encourage different species.
- 9.10 The nest boxes should be installed at north and east aspects. Suitable boxes are the 3S Schwegler Starling Nest Box, 1B Schwegler Nest Box and 2HW Schwegler Nest Box.



## 10. REFERENCES

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## 11. APPENDIX 1: SUMMARY OF WILDLIFE LEGISLATION AND NATIONAL PLANNING POLICY

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11.1 The level of protection afforded to protected species varies dependent on the associated legislation. A full list of protected species and their specific legal protection is provided within the Schedules and/or Sections of the associated legislation. Case law may further clarify the nature of the legal protection afforded to species.

11.2 The legal protection afforded to protected species overrides all planning decisions.

### *EUROPEAN PROTECTED SPECIES (EPS) - AND THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017*

11.3 European Protected Species (EPS) are afforded the highest level of protection through the Conservation of Habitats and Species Regulations 2017. EPS are also afforded legal protection by parts of the Wildlife and Countryside Act 1981 (as amended).

11.4 There are a number of relatively common and widespread EPS. These include great crested newt, all species of UK bat, dormice and otter.

11.5 There are other species of plant and animal that are also EPS, but generally these are scarcer / rare and are restricted to narrow geographies or specific habitat types. Examples of this latter group include natterjack toad (*Epidalea calamita*), sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*).

11.6 In general, any person and/or activity that: -

- Damages or destroys a breeding or resting place of an EPS. (This is sometimes referred to as the strict liability or absolute offence);
- Deliberately captures, injures or kills an EPS (including their eggs);
- Deliberately disturbs an EPS, and in particular disturbance likely to impair animals ability to survive, breed or nurture young, their ability to hibernate and migrate and disturbance likely to have a significant effect on local distribution and abundance;
- Intentionally or recklessly disturbs an EPS while occupying a structure or place used for shelter and/or protection (Wildlife and Countryside Act 1981 (as amended)); and
- Intentionally or recklessly obstructs access to any structure or place that an EPS uses for shelter or protection (Wildlife and Countryside Act 1981 (as amended)).

...may be guilty of an offence.

11.7 The legislation applies to the egg, larval and adult life stages of great crested newts and to bat roosts even when they are not occupied.

11.8 Actions affecting multiple animals can be construed as separate offences and therefore penalties can be applied per animal impacted.

11.9 Under certain circumstances licences can be granted by the Statutory Nature Conservation Organisation (Natural England in England) to permit actions that would otherwise be unlawful.

11.10 There are some very specific defences associated with the Conservation of Habitats and Species Regulations 2017. However, these are unlikely to apply to construction related projects. The Sections of the Regulations provide further details of these defences.



- 11.11 The Wildlife and Countryside Act (1981) includes defence for those aspects of the legislation that apply to an EPS. These defences are unlikely to apply to construction related projects and do not apply to those acts included in the Conservation of Habitats and Species Regulations 2017. The Schedules of the Act provide further details of defences.
- 11.12 Local authorities have obligations under sections 40 and 41 of the Natural Environment and Rural Communities Act (NERC) 2006 to have regard to the purpose of conserving biodiversity in carrying out their duties. The majority of EPS are listed on Section 41 the NERC Act.

*WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)*

- 11.13 The level of protection afforded to species listed on the Wildlife and Countryside Act 1981 (as amended) varies considerably.
- 11.14 'Fully protected species', such as water vole, are afforded the highest level of protection. Any person who intentionally kills, injures, or takes 'fully protected species', or who intentionally or recklessly damages or destroys a structure or place used for shelter and/or protection, disturbs the animal whilst occupying a structure and/or place used for shelter and protection, or obstructs access to any structure and/or place used for shelter or protection is likely to have committed an offence.
- 11.15 Other species, such as common reptiles, are afforded less protection and for these species it may only be an offence to intentionally or recklessly kill or injure animals.
- 11.16 All active bird nests, eggs and young are protected from intentional destruction. Schedule 1 listed birds are also protected from intentional and reckless disturbance whilst breeding.
- 11.17 Schedule 9 of The Wildlife and Countryside Act lists plant species for which it is an offence for a person to plant, or otherwise cause to grow in the wild. Schedule 9 also lists animals for which it is an offence to release into the wild.

*THE PROTECTION OF BADGERS ACT 1992 (AS AMENDED)*

- 11.18 The Protection of Badgers Act (1992) makes it an offence to wilfully kill, injure, take or ill-treat a badger and to interfere with a sett, including damage, disturbance and obstruction.

*THE PROTECTION OF MAMMALS ACT 1996 (AS AMENDED)*

- 11.19 The Protection of Mammals Act (1996) provides protection for all wild mammals against certain cruel acts with the intention of causing unnecessary suffering, including crushing and asphyxiation.

*THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006 (AS AMENDED)*

- 11.20 Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act (2006) requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers, including local and regional authorities, in implementing their duty under Section 40 of the act to have regard to the conservation of biodiversity in England when carrying out their normal functions.
- 11.21 S41 lists 56 habitats and 943 Species of Principal Importance.
- 11.22 Section 42 of the NERC Act relates to Wales.

### ENVIRONMENT PROTECTION ACT 1990 (AS AMENDED)

- 11.23 Japanese Knotweed is classed as 'controlled waste' and if taken off-site it must be disposed of safely at a licensed landfill site. Soil containing rhizome material should also be regarded as contaminated and treated accordingly.

### STATUTORY DESIGNATED SITES

- 11.24 Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are afforded protection under the Conservation of Habitats and Species Regulations 2017. Ramsar sites, which are designated under the Convention on Wetlands of International Importance (1971), are afforded the same level of protection as SPAs and SACs via national planning policy.
- 11.25 Sites of Species Scientific Interest (SSSI) are afforded protection by the Wildlife and Countryside Act 1981 (as amended).
- 11.26 National Nature Reserves (NNRs) are declared by the statutory country conservation agencies under the National Parks and Access to the Countryside Act 1949 (as amended) and the Wildlife and Countryside Act 1981 (as amended). They are managed to conserve their habitats or to provide special opportunities for scientific study of the habitats communities and species represented within them. In addition, they may be managed to provide public recreation that is compatible with their natural heritage interests (JNCC website).
- 11.27 Local Nature Reserves (LNRs) are declared by local authorities after consultation with the relevant statutory nature conservation agency under the National Parks and Access to the Countryside Act 1949 (as amended). LNRs are declared and managed for nature conservation, and provide opportunities for research and education, or simply enjoying and having contact with nature (JNCC website).

### NON-STATUTORY DESIGNATED SITES

- 11.28 Non-statutory sites may be given various titles, including Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINCs), Sites of Nature Conservation Importance (SNICIs) and County Wildlife Sites (CWS).
- 11.29 These sites are not normally legally protected but are recognised in the planning system and are afforded some protection through planning policy.

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 11.30 In addition to primary legislation, the government published the National Planning Policy Framework on 18th July 2018 to make the planning system less complex and more accessible.
- 11.31 Within the NPPF, Chapter 15 is headed *Conserving and enhancing the natural environment* (Paragraphs 170 to 183).
- 11.32 Of relevance are the following statements: -  
*'The planning system should contribute to and enhance the natural and local environment by, amongst other things... 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...'* (Paragraph 170); and
- 11.33 To protect and enhance biodiversity and geodiversity, plans should: -  
*'a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including: the hierarchy of international, national and locally designated sites of*

*importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*

*'b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*

11.34 When determining planning applications, local planning authorities should apply the following principles: -

*'a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

*b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

*c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

*d) development whose primary objective is to conserve or enhance biodiversity should be supported, while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'*

11.35 In addition to the above, the NPPF confirms that the following should be afforded the same protection as sites that are included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (Special Areas of Conservation, Sites of Community Importance, Special Protection Areas and any relevant Marine Sites): -

*a) possible Special Protection Areas and possible Special Areas of Conservation;*

*b) listed or proposed Ramsar sites; and*

*c) sites identified, or required, as compensatory measures for adverse effects on Special Areas of Conservation, Special Protection Areas, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*

11.36 Paragraph 177 states that: -

*'The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.'*

11.37 This statement applies to the assessment of effects in relation to all designated sites of international importance, as identified in paragraph 14.36 of this Appendix (above).

1810-17/SMK/02  
19 March 2019

25 Southampton Buildings  
London  
WC2A 1AL

020 3709 9405  
london@tpa.uk.com  
www.tpa.uk.com

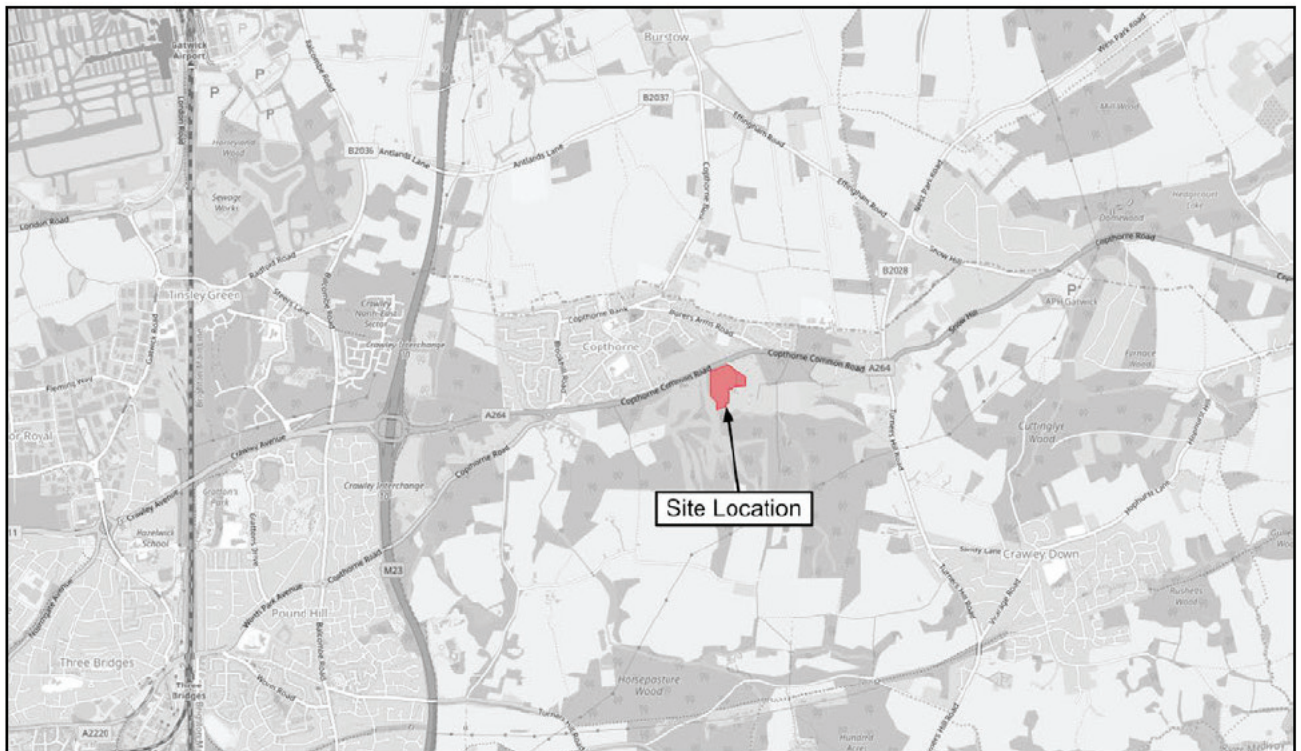
[REDACTED]

Dear [REDACTED]

### Copthorne Common Road, Copthorne, West Sussex

#### Transport review

I write to you further to the proposals for your site in Copthorne. The site is located on the south side of Copthorne and is bound by Copthorne Common Road (A264) to the north, Copthorne Common to the west and residential properties to the east and south. The location is illustrated below. This letter provides a transport review of the site which I understand is being considered for 100 residential dwellings.



Source: © OpenStreetMap contributors



### **Sustainable Access**

A desktop review of access to the site by sustainable modes of transport has been undertaken and summarised below.

#### **Pedestrian Access**

A pedestrian footway is provided on the north side of Copthorne Road opposite the site, with a pedestrian footway on the south side of the road terminating circa 120m away to the east. Sufficient width is available within the public highway to extend this footway to and past the site, and a formal crossing point can be provided.

The local amenities and facilities outlined below are considered to be within walking distance of the site:

- Fairway Infant School (circa 1km)
- Copthorne local centre (circa 1km)
- Copthorne Junior School (circa 1km)
- Copthorne Golf Club (circa 600m)

#### **Public Transport Access**

- The closest bus stops are located in Copthorne Common Road circa 400m to the east. These stops are served by eight routes including: 272, 281, 291, 400, 624, 638, 642 and 648.

The bus services above provide links to Brighton, Crawley, East Grinstead and Tunbridge Wells as well as the Three Bridges Railway Station and Horley Train Station which provides train services as follows:

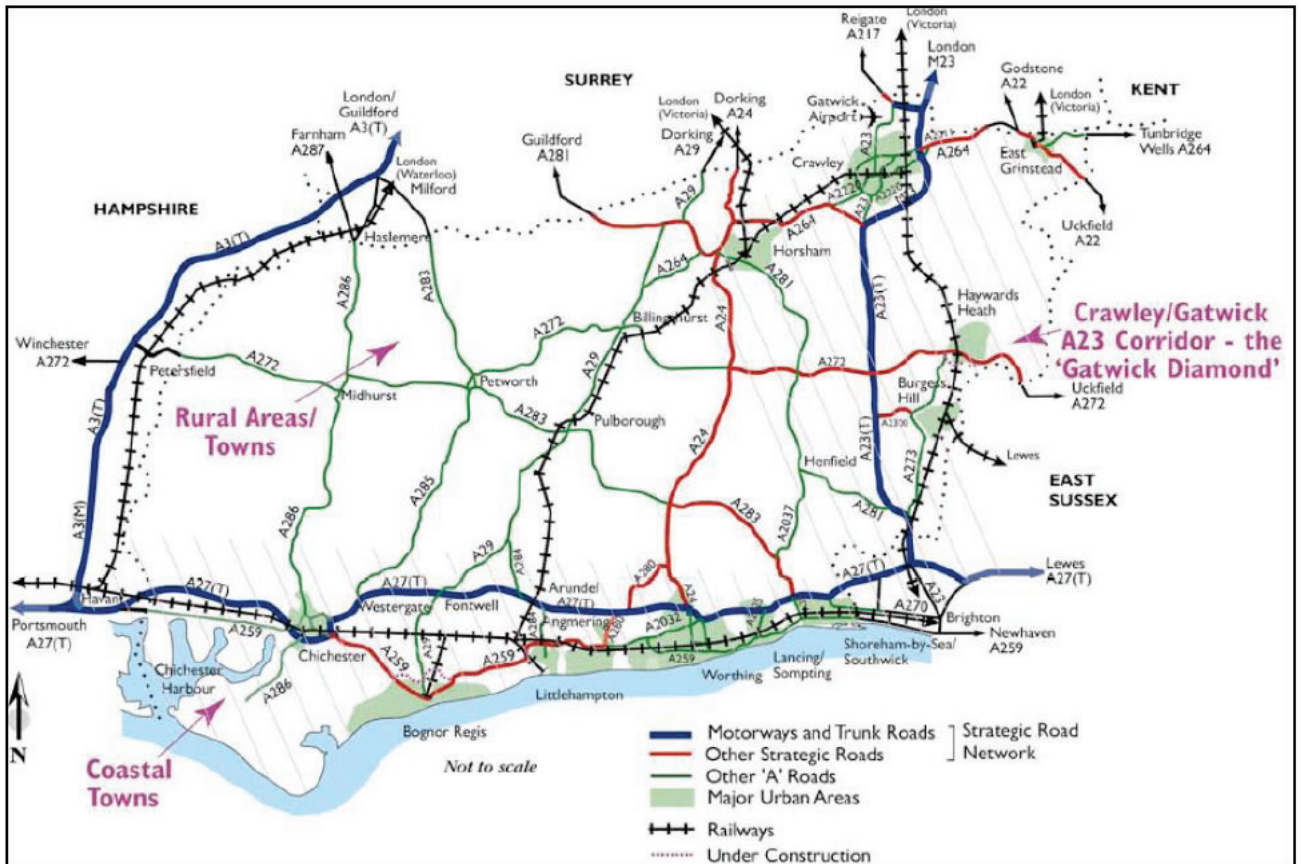
- 4 trains per hour to Brighton via Haywards Heath
- 2 trains per hour to London Victoria
- 2 trains per hour to Bedford
- 1 trains per hour to Cambridge via Stevenage
- 2 trains per hour to Horsham
- 2 trains per hour to Peterborough via Redhill

[REDACTED] Hampton Central and Bognor Regis, running via and splitting at Horsham  
[REDACTED] mouth Harbour and Bognor Regis, running via and splitting at Horsham

[REDACTED] is not a railway station within walking distance of the site, sufficient bus services are provided to make it well connected by public transport.

### **Vehicular Access**

Copthorne Common Road is subject to a 50mph speed limit and is considered to be a “strategic road” by West Sussex Council as shown below.



Source: Page 27 of the West Sussex Transport Plan 2011-2026 Feb 2011

The Counties Strategic Road Network links the 10 major towns and is intended to attract the majority of medium or long-distance travel and freight movements. A County SRN route is expected to cater for:

- Completely through the County without stopping
- Between the main urban centres in the County
- Centres to more distant places outside West Sussex
- Goods Vehicle (HGV) flows

Junction Form

Given the scale of the development it is anticipated that a ghost island priority junction may be required to provide vehicular access.

As identified above, the site is located on Copthorne Common Road (A264) with the current access taken from a private driveway into a former farm. Future access to the site would be designed in accordance with the relevant section of the Design Manual for Roads and Bridges (DMRB); the current edition of which suggests that a minimum offset of 70m stagger would be required (DMRB TD42/95 Table 7/7). This will be achieved as the scheme proposes a newly formed junction towards the middle of the site and retaining the existing access for emergency use only.

The proposed vehicular access will provide suitable visibility splays related to the current speed limit on Copthorne Common Road in accordance with the DMRB. Based on a 50mph speed limit the required visibility splay would be 160m in either direction. Should the visibility not be achievable with the ghost island priority junction a signal controlled arrangement could be provided effectively removing the need for 160m of visibility from the minor arm.

In any event it is our opinion that vehicular access can be achieved to the site given the width of the highway and the land ownership.

Parking Standards

With regard to parking standards, any development would be required to meet the parking standards set out within **Table 1** below. It is considered that the proposals can easily accommodate the minimum indicative standards and as such will be policy compliant.

**Table 1 Residential Parking Standards**

Dwelling type - (Flats and Houses)	Minimum Indicative Standard
1 bed dwellings	1 car space* per dwelling and 1 cycle space per dwelling**
2/3 bed dwellings	2 spaces per dwelling and 2 cycle spaces per dwelling**
4 bed dwellings	3 spaces per dwelling and 2 cycle spaces per dwelling**
5+ bed dwellings	Car and cycle parking to be assessed individually

\* Car space is defined as a garage, spaces on driveway within the curtilage of property or designated curtilage of the property such as parking courts and laybys.

\*\* No cycle parking is required if a garage is provided and the garage is of sufficient size. On larger developments (8 dwellings or more) cycle parking for visitors should be provided at a ratio of 1 cycle space per 8 dwellings.

Source: Appendix 1 of the Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document (2018)

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### **Highway Impact**

Whilst detailed assessment and traffic surveys will be required to identify the potential impact of the development proposals, an initial high level review has been undertaken. Based upon an assumption of 0.6 two way vehicular movements in a peak hour the proposed development could generate approximately 60 two way vehicular trips.

A review of data obtained from the Department for Transport's count point 57661 suggests that since 2000 the Annual Average Daily Flow on Copthorne Common Road at the site access has reduced from 27,193 to 25,071 trips. Further review of the data suggests that in 2017 (latest available year) Copthorne Common Road had 2,004 two-way trips in the morning peak hour and 2,290 in the evening peak hour.

Assuming a distribution 50:50 from development it is anticipated that the development proposals would generate circa 30 two way trips in either direction. As such it is considered that the proposals would unlikely result in a severe impact on the local highway network, in particular considering the network has experienced higher flows in the past.

### **Conclusion**

Having undertaken a review of the site we are of the opinion it is in a sustainable location with good access to public transport and the wider transport network. The scheme illustrates a newly proposed pedestrian footway providing a sustainable connection to the local community. In addition, we have assessed the deliverability of the site and conclude the site is deliverable, not requiring any third-party land to provide suitable means of access. A review of the data from the Department of Transport has identified the location as having seen a 7.8% reduction of traffic since 2000, indicating the local road network has sufficient capacity to accommodate this development.

In summary we are of the opinion the proposed development is sustainable, not constrained and represents a highly deliverable from a transport perspective.

Yours sincerely



**Stephen Kemp**  
Senior Transport Planner



**HIGH LEVEL LANDSCAPE AND VISUAL  
APPRAISAL**

LAND AT COURTHOUSE FARM, COPTHORNE COMMON ROAD  
COPTHORNE, MID SUSSEX

REF. NO. 5096-LLB-RP-L-0001-S4-P01

STATUS: PLANNING

DATE: 26.02.2020

LLOYD BORE LTD  
33 ST GEORGE'S PLACE  
CANTERBURY  
KENT, CT1 1UT

Tel: 01227 464340  
Fax: 01227 464341

mail@lloyd bore.co.uk  
www.lloyd bore.co.uk

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landscape  
planning  
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## 1. INTRODUCTION

- 1.1 This document has been produced on behalf of Option Two Developments Ltd to accompany a call for sites submission in connection with proposed new residential development at Court House Farm, Copthorne Rd, Copthorne, Sussex.
- 1.2 Lloyd Bore were instructed in February 2020 to undertake a high level landscape and visual appraisal of the development proposals for the site.
- 1.3 This is not a Landscape and Visual Impact Assessment, but the methodology adopted generally follows the guidance set out in the 'Guidelines for Landscape and Visual Impact Assessment' published by the Landscape Institute and Institute of Environmental Management and Assessment (Third Edition, 2013).
- 1.4 It is assumed that the proposal does not constitute EIA development for which an Environmental Statement would be required. A Landscape and Visual Appraisal produced as part of a non EIA development is not required to assess the "Significance" of landscape and visual effects and will consider only the nature of the potential effects in terms of whether they are considered beneficial, adverse, or neutral.
- 1.5 The report will:
- Briefly describe existing baseline conditions with regard to key landscape components
  - Appraise the existing landscape in terms of character and views, and establish its ability to accommodate change in relation to the proposed development.
  - Describe the anticipated changes resulting from the proposed development and assess the 'nature of change' upon landscape character and views.
  - Determine the nature of effect of identified impacts with regards to scale, duration, permanence and value, and the capacity of the site to accommodate the type of development proposed.
  - Consider options for mitigation if / where appropriate.

## ABOUT THE AUTHOR

- 1.6 This report has been compiled by Julian Bore on behalf of Lloyd Bore Ltd.
- 1.7 Julian is a Chartered Landscape Architect and Managing Director at Lloyd Bore Ltd (established 1996), which is a specialist practice offering consultancy services in Landscape Architecture, Ecology and Arboriculture, based in Canterbury, Kent. He has over 30 years post qualification experience in landscape architecture and landscape assessment work, including many years' involvement in Landscape and Visual Impact Assessment projects.

## GUIDANCE

- 1.8 The approach adopted for this report has been informed and guided by the following key sources:
- *The Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013. Guidelines for Landscape and Visual Impact Assessment (GLVIA).*
  - *The Countryside Agency and Scottish Natural Heritage, 2002.*
  - *Landscape Character Assessment: Guidance for England and Scotland.*
  - *Landscape Institute Advice Note 01/11. Photography and photomontage in landscape and visual impact assessment;*
  - *Scottish Natural Heritage, Visual Representation of Wind Farms, Version 2, 2014.*

*Note. The latter two documents are relevant to specialist photographic methodology only, generally in relation to CGI work.*

## ASSESSMENT APPROACH

- 1.9 This is a high level landscape and visual appraisal. It is not a detailed LVIA. Although it follows the procedures and processes set out in the LVIA guidelines, its purpose is to describe the general landscape and visual characteristics of the site and its context, its overall sensitivity and to make a judgement about its capacity to accommodate new residential development. The methodology used in compiling this assessment is described in **Appendix 1** of this report.
- 1.10 The Landscape Institute published 'GLVIA3 Statement of Clarification 1/13 June 2013' to provide clarification of the effect of the latest LVIA guidance upon the recommended approach for undertaking landscape and visual impact assessments.

- 1.11 With specific reference to 'Non EIA Landscape and Visual Impact Appraisals' this states;

*'In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are, or are not significant given that the exercise is not being undertaken for EIA purposes.*

*The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely to be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.*

*The emphasis on likely 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA'.*

**STRUCTURE OF THE REPORT**

- 1.12 In relation to the above, this high level report will be based on the general principles set out for a *Landscape and Visual Appraisal* (LVA) and will adopt the following structure:

*Section 1: Introduction*

- 1.13 This section introduces the type and structure of the report.
- 1.14 It includes relevant information about the author, their qualifications, professional experience and involvement in the design and / or assessment process.

*Section 2: Scoping*

- 1.15 This section establishes the study area and scope of the appraisal.
- 1.16 It identifies the relevant issues which need to be included in the assessment and those which can be appropriately 'scoped out'.

*Section 3: Baseline Studies*

- 1.17 This section describes the existing landscape and visual environment. It identifies appropriate landscape receptors and character areas. It describes the visual context and accessibility of the site, the likely visual receptors and representative viewpoints.

*Section 4: Project Description*

- 1.18 This section describes the key features and components of the proposed development, usually based on information provided by the project client and / or architect.

*Section 5: Identification Of Effects*

- 1.19 This section briefly summarises the anticipated impacts and resulting effects that would arise from the operational phase of the proposed development, upon landscape character and visual amenity.
- 1.20 It identifies the nature of these effects in terms of whether they will be direct / indirect / secondary, short / medium / long-term, permanent / temporary, beneficial / adverse or neutral.

- 1.21 These are determined by consideration of the size / scale, geographic extent, duration and reversibility of the impact.

*Section 6: Conclusion*

- 1.22 This section provides a non-technical summary of the main conclusions resulting from the appraisal.

*Appendix 1: Methodology*

- 1.23 This section comprises a technical summary of the methodology used in the production of the assessment.

## 2. SCOPING

2.1 The following section will:

- Define the extent of the study area.
- Identify the relevant sources of landscape and visual information.
- Identify the nature of possible impacts, in particular those which are considered likely to occur and to be relevant.
- Identify the main receptors of the potential landscape and visual effects.
- Establish the extent and appropriate level of detail required for the baseline studies, including identifying those issues which can be 'scoped out' from further assessment.

### ESTABLISHING THE STUDY AREA

2.2 The study area was based on a desktop assessment using OS mapping, aerial mapping and street imagery. A 1km diameter study area was selected due to the highly contained nature of the site, but in organising field work a decision was made to explore views from outside the defined study area to the south.

### SOURCES OF INFORMATION

- 2.3 Preliminary desktop investigations have identified the following sources of key information to be relevant to this assessment:
- OS digital mapping data.
  - MAGIC online mapping data.
  - Historic England Listed Building and Scheduled Monument Listings.
  - Local Plans / Proposal Maps / Policies
  - Supplementary Planning Documents
  - Capacity Studies
  - Landscape Character Assessments

### NATURE OF POTENTIAL EFFECTS

#### Landscape Effects

2.4 The anticipated effects of the proposed development upon landscape resources are assessed to be:

- Potential change to the character of the site and its immediate surroundings as a result of:
  - A change in land use and introduction of new built form on a previously undeveloped site
  - alteration to the settlement pattern, including degree of separation of settlements
  - Change in vegetation cover and character of the site.

#### Visual Effects

2.5 The anticipated effects of the proposed development upon visual resources are assessed to be:

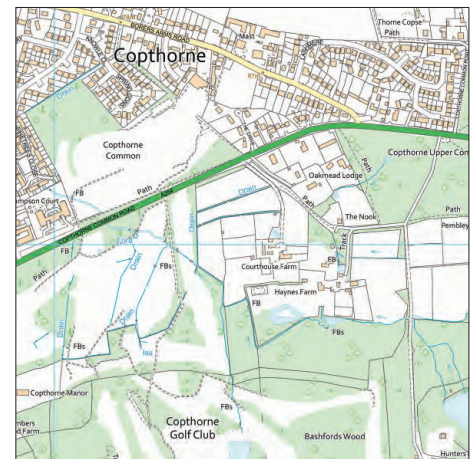
- A change in the nature and composition of the visual landscape resulting from changes to the character and appearance of the site. This could potentially affect the amenity value associated with existing views from;
  - Nearby roads and Public Rights of Way.
  - Adjoining residential properties.
  - Private golf course

### RECEPTORS

#### Relevant Topics

2.6 On completion of a preliminary desktop review of the study area, the following topics are considered relevant for inclusion within the detailed assessment, as impacts may potentially occur as a result of the proposed development.

Fig. 1: Site context (not to scale).



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(c) emapsite plc.

*Landscape Receptors*

2.7 Potential landscape receptors of impacts and resulting effects of the proposed development are assessed to be:

- Landscape Character:
  - National Landscape Character Area.
  - Regional / local LCAs.
- Access:
  - Public Rights of Way (footpaths, bridleways, byways).
  - Long Distance Footpaths.
- Other Landscape Baseline Topics:
  - Topography.
  - Vegetation.
  - Land Use / Land Cover.
  - Ancient Woodland and TPOs.
- Settlement Character:
  - Settlement pattern
  - Metropolitan Green Belt
- Local Plan Policy:
  - Protection and Enhancement of Countryside
  - Preventing Coalescence
  - Biodiversity / Site of Nature Conservation Importance

*Ecological, Wildlife and Nature Conservation based designations:*

2.8 Whilst these designations may provide an indication that a landscape is of a certain character or quality, they are not designations which have been applied for a particular landscape character or level of visual amenity. For the assessment of landscape and visual impacts, their only relevance is in relation to LVIA, where they may influence the assessment landscape 'Importance' and 'Value'. These criteria are not included in this high-level appraisal.

2.9 Nevertheless, there are wildlife and habitat interests in close proximity to the site, including Local Wildlife Sites, as well as features within the site that are of nature conservation interest, such as trees, hedgerows and seasonal ditches. A Preliminary Ecological Appraisal has recently been undertaken for the site, and it is understood that the recommendations of this work, relating to further surveys, mitigation and habitat enhancement / net gain, will be implemented if this site is brought forward for development.

*Visual receptors*

2.10 Potential visual receptors of impacts and resulting effects of the proposed development are assessed to be:

- users of nearby roads and Public Rights of Way.
- occupants of adjoining residential properties.
- users of the private golf course.
- agricultural operatives on nearby farmland.

*Non Relevant Topics to be scoped out*

2.11 All other landscape related topics not listed above are excluded from further detailed assessment on the following grounds:

- The topic or issue is not present within the study area, or is at a sufficient distance from the proposal site that it can be readily accepted that there would be no potential for any impact or change to occur.
- Although the proposal would result in an impact or change upon a topic or issue, the change is considered to be of an insignificant scale compared to the size and scale of the topic being affected. An example would be the effect that a small domestic development might have on a National Character Area.

2.12 The following topics have been assessed as unlikely to be impacted as a result of the development of the appraisal site.:

- National Parks.
- Areas of Outstanding Natural Beauty (AONB).
- Local Landscape Designations
- World Heritage Sites / Buffers.
- Conservation Areas.
- Listed Buildings.
- Scheduled Monuments.
- Registered Parks and Gardens.
- Historic Parks and Gardens.

### 3. PROJECT DESCRIPTION

3.1 The following project description is based upon the 'Proposed Site Layout Plan', provided by TPFL Architects (opposite). This is illustrative, but sets out how the site might be designed for residential development.

#### KEY FEATURES AND COMPONENTS

3.2 The main scheme components are summarised below:

- Vehicular access to be taken from Cophorne Common Rd.
- Construction of approx. 100 new residential properties, with associated landscape treatment of tree and shrub planting with boundary hedgerows and gardens.
- Retention / reinforcement of boundary landscape structure
- Retention of ditches and provision of water attenuation features
- Provision of Local Area of Play.

#### Architectural Style, Materials and Appearance

3.3 It is assumed for the purposes of this appraisal that the proposed buildings would be predominantly 2 / 2.5 storeys in height plus roof, and would be traditional in terms of scale, massing and layout.

#### Lighting

3.4 The night-time effects of lighting are not assessed in this report. It is assumed that, as part of the detailed design phase for the proposed development, best practice principles would be adopted in relation to minimising or eliminating adverse impacts of lighting and light spillage from the proposed development.

#### The Construction Phase / Cumulative Assessment

3.5 This report does not address construction phase impacts or cumulative in-combination effects, or the study of alternative sites.

Fig. 2: Indicative site layout plan (not to scale).



4. BASELINE STUDIES

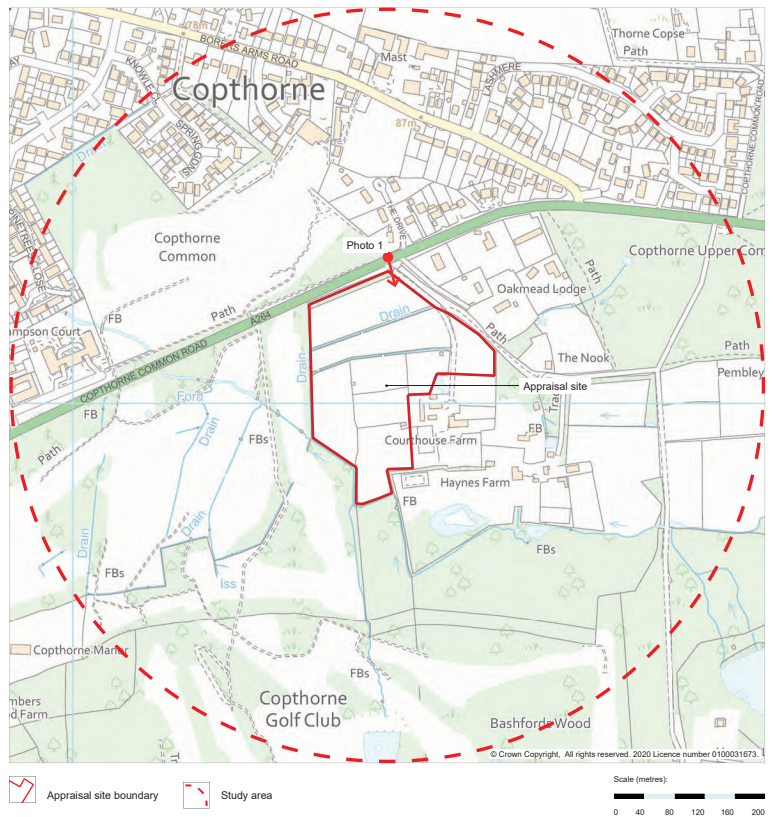
THE SITE AND SURROUNDINGS

- 4.1 The location and extent of the appraisal site is shown in **Figure 3 (approx. site centre: TQ 3240 3905)**.
- 4.2 The appraisal site comprises a parcel of land located south of Copthorne Common Rd (A264), between Copthorn Common and Copthorne, approximately 2km east of J10 of the M23. It is located within the Mid Sussex District Council administrative area.
- 4.3 The site is roughly rectangular in shape, and extends to approx. 4.3 ha (10.6 acres). The northern boundary adjoins the A264 which is characterised by a broad verge, hedgerows, trees and an embankment running parallel with the road.
- 4.4 The eastern boundary adjoins the tarmac road access to Court House Farm, separated from it by a fenceline and verge. This boundary is heavily wooded and within this there is a second tarmac access to residential properties immediately to the east.
- 4.5 The southern boundary abuts an area of dense mature mixed deciduous woodland. This returns along the western boundary of the site as a substantial belt of mature trees, forming the eastern boundary of the golf course. The site's character is strongly influenced by the golf course, which surrounds it to the north, west and south, and by the busy A264.
- 4.6 The site is heavily contained by tree belts to the south, to the extent that visually it has a stronger connection with the A264 corridor than with the open countryside to the south of the golf course.

Photo 1: View south towards the appraisal site from junction of PRoW 20W with Copthorne Common Road



Fig. 3: Ordnance Survey map indicating site location and surrounding features.







ACCESS

- 4.7 The aerial information is shown in **Figure 4 (flight date: 8th May 2018)**.
- 4.8 The current site access is gained from Copthorne Common Road. There is no public access to the site (in the form of public rights of way or permissive paths).

Fig. 4: Aerial photograph



 Appraisal boundary       Study area

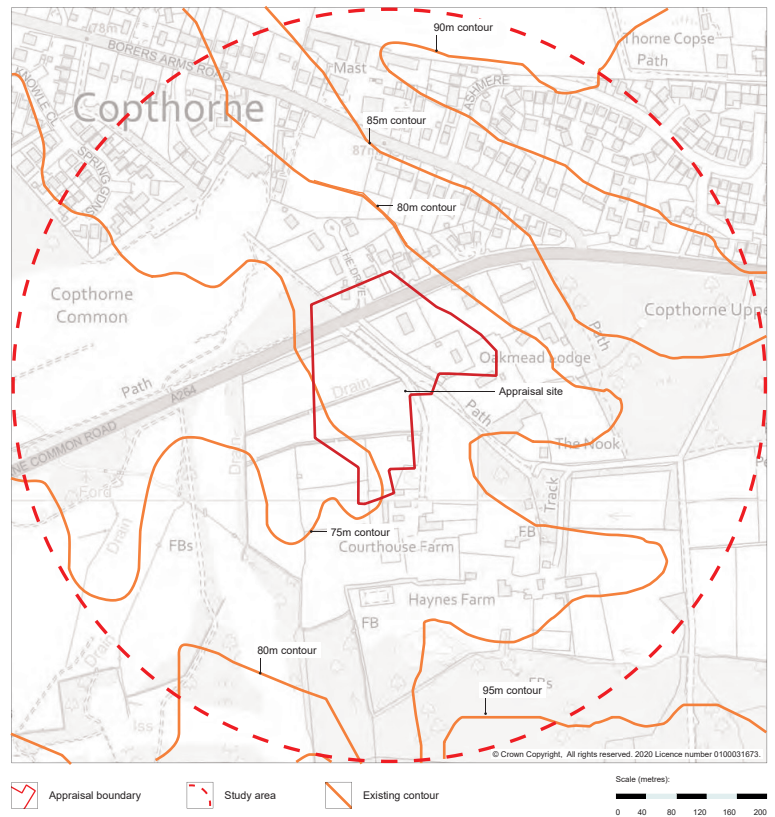
Scale (metres):  
0 40 80 120 160 200

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COURTHOUSE FARM / COPTHORNE COMMON ROAD

TOPOGRAPHY

- 4.9 The topographical information is shown in **Figure 5**.
- 4.10 The site itself is relatively flat, the 75m contour crosses the western part of the site.
- 4.11 Topography generally rises to the east towards Copthorne Common at 100m AOD and southwards towards Home Farm at 105m AOD, rising further still towards the ridge at Turner's Hill (179m AOD).
- 4.12 The topographic character of the study area is generally of a large scale, undulating and rolling landscape created by a network of broad valleys and vales which are punctuated by wooded ridges and areas of elevated ground.

Fig. 5: Ordnance Survey map indicating topographical features.



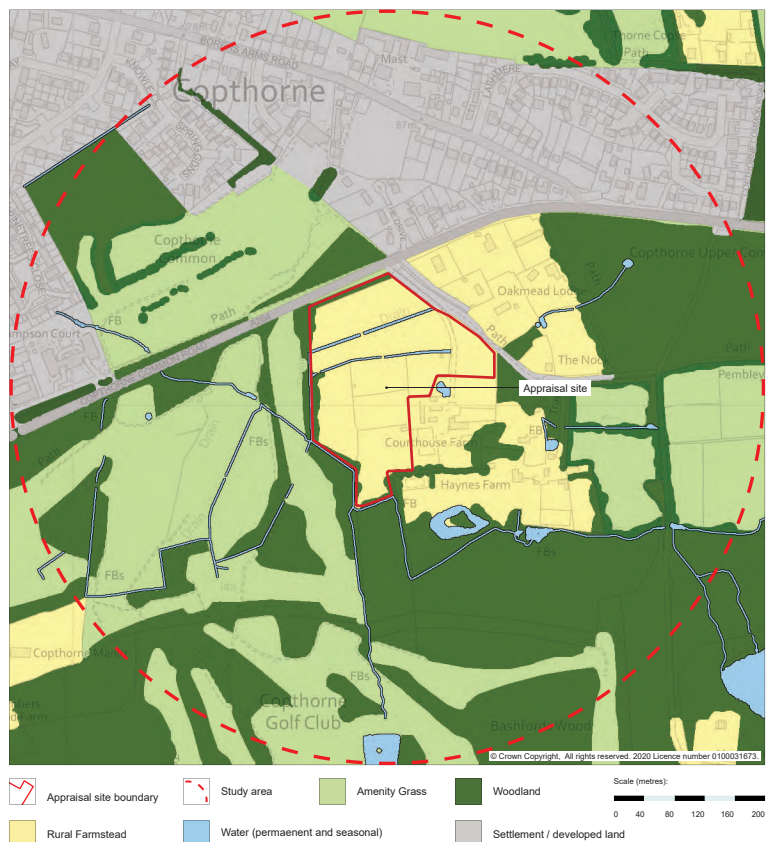
LAND USE / LAND COVER AND VEGETATION

- 4.13 The key land use / land cover characteristics of the study area have been mapped using aerial photography and are shown in **Figure 6**.
- 4.14 There is a variety of land use / land cover types present within the study area, comprising:
  - arable fields and grazing pastures, and associated farmsteads
  - developed land (principally residential and roads)
  - extensive woodland
  - fragmented woodland and tree belts, hedgerows
  - leisure (golf course / amenity landscape)
  - water (including fishing lakes), streams and drainage features

Vegetation

- 4.15 The vegetation character of the wider landscape is dominated by mature, mixed deciduous woodland, part of a substantial woodland belt which surrounds the south and east of Crawley. This is largely intact to the south of Crawley (Tilgate Forest, Worthing Forest, Oaken Wood). Further to the east the woodland is fragmented by agricultural land, roads and sporadic development plots into individual woodlands, such as Horsepasture Wood, Wins Wood, Copthorne Wood.
- 4.16 Within the study area, south of Copthorne Rd the woodland is fragmented by the golf course, although the fairways are separated by substantial woodland belts. North of Copthorne Common Rd there are pockets of woodland remaining, but in general vegetation character is that of suburban settlement. Further north still and the vegetation pattern changes to a very geometric field boundary system east of Copthorn Bank, and, and remnant parkland to the west.
- 4.17 The appraisal site itself comprises heavily grazed semi-improved grassland with scattered trees, surrounded on all sides by tree lines and belts, or more substantial areas of woodland.

Fig. 6: Ordnance Survey map indicating surrounding land use / land cover.

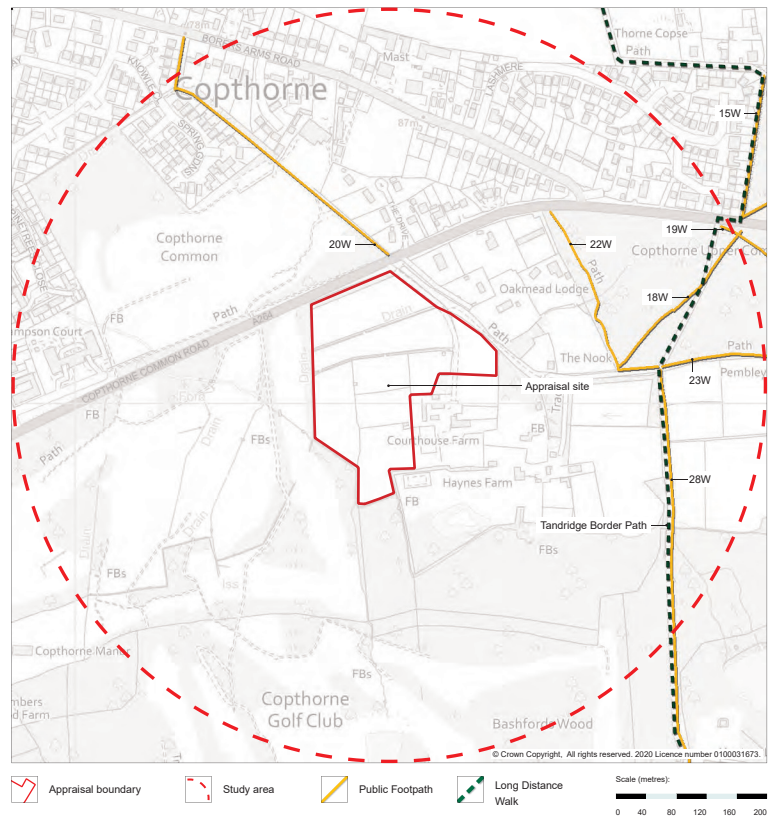


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PUBLIC RIGHTS OF WAY

- 4.18 Public Rights of Way (PRoW) within the study area are shown in **Figure 7**.
- 4.19 There are no PRoW within the appraisal site. The nearest public footpath approaches the site from the north (PRoW 20W).
- 4.20 There is a network of PRoW due east of the site, mostly within the wooded Copthorne Upper Common area. The long-distance Sussex Border Path crosses the study area north / south approx. 350m to the east of the site.

Fig. 7: Ordnance Survey map indicating surrounding Public Rights of Way

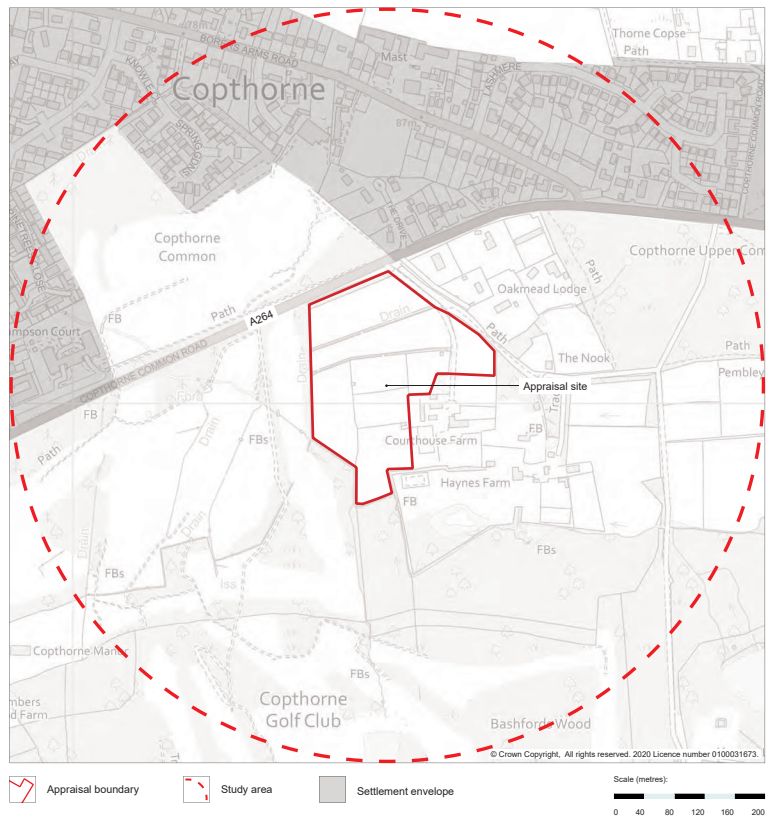




SETTLEMENT ENVELOPE

- 4.21 The defined settlement envelope of the existing built up area within the study area is shown on **Figure 8**.
- 4.22 The appraisal site is outside the defined settlement envelope of Copthorne, but is contiguous to it at its northern apex, separated from the built-up area by the A264.

Fig. 8: Ordnance Survey map indicating extent of settlement envelope



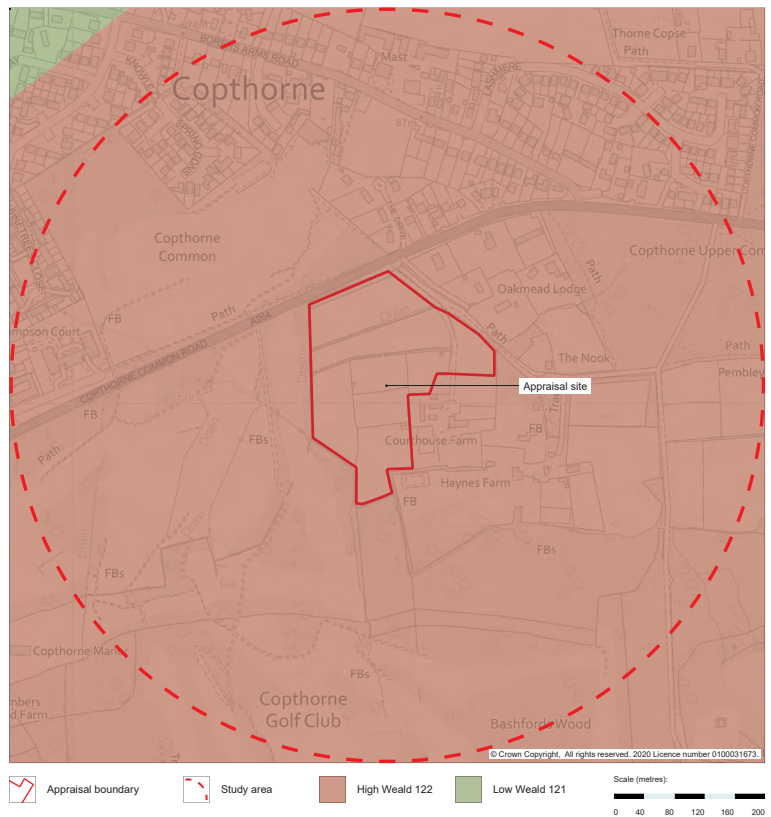
LANDSCAPE CHARACTER AREAS

National Landscape Character Areas (LCAs)

4.23 The study area is within Natural England's National Character Area profile 122 'High Weald' LCA, shown in Figure 9. Key characteristics are set out as follows:

- A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east-west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys.
- High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances.
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber-framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.
- Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area includes several large towns such as Tunbridge Wells, Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.
- An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.
- Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
- There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.
- Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.

Fig. 9: Ordnance Survey map indicating national landscape character areas.



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COURTHOUSE FARM / COPTHORNE COMMON ROAD

- High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald
- 4.24 The study area and site share a number of these characteristics, in particular the extensive broadleaf woodland cover, field patterns and hedgerow boundaries. The landscape characteristics of the appraisal site are strongly influenced by the adjacent golf course and by the road infrastructure.

*Mid Sussex Landscape Character study 2005*

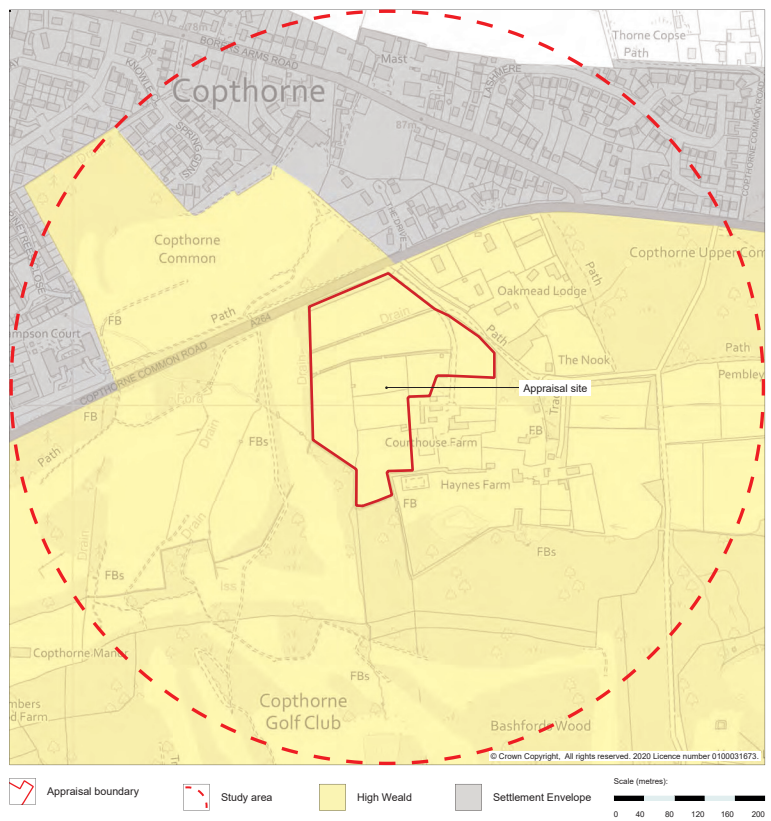
4.25 A district-level landscape character exercise was carried out by Mid Sussex in 2005. As shown in **Figure 10**, this placed the site in the High Weald LCA (Area 6), whose key characteristics were identified as:

4.26 The High Weald Forest Ridge. Numerous gill streams have carved out a landscape of twisting ridges and secluded valleys. The ancient, densely-wooded landscape of the High Weald is seen to perfection in the area. Includes the township of East Grinstead.

- Wooded, confined rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil.
- Complex sandstone and clay hilly landscape of ridges and secluded valleys centred on the western end of Forest Ridge of the High Weald plateau. Gill streams and sandrock crags.
- Headwater drainage of the River Medway originates here, the southern part of the area drained by the deep, sinuous gill streams running to the River Ouse.
- Long views over the Low Weald to the downs, particularly from the high Forest Ridge.
- Includes major reservoir at Ardingly and adjoins Weir Wood Reservoir.
- Significant woodland cover, a much of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys deep and secluded.
- Pattern of small irregular-shaped assart fields, some larger fields and pockets of heathland.
- Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages.
- Some busy lanes and roads including along the Crawley–East Grinstead corridor.
- London to Brighton Railway Line crosses the area.
- Mill sites, hammer ponds and numerous fish and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber framing, Wealden stone and varieties of local brick and tile hanging.
- Designed landscapes and exotic treescapes associated with large country houses.

4.27 The study area and site share a number of these characteristics, in particular the extensive broadleaf woodland cover, the field patterns and hedgerow boundaries, and the busy Crawley - East Grinstead corridor. There are no long views from / towards the site due to the containing effect of the woodland and tree belts.

Fig. 10: Ordnance Survey map indicating local (district) landscape character areas.

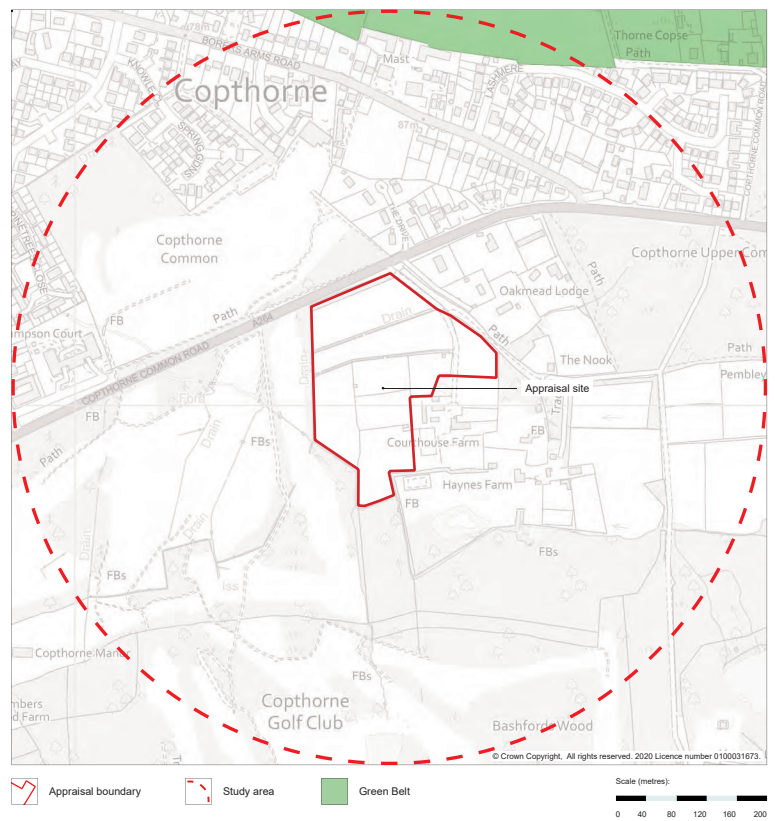


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Metropolitan Green Belt

- 4.28 Metropolitan Green Belt boundary is shown in **Figure 11**.
- 4.29 The Metropolitan Green Belt designation boundary is evident in the northern part of the study area. The appraisal site is outside the Green Belt designation, whose boundary is approximately 300m to the north.

Fig. 11: Ordnance Survey map indicating the Metropolitan Green Belt





Mid Sussex District Plan 2014 - 2031 - relevant policies

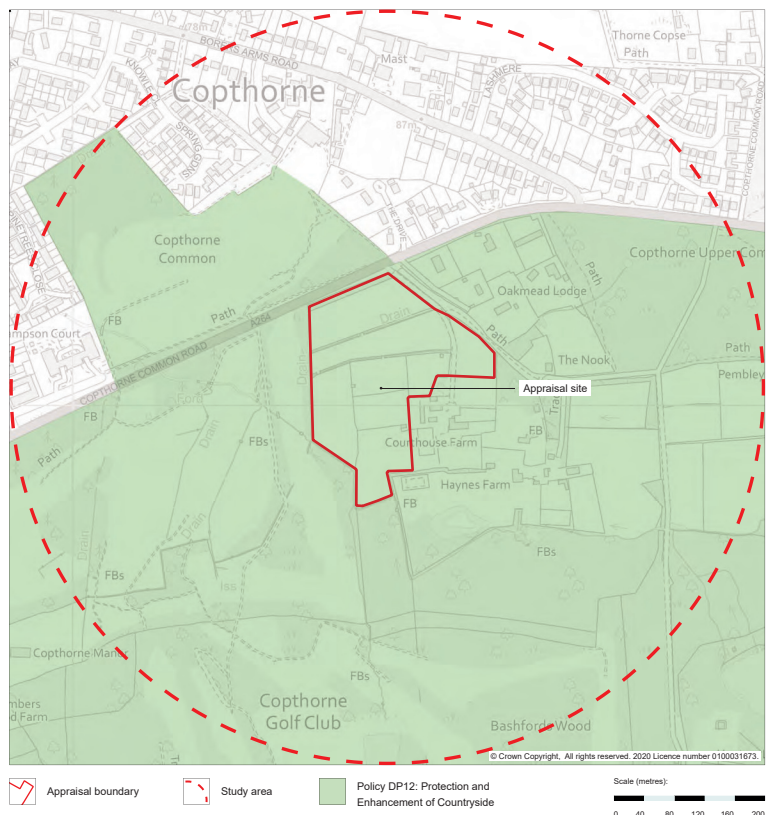
**Policy DP12: Protection and Enhancement of Countryside (see Figure 12)**

- 4.30 Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.
- 4.31 Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.
- 4.32 The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:
- 4.33 it is necessary for the purposes of agriculture; or
- 4.34 it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.
- 4.35 Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.
- 4.36 The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.
- 4.37 Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council. Economically viable mineral reserves within the district will be safeguarded.
- 4.38 Whilst the Appraisal site is technically in countryside and therefore subject to Policy DP12, its character is strongly influenced by the neighbouring golf course, which surrounds it to the north, west and south, and by the busy A264. It is also heavily contained by tree belts to the south, to the extent that visually it has a stronger connection with the A264 corridor than the open countryside to the south of the golf course.

**Policy DP13: Preventing Coalescence**

- 4.39 Strategic Objective: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Fig. 12: Ordnance Survey map indicating the extent of Policy DP12 - Protection and Enhancement of Countryside



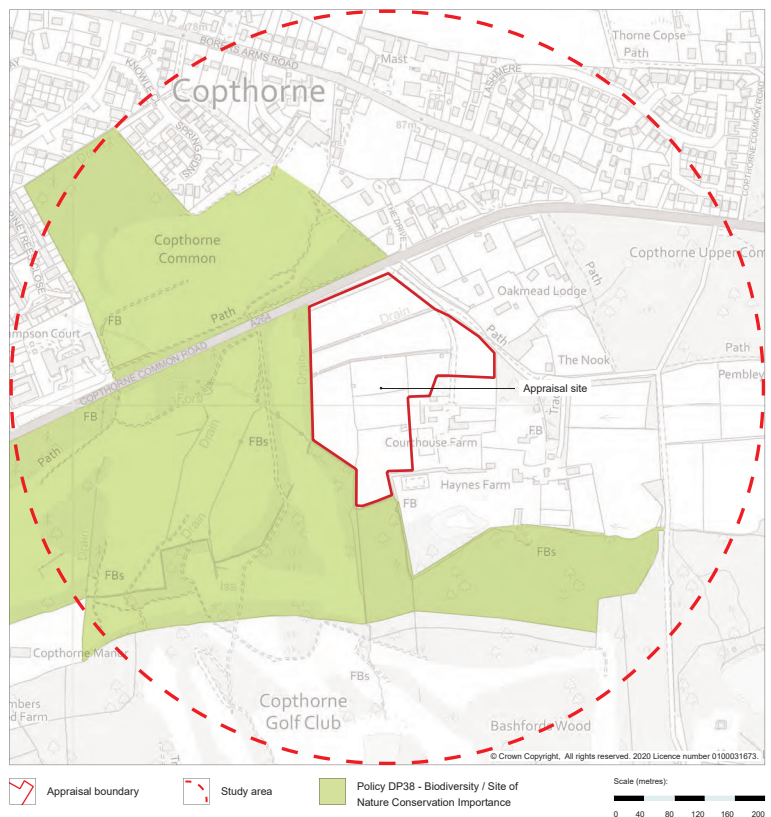
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COURTHOUSE FARM / COPTHORNE COMMON ROAD****PLANNING**

- 4.40 Evidence Base: Mid Sussex Landscape Character Assessment; Capacity of Mid Sussex District to Accommodate Development Study.
- 4.41 The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.
- 4.42 Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.
- 4.43 Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document, produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection.

**Policy DP38 - Biodiversity / Site of Nature Conservation Importance (see Figure 13)**

- 4.44 Strategic objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.
- 4.45 Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid Sussex Infrastructure Delivery Plan; The Natural Choice: Securing the Value of Nature; West Sussex SNCI Register.
- 4.46 **Biodiversity will be protected and enhanced by ensuring development:**
  - Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
  - 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); and
  - Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
  - Promotes the restoration, management and expansion of priority habitats in the District; and
  - Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.
- 4.47 Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.
- 4.48 Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.
- 4.49 Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

Fig. 13: Ordnance Survey map indicating the extent of Policy DP38 - Biodiversity / Site of Nature Conservation Importance

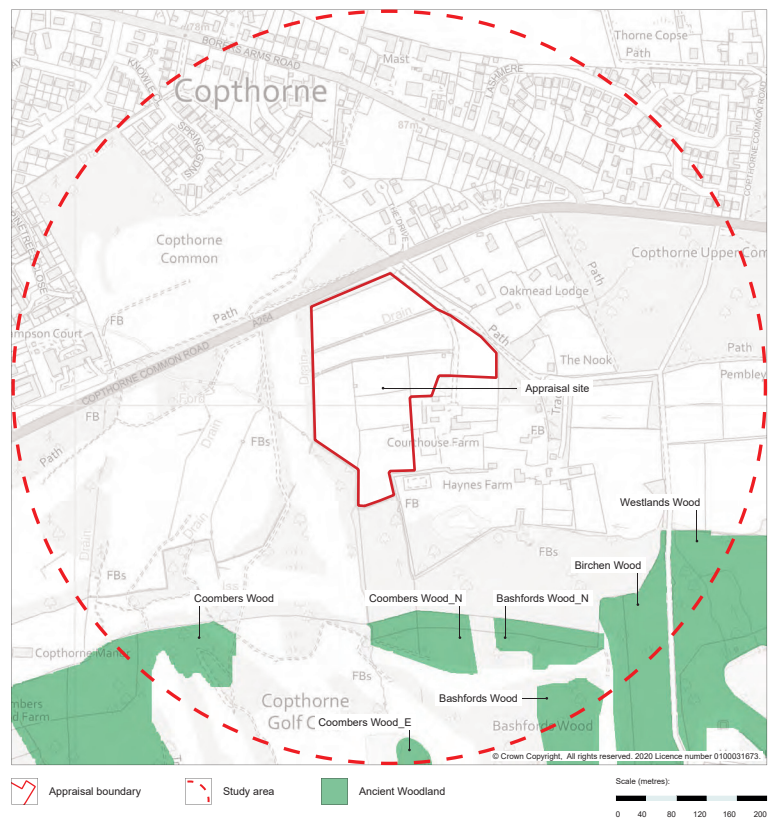


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Ancient Woodland

- 4.50 As shown in **Figure 14**, there are several areas of Ancient Woodland within the of the appraisal area, the closest being Coomers Wood\_N, approximately 156m south of the appraisal boundary.
- 4.51 There is no Ancient Woodland within or contiguous to the appraisal site, and there is no Ancient Woodland within 15m of the site boundary that would require a 15m undeveloped buffer zone.

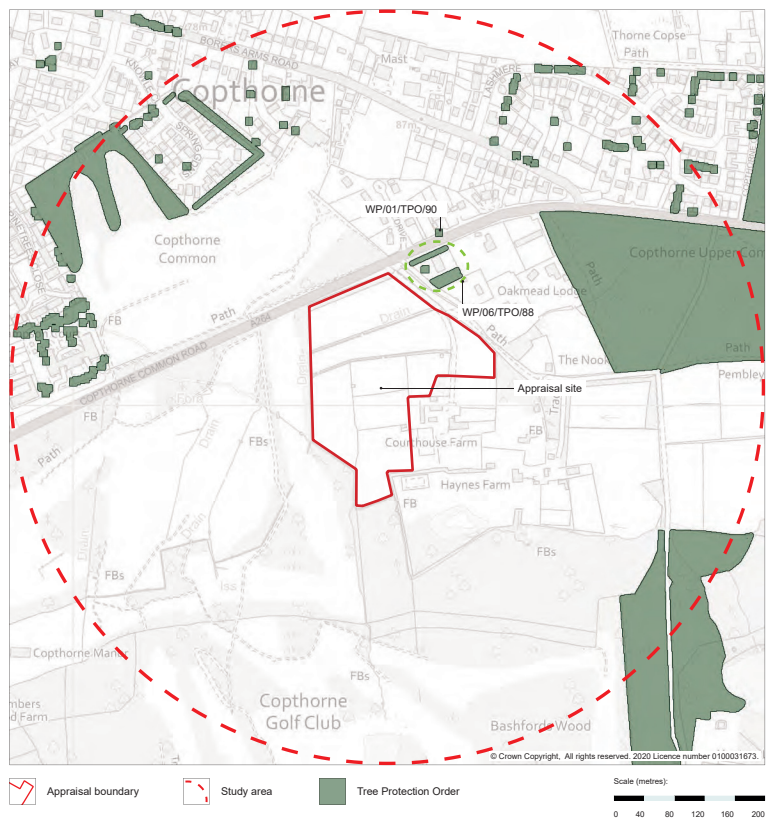
Fig. 14: Ordnance Survey map indicating extent of Ancient Woodland



Tree Preservation Orders

4.52 As shown in **Figure 15**, there are several Tree Preservation Orders within the Copthorne area. The closest group to the appraisal site (WP/06/TPO/88) lies approximately 30m beyond the site's north eastern boundary, within Owls Croft. Development of the site would have no adverse effects on protected trees.

Fig. 15: Ordnance Survey map indicating the location of Tree Protection Orders





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Historic Mapping

- 4.53 The above sequence shows changes in the pattern of the landscape over period of approx 74 years from 1872 (Fig. 16). Key changes are the construction of the London, Brighton and South Coast Railway, and the arrival of the golf course to the west of the appraisal site in the 1912 image (Fig. 17).
- 4.54 The extent of woodland to the south of the appraisal site remains fairly constant. The gradual development of plots within Cophorne is evident across this time-span, including along Church Lane and New Town. Sub-division of land to the east of the appraisal site also noticeable.

Fig. 16: Historic Ordnance Survey Map, circa. 1872.

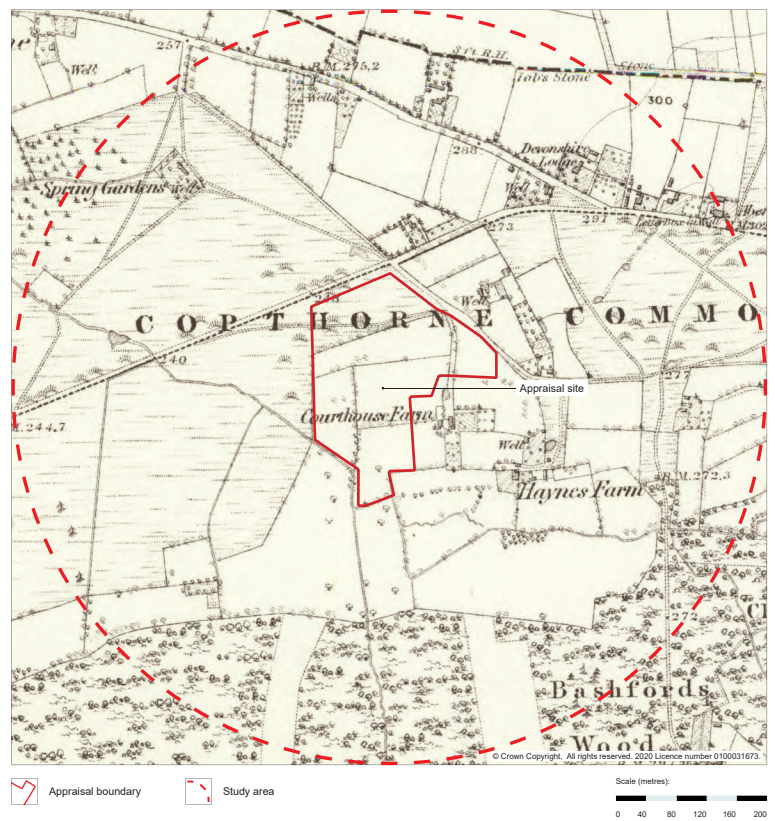


Fig. 17: Historic Ordnance Survey Map, circa. 1912.

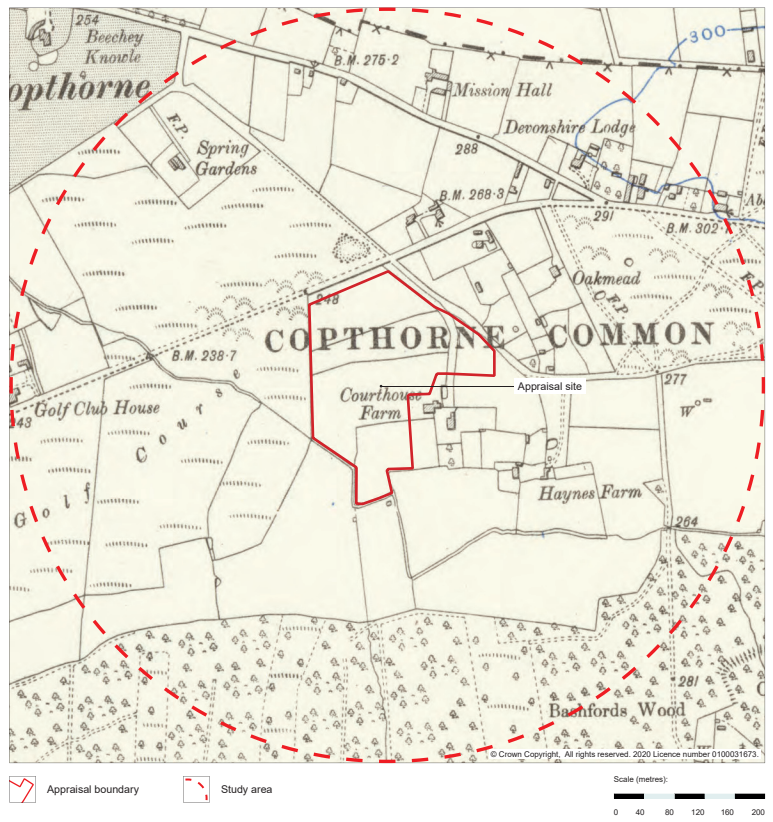
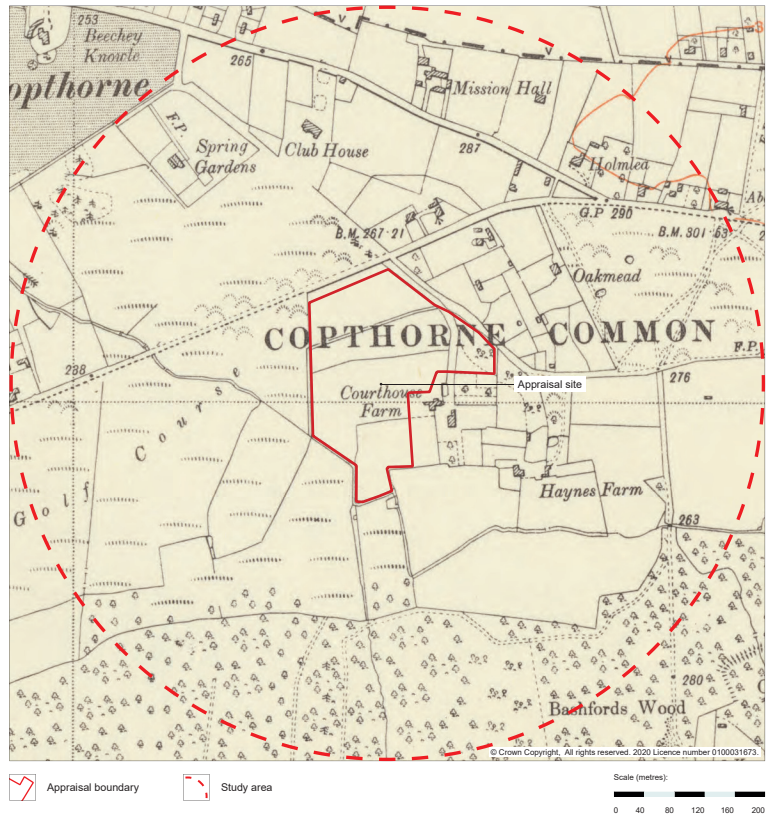


Fig. 18: Historic Ordnance Survey Map, circa. 1946.





5. EFFECTS UPON VISUAL AMENITY

VIEW 1: VIEW SOUTH ALONG COPTHORNE COMMON ROAD

Receptors: Occupants of vehicles; other road users including pedestrians travelling west (NB no footway on south side of road; pedestrian movement likely to be confined to north side where there is a footway).

Sensitivity of Receptor: Medium (road users). Site is located on sensitive land between settlements, within countryside, but not in AONB or Green Belt.

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
View towards north eastern part of appraisal site.  Broad roadside verge, hedgerow and trees are prominent, but highways infrastructure dominates the view. Signage and lamppost. Grass surface of appraisal site.  For occupants of vehicles this view is generally fleeting / gained at speed.	Without mitigation new residential development would be visible within the site. The degree of visibility would depend on the depth / composition and height of boundary landscape treatment and the location of the new buildings and their height / materials.  Breach in hedgerow to achieve site access would be visible in the centre right mid-distance, together with the engineering of the access.  The extent of change in this view would be Local.	Medium	Medium. There is land in close proximity to the site / view that accommodates existing residential development and highways infrastructure.	Short term. It is assumed that the construction period for a development of this size and nature would be less than 3 years.	Permanent.	Adverse	Selection of appropriate materials for elevations, roofs and fenestration.  Mitigation planting along site's northern and eastern boundaries.  Selection of appropriate native species trees and shrubs for proposed planting.  Design of a street lighting system that would minimise light escape.  Landscape management plan to ensure mitigation proposals are retained / secured in perpetuity.	Minor adverse

Approximate centre of site



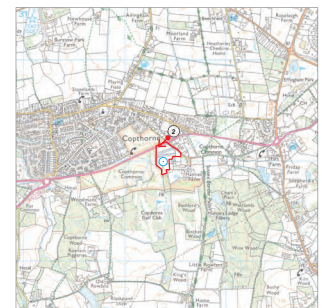
**VIEW 2: VIEW SOUTH-WEST ALONG COPTHORNE COMMON ROAD**

Receptors: Occupants of vehicles; other road users including pedestrians, travelling west (NB footway on north side of road only)

Sensitivity of Receptor: Medium (road users). Site is located on sensitive land between settlements, within countryside, but not in AONB or Green Belt.

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
View along northern boundary of appraisal site.  Broad roadside verge, fencing, footway. Vegetation characterised by non-native conifer trees.  Highways infrastructure dominates the view.  For occupants of vehicles this view is generally fleeting / gained at speed.	Without mitigation, new residential development may be visible within the site in the centre mid-distance of the view, depending on final design proposals. The degree of visibility would depend on the depth / composition and height of boundary landscape treatment and the location of the new buildings and their height / materials.  Breach in hedgerow to achieve site access would just be visible in the centre mid-distance, together with the engineering of the access.  The extent of change in this view would be Local.	Low	Medium. There is land in close proximity to the site / view that accommodates existing residential development and highways infrastructure.	Short term. It is assumed that the construction period for a development of this size and nature would be less than 3 years.	Permanent	Minor adverse	Selection of appropriate materials for elevations, roofs and fenestration.  Mitigation planting along site's northern boundary.  Selection of appropriate native species trees and shrubs for proposed planting.  Design of a street lighting system that would minimise light escape.  Landscape management plan to ensure mitigation proposals are retained / secured in perpetuity.	Neutral

Approximate centre of site



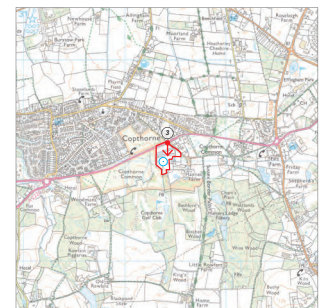
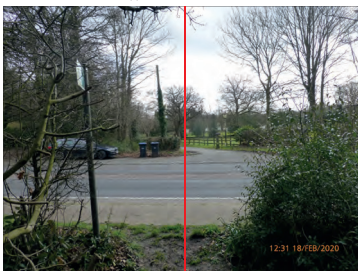
**VIEW 3: VIEW SOUTH AT JUNCTION OF PROW 20W WITH COPTHORNE COMMON ROAD**

Receptors: Users of PROW 20W travelling south.

Sensitivity of Receptor: High / Medium. Users of PROW would be sensitive receptors, but sensitivity reduced by nearby road and traffic. Site is located on sensitive land between settlements, within countryside, but not in AONB or Green Belt.

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact: Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
View towards north eastern boundary of appraisal site, emerging from PROW. This view can only be gained from close to the junction between the PROW and the road, as just to the north the view is obstructed by vegetation.  Foreground vegetation either side of PROW. Footway, road and trees. Access track and grass surface to appraisal site.  Highways infrastructure dominates the view.	Without mitigation new residential development would be visible within the site in the centre mid-distance of the view, depending on final design proposals. The degree of visibility would depend on the depth / composition and height of boundary landscape treatment and the location of the new buildings and their height / materials.  Breach in hedgerow to achieve site access would just be visible in the centre mid-distance, together with the engineering of the access.  The extent of change in this view would be Local.	Medium	Medium. There is land in close proximity to the site / view that accommodates existing residential development and highways infrastructure. Users of the PROW travelling south have passed developed land before reaching this position.	Short term. It is assumed that the construction period for a development of this size and nature would be less than 3 years.	Permanent	Adverse	Selection of appropriate materials for elevations, roofs and fenestration.  Mitigation planting along site's northern and eastern boundaries.  Selection of appropriate native species trees and shrubs for proposed planting.  Design of a street lighting system that would minimise light escape.  Landscape management plan to ensure mitigation proposals are retained / secured in perpetuity.	Minor adverse

Approximate centre of site



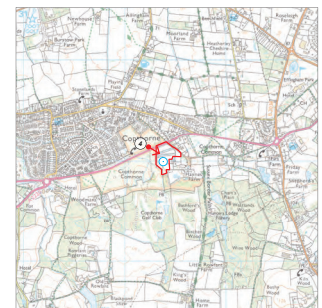
**VIEW 4: VIEW EAST ALONG COPTHORNE COMMON ROAD AT GOLF COURSE CROSSING POINT**

Receptors: Occupants of vehicles travelling east, other road users including pedestrians, (NB footway on north side of road only), pedestrians / golfers crossing south at the light-controlled crossing.

Sensitivity of Receptor: Medium (road users). Site is located on sensitive land between settlements, within countryside, but not in AONB or Green Belt.

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
View towards northern and western part of appraisal site in mid-distance behind tree belt. Broad roadside verge and footway in left (north) of view. Roadside hedgerow and trees are prominent. Highways infrastructure, crossing, barriers, islands and lights dominate the view. Grass surfaces and trees (some evergreen) within golf course to right For occupants of vehicles this view is generally fleeting / gained at speed. For pedestrians / golfers crossing the road this is a more leisurely view, but time-controlled.	It is unlikely that new development (of traditional domestic scale and massing) would be visible even during winter months. There is a possibility that some elements of built form might be glimpsed in the distance between the trees, but only after leaf fall. There is a possibility that the new site access from Cophorne Common Road would be visible in the distant left of the view. The extent of change in this view would be Local.	Low.	Medium. There is land in close proximity to the site / view that accommodates existing residential development and highways infrastructure, although to either side of the road the site is developed for leisure (golf) use.	Short term. It is assumed that the construction period for a development of this size and nature would be less than 3 years.	Permanent	Neutral	Design of a street lighting system that would minimise light escape. Other mitigation not strictly required, but could include: Selection of appropriate materials for elevations, roofs and fenestration. Mitigation planting along site's northern and western boundaries. Selection of appropriate native species trees and shrubs for proposed planting. Landscape management plan to ensure mitigation proposals are retained / secured in perpetuity.	Neutral

Approximate centre of site



**VIEW 5: VIEW EAST FROM ENTRANCE TO GOLF COURSE (SOUTHERN SECTION)**

Receptors: Private members of golf club.

Sensitivity of Receptor: Medium. Site is located on sensitive land between settlements, within countryside, but not in AONB or Green Belt.

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
View towards western part of appraisal site distance behind tree belt. Golf course track and scattered trees in grass, including pine. Roadside hedgerow and trees are prominent in the left of the view. Highways evident in the left of the view. Grass surfaces and trees (some evergreen) within golf course. For pedestrians / golfers this is a leisurely view.	Elements of new residential development may be glimpsed in the distance of the view, between the trees, but only during the winter months after leaf fall.  The degree of visibility would be very small, and would depend on the depth / composition and height of western boundary landscape treatment and the location of the new buildings and their height / materials.  The extent of change in this view would be Local.	Low	Medium. There is land in close proximity to the site / view that accommodates existing residential development and highways infrastructure, although to either side of the road the site is developed for leisure (golf) use.	Short term. It is assumed that the construction period for a development of this size and nature would be less than 3 years.	Permanent	Minor adverse	Design of a street lighting system that would minimise light escape.  Other mitigation could include: Selection of appropriate materials for elevations, roofs and fenestration.  Mitigation planting along site's northern and western boundaries.  Selection of appropriate native species trees and shrubs for proposed planting.  Landscape management plan to ensure mitigation proposals are retained / secured in perpetuity.	Neutral

Approximate centre of site





**VIEW 6: VIEW NORTH EAST FROM PROW 10W AT OLD ROWFANT**

Receptors: Users of PROW 10W

Sensitivity of Receptor: High (PROW users)

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Rural view through foreground vegetation, across field towards distant tree belt. Metal barn structure in field (centre, mid-distance).	There would be no change in this view.	N/A	N/A	N/A	N/A	None	None required	N/A

Approximate centre of site



26.02.20

**VIEW 7: VIEW NORTH EAST FROM PROW 13W**

Receptors: Users of PROW 13W

Sensitivity of Receptor: High (PROW users)

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Expansive rural view across field towards distant tree belt. Brambles and discontinuous stretches of hedgerow. Metal barn structure in field (centre left, mid-distance). PROW to right, passing under oh transmission lines. Pylons.	There would be no change in this view.	N/A	N/A	N/A	N/A	None	None required	N/A

Approximate centre of site





**VIEW 8: VIEW NORTH FROM SUSSEX BORDER PATH, PROW 28W NEAR HOME FARM**

Receptors: Users of PROW 28W, local residents, viewing north

Sensitivity of Receptor: High (PROW users)

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
View north along long-distance footpath. Dwellings, track and parked vehicles. Unmanaged hedgerow, field and signage. Distant woodland.	There would be no change in this view.	N/A	N/A	N/A	N/A	None	None required	N/A

Approximate centre of site



26.02.20

**VIEW 9: VIEW NORTH FROM PROW 13W NEAR HOME FARM**

Receptors: Occupants of vehicles; other road users including pedestrians (NB no footway; pedestrian traffic on roads likely to be infrequent).

Sensitivity of Receptor: Medium (road users)

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
View north from PROW 13W Open storage of materials, farm plant / equipment. Conifers, unmanaged hedgerow, track, field and distant woodland.	There would be no change in this view.	N/A	N/A	N/A	N/A	None	None required	N/A

Approximate centre of site



6. EFFECTS UPON LANDSCAPE

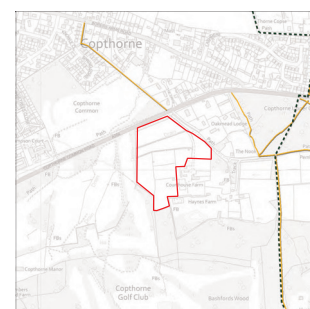
Receptors: **LAND COVER / LAND USE**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Mixed land use with settlement, woodland, golf course and infrastructure dominating.	Loss of agricultural land and corresponding increase in land developed for residential use.  Change from agricultural grassland to developed residential site, with associated access and landscape treatment.  The extent of change would be Local.	Medium	Medium. There is land in close proximity to the site / view that accommodates existing residential development and highways infrastructure.  Land to north, west and south is developed to golf course use and is not rural / agricultural in character.	Short term. It is assumed that the construction period for a development of this size and nature would be less than 3 years.	Permanent.	Adverse	Design of an attractive new development, responding to local architectural style and materials, including substantial integrated green space to mitigate impact on land use / land cover patterns.	Minor adverse



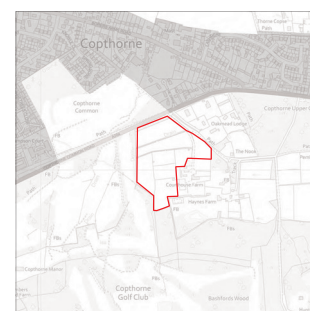
Receptors: **PUBLIC RIGHTS OF WAY**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Sparse network of PROW with none crossing or adjacent to the appraisal site. Long distance footpath to the east.	There would be no physical change to PROW network.  There would be a minor change in view from one PROW (see visual effects section).  The extent of change would be Local.	N/A	N/A	N/A	N/A	None	None required	N/A



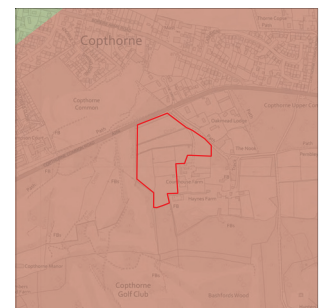
Receptors: **SETTLEMENT PATTERN; SEPARATION OF SETTLEMENTS**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Dense settlement to north of Copthorne Common Rd (except golf course); more sparse settlement pattern to the south.	Extension of settlement envelope to the south of Copthorne Common Rd Increase in quantum of development between Crawley and East Grinstead, although this is in a location where, north of Copthorne Common Rd, developed land is continuous. Development of this site would therefore not reduce the gap between settlements.	Low. Extent of site occupies a low proportion of land between settlements.	Low. Development is already present here, to the north of Copthorne Common Rd. Development of the appraisal site would not reduce the gap between settlements or cause coalescence.	Short term	Permanent	Adverse	Appropriate landscape treatment, especially along Copthorne Common Rd, to mitigate perception of new development between Crawley and East Grinstead.	Minor adverse



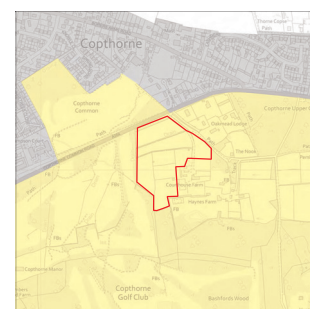
Receptors: **NATIONAL LANDSCAPE CHARACTER AREA 122 HIGH WEALD**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Refer to NCA 'Key Characteristics'	Site. The geographic extent of the site is very small compared to the national scale NCA. Development of the site in the manner proposed would have no noticeable impact on key characteristics at NCA level.	Low	Low. Residential development / land use is a characteristic of this part of the NCA and is represented locally.	Short term	Permanent	Neutral	Design of an attractive new development, responding to local architectural style and materials, including substantial integrated green space to respond to key NCA characteristics.	Neutral



Receptors: **DISTRICT LANDSCAPE CHARACTER AREA HIGH WEALD (AREA 6)**

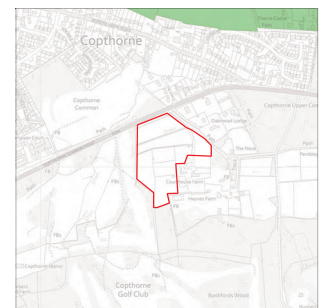
Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Refer to Mis Sussex LCA 'Key Characteristics'	<p>Site. The geographic extent of the site is very small compared to the district scale LCA. Development of the site in the manner proposed would have no noticeable impact on key characteristics at district-wide level.</p> <p>The appraisal site is not located on the Forest Ridge and due to proximity of main road cannot be described as secluded, tranquil or (with surrounding golf course) classically rural in character. There are no long views.</p>	Low	Low. Residential development / land use is a characteristic of this part of the LCA and is represented locally, most notably to the north of Cophorne Common Rd.	Short term	Permanent	Adverse	Design of an attractive new development, responding to local architectural style and materials, including substantial integrated green space to respond to key LCA characteristics.	Minor adverse





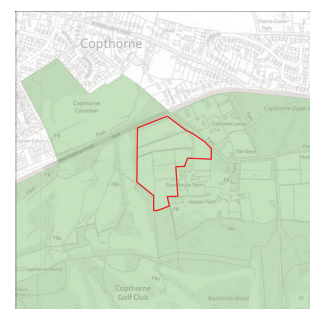
Receptors: **METROPOLITAN GREEN BELT**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Refer to Green Belt policy as expressed through NPPF and local plan.	Site is not within Green Belt. Policy does not act as a constraint on development.	N/A	N/A	N/A	N/A	None	None required	N/A



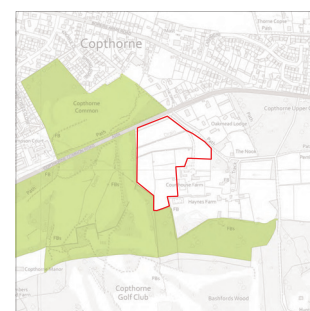
Receptors: **POLICY DP12: PROTECTION AND ENHANCEMENT OF THE COUNTRYSIDE**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
<p>Site is located in countryside which this policy protects in recognition of its intrinsic character and beauty.</p> <p>Policy does not preclude development, but requires it to enhance the quality of the rural and landscape character of the District, and it is necessary for the purposes of agriculture; or is supported by a specific policy reference in a local / neighbourhood plan document.</p> <p>As a call for sites response the aim is for the site to be included in the local plan. The degree to which the proposal enhances the District's rural and landscape character will depend on detailed design.</p>	<p>Local. Although this is a district-wide policy, the impacts / implications for the district's rural and landscape character would be local, and confined to the site and the immediate area around it.</p>	<p>Low. The appraisal site occupies a very small proportion of the policy area.</p>	<p>Medium. Although the site's character is strongly influenced by the busy main road and golf course landscape, it is technically within the countryside and therefore protected by policy DP12.</p>	<p>Short term</p>	<p>Permanent</p>	<p>Adverse</p>	<p>Design of an attractive new development, responding to local architectural style and materials, including substantial integrated green space to enhance the District's rural and landscape character.</p>	<p>Minor adverse</p>



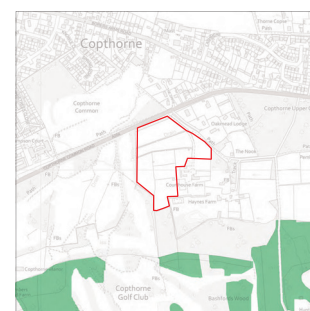
Receptors: **POLICY DP38: BIODIVERSITY / SNCI**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Site adjacent to but not within designation / policy area. A PEA has been undertaken for the site which makes recommendations for further ecological survey work as well as avoidance, mitigation, compensation and enhancement measures.	The nature of the site's habitats would change from heavily grazed semi-improved grassland to a developed site with gardens and enhanced habitat areas, the design of which would be informed by ecological survey and recommendation. Possible opportunities for biodiversity net gain.	Medium.	Medium. Adjacent LWS and policy designation increases sensitivity, although adjacent heathland LWS is a heavily used golf course.	Short term	Permanent	Adverse	Habitat enhancement as advised by project ecologist.	Neutral



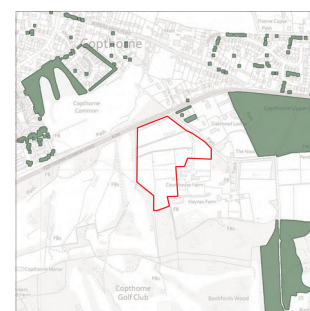
Receptors: **ANCIENT WOODLAND**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
Blocks of ancient woodland to the south of the appraisal site.	There would be no change in ancient woodland. All elements of the proposed development would be substantially in excess of 15m from ancient woodland designation boundaries.	N/A	N/A	N/A	N/A	None	None required	N/A



Receptors: **TREE PRESERVATION ORDERS**

Description	Nature of change, including geographical extent (Site, Local, District, Regional)	Magnitude of change: High Medium Low	Susceptibility: High Medium Low	Duration of construction impact; Short, Medium or Long Term	Duration / reversibility of operational impact: Permanent Temporary	Assessed effect: Adverse Neutral Beneficial	Opportunities for mitigation	Residual effect
There are several Tree Preservation Orders within the Copthorne area. The closest group to the appraisal site (WP/06/TPO/88) lies approximately 30m beyond the site's north eastern boundary, within Owls Croft.	Development of the site would have no adverse effects on protected trees.	N/A	N/A	N/A	N/A	None	None required	N/A



**SUMMARY OF EFFECTS**

Visual effects	Assessed effects	Residual effects
View 1	Adverse	Minor adverse
View 2	Minor adverse	Neutral
View 3	Adverse	Minor adverse
View 4	Neutral	Neutral
View 5	Minor adverse	Neutral
View 6	None	N/A
View 7	None	N/A
View 8	None	N/A
View 9	None	N/A

Landscape effects	Assessed effects	Residual effects
Land cover / Land use	Adverse	Minor adverse
PRoW	None	N/A
Settlement Pattern & Separation of Settlements	Adverse	Minor adverse
National LCA	Neutral	Neutral
District LCA	Adverse	Minor adverse
Metropolitan Green Belt	None	N/A
DP12 Countryside	Adverse	Minor adverse
DP38 Biodiversity / SSCI	Adverse	Neutral
Ancient Woodland	None	N/A
Tree Preservation Order	None	N/A

7. CONTEXT - PREVIOUSLY UNDERTAKEN CAPACITY STUDIES

	<p>7.8 In terms of landscape sensitivity, the 2007 capacity study (Table 1) concluded the following:</p>	<p>threshold of 'Moderate'. A maximum sensitivity score of 5 was allocated to this LCA by the study due to its contribution to separation between settlements, but within the same scoring system, its ability to retain a perception of rurality despite the presence of large amounts of scattered settlement, was also acknowledged.</p>
<p>7.1 Mid-Sussex's district wide landscape character assessment was carried out in November 2005. This characterised the landscape of Mid Sussex District in three regional character areas, relating to national landscape character zones: Low Weald (121), High Weald (122) and South Downs (125).</p>	<p>7.9 East Crawley – Copthorne Settled Woodland Matrix</p> <ul style="list-style-type: none"> <li>• Inherent landscape qualities: Moderate hedge network. Area of designed landscape.</li> </ul>	<p>7.15 The location of the appraisal site between Crawley and Copthorne cannot be changed, but the above scoring system used by the assessors in the 2007 study suggests that, in terms of sensitivity, it would be possible for the site to be developed successfully without damaging the perception of separation between the settlements.</p>
<p>7.2 The 2005 assessment sub-divided the regional character areas into ten landscape character areas, each related to the geology of the Wealden Basin. The northern area included the High Weald Forest Ridge, a wooded landscape of ridgelines and valleys, together with the wooded plateaus of the Worth Forest and High Weald Plateau around Copthorne. Woodland limits the visual sensitivity of the landscape to long views along ridgelines and valley features. These are highly distinctive rural landscapes of high landscape quality, which is reflected in the AONB status of a substantial proportion of the area.</p>	<ul style="list-style-type: none"> <li>• Contribution to distinctive settlement setting: Wooded setting to Crawley and Copthorne.</li> <li>• Inconsistency with existing settlement form / pattern: High Weald plateau.</li> <li>• Contribution to rurality of surrounding landscape: Contains large amount of scattered settlement, but perception of rurality aided by containing vegetation.</li> <li>• Contribution to separation between settlements: Provides separation between Crawley and Copthorne.</li> </ul>	<p>7.16 With regard to Table 2 'Landscape Value' in the Mid Sussex Landscape Capacity Study, the East Crawley – Copthorne Settled Woodland Matrix achieved a score of 13. This placed it within the 'moderate' landscape value category, but 5 of those 13 scores were allocated due to the presence of Listed buildings, Scheduled Monuments, Ancient Woodland, floodzone and nature conservation interests. This may be the case with regard to the broad landscape character area as a whole, which extends for more than 6km from Crawley almost as far as East Grinstead, but this is not the case with regard to the appraisal site at Courthouse Farm. With the exception of the nearby LWS there are no such constraints, and potential impacts upon this are capable of satisfactory resolution through normal ecological survey and mitigation procedures.</p>
<p><i>Mid Sussex Landscape Capacity Study 2007</i></p>	<p>7.10 This LCA was awarded a sensitivity score of 20 out of a maximum of 25 equating to a Final Assessment Landscape Sensitivity of 'substantial.'</p>	<p><i>Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability 2015</i></p>
<p>7.3 In July 2007 the Mid Sussex Landscape Capacity Study, prepared for Mid Sussex District Council by Hankinson Duckett Associates, placed the appraisal site within Zone 2 'LAND BETWEEN CRAWLEY AND EAST GRINSTEAD, INCLUDING COPTHORNE, CRAWLEY DOWN, TURNERS HILL, WEST HOATHLY AND SHARPTHORNE'</p>	<p>7.11 In reaching this conclusion, the study stressed the importance of this LCA in providing separation between Crawley and Copthorne, and a wooded setting to both. It also noted that the LCA contains large amount of scattered settlement, but the perception of rurality is aided by containing vegetation.</p>	<p>7.17 Until the Jan 2015 LUC study 'Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability', the capacity appraisal for Mid Sussex had been based primarily on consideration of landscape character. This latter study introduced an additional assessment criterion; visual receptors.</p>
<p>7.4 Zone 2 is described as comprising 'the large villages of Copthorne and Crawley Down, as well as the smaller villages of Turners Hill, West Hoathly and Sharpthorne. With the exception of Copthorne, all the villages are located on areas of local high ground within the High Weald.'</p>	<p>7.12 This is very much the case with regard to the appraisal site, which although located between Crawley and Copthorne, is visually contained by strong woodland boundaries, which contribute to its rural character and the landscape setting of the urban areas.</p>	<p>7.18 Para 2.2 of the 2015 study states: 'Although not specifically referenced in the SHLAA methodology or the capacity studies, consideration of impact on visual receptors – i.e. those viewing the landscape as opposed to the landscape as a resource in its own right – forms an aspect of the assessment of development impact. <b>At landscape character area scale it is difficult to generalise about effects on visual receptors but at site level we can make a judgement.'</b> (my emphasis).</p>
<p>7.5 Copthorne is located on a lower plateau within the High Weald, at the north western corner of the study area. The large village is bounded along its southern edge by the busy A264 running east-west between Crawley and East Grinstead. Gill and mixed woodland helps separate the settlement from the M23 and Crawley, to the west. To the south is a mixture of woodland and recreation.'</p>	<p>7.13 The masterplan for the proposed development of the Court House Farm site indicates retention and reinforcement of existing wooded boundaries, whilst the management of this vegetation in perpetuity could be secured through normal planning mechanisms.</p>	
<p>7.6 In the Mid Sussex Landscape Capacity Study the appraisal site at Court House Farm is located within character area 01 – the East Crawley-Copthorne Settled Woodland Matrix. This is described as:</p>	<p>7.14 Of the 75 Landscape Character Areas identified in the 2007 study, 45 were assessed as being of 'substantial' sensitivity, representing 60% of all LCAs. The East Crawley – Copthorne Settled Woodland Matrix achieved a sensitivity score of 16. A score just one point lower of 15 would have placed it in the lesser sensitivity rating</p>	
<p>7.7 'Settled woodland matrix stretching from Crawley east towards East Grinstead. Provides wooded setting and separation between Crawley and Copthorne.'</p>		



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COURTHOUSE FARM / COPTHORNE COMMON ROAD

## PLANNING

- 7.19 This is important as it introduces a more fine-grained site-specific methodology to capacity studies, allows the unique visual qualities of individual sites to be tested against capacity criteria, and permits the consideration of mitigation of predicted visual effects of development.
- 7.20 The local authority's SHLAA assessment provides a system of assessment for capacity, based on their 'Site Selection Paper 2 – Methodology for Site Selection'. This identifies 17 detailed assessment criteria, which are graded using a traffic light system in terms of their impact. For sites not in the Area of Outstanding Natural Beauty this includes an assessment of each site's landscape capacity and suitability. Sites are ranked from low to high.
- 7.21 In applying this methodology to the Courthouse Farm site, (SHLAA ID ref. 990), the SHLAA notes that the site is remote from the High Weald AONB, that there is no flood risk, and that the site is not affected by Ancient Woodland. There are no listed buildings that would be affected by development of the site, and no conservation area that would be affected. All these criteria are given a 'green' traffic light. It notes that there are a number of trees on the site (yellow / amber light), indicating this is not a major concern, as this can be mitigated through design and management, as borne out by the masterplan layout for the site.
- 7.22 With regard to landscape, however, the local authority's SHLAA assessment of Courthouse Farm assesses the site as having a 'red' (low) capacity to accommodate development. This is at odds with the earlier landscape capacity studies from which it draws its evidence (see below).
- Capacity of Mid Sussex District Council to accommodate development' 2014*
- 7.23 Turning to the earlier LUC study, the 'Capacity of Mid Sussex District Council to accommodate development' (2014) identifies the Courthouse Farm site as being within the 'East Crawley-Copthorne Settled Woodland Matrix' landscape character area (LCA no. 1). This landscape character area's capacity to accommodate development is based on its sensitivity and value, and is found to have an 'orange' (Low/Medium) capacity to accommodate development, not 'red' as set out in the SHLAA ID ref. 990.
- 7.24 The Council's own evidence therefore identifies the area as having a low/medium landscape capacity (not low capacity). As before, the East Crawley Copthorne Settled Woodland Matrix covers a substantial area, and it is inevitable that there will be variations in sensitivity, and therefore capacity, within the LCA. For these reasons the capacity for this tract of landscape to accommodate new development should be considered on a site by site basis.

## 8. SUMMARY AND CONCLUSIONS

## NATURE OF POTENTIAL EFFECT

## Private visual amenity

- 8.1 There is the potential for some limited local scale adverse impacts upon visual amenity from a small number of private residential properties located close to the site, predominantly to the east. These private properties were not visited as part of this appraisal, but aerial mapping suggests that views towards the site from these properties would be largely obstructed by mature vegetation.
- 8.2 From the golf course the existing boundary vegetation on the appraisal site's western boundary provides a substantial screen already, even during the winter months. This could be reinforced if necessary.
- 8.3 From private land to the south, views towards the site are obstructed by trees and larger areas of woodland.
- Public visual resource*
- 8.4 The site has limited scope to cause changes to general public visual amenity, as it is highly visually contained. It does not 'present' itself to the majority of receptors, who are travelling along Copthorne Common Road, or using the golf course, due to the boundary vegetation and embankment along the main road.
- 8.5 The development would require the removal of some trees to achieve the site access, but this vegetation is not of high quality and could be replaced with a far more effective green corridor of trees and shrubs behind the sightlines, which would also provide good habitat connectivity with the LWS.
- 8.6 Views from the wider landscape are obstructed by large blocks of woodland. There would be no impact upon views from any of the public rights of way within the study area, except for the single public footpath emerging onto Copthorne Common Road from the north. The development would not result in the loss of any significant cultural or historically important views.
- 8.7 There would not be any inherent visual unpleasantness attached to the development proposals themselves, as it is assumed that the scheme will be designed sensitively, and to a high quality - both elements under the control of the local planning authority through normal planning mechanisms. Impacts would more likely derive from a change in visual character, from an undeveloped site (albeit not a very prominent one) to a developed site. The developed site need not be any more prominent than the undeveloped site if a substantial green swathe of trees and shrubs could be retained / created along the site's northern boundary.
- 8.8 This would have further benefits relating to the landscape resource, discussed below.
- Landscape Resource*
- 8.9 The likely impacts and effects that may arise from the proposed development are limited and relate almost exclusively to the following:
- a change in land use
  - a change in the settlement envelope of Copthorne, resulting in an increase in the quantum of development between Crawley and East Grinstead
  - development in the countryside (policy DP12).
  - policy DP38: biodiversity / SNCI
- 8.10 In terms of land use, although the development would inevitably change the appearance and nature of the site, this would not cause a measurable change in the wider landscape character at district or national scales. The character of the site has been heavily influenced adversely by the proximity of the A264 corridor and the development of the golf course which wraps around three sides of the site, to the extent that the key characteristics of the LCA have been eroded locally here.
- 8.11 Regarding separation of settlements, development of the appraisal site would not erode the separation of settlements or cause coalescence. It would increase the amount of developed land between East Grinstead and Crawley, but there would be extensive undeveloped land retained of over 1km along the southern side of Copthorne Common Rd between the appraisal site's western boundary and the Copthorne Hotel Gatwick roundabout.
- 8.12 Turning to DP38, although the site is outside the defined settlement envelope its proximity to the urban fringe, the A264 corridor, and the golf course, combined with its visual separation from the wider countryside to the south, means that it is more strongly influenced by the adjacent developed landscape than the undeveloped rural landscape to the south. The site occupies part of the urban / rural fringe rather than being part of the wider agricultural landscape. The normal attributes associated with 'countryside', such as tranquillity and intrinsic beauty have been eroded to a degree.
- 8.13 Regarding policy DP38: biodiversity / SNCI, although this has been identified as a potential impact, initial ecological survey work has been undertaken which has established a baseline for further survey work, design, mitigation, enhancement and management. This is a routine methodology adopted for all development sites, and may incorporate principles of biodiversity net gain to confirm that enhancement will be delivered.
- Mitigation*
- 8.14 This high level landscape and visual appraisal has identified a number of potential mitigation opportunities:
- Planting of a substantial green swathe along the site's northern boundary.
  - Reinforcement of existing vegetation along the site's western boundary (with the golf course).
  - Use of native species for all structural landscape work, using species appropriate to the site's proximity to the LWS
  - Use of ecologically-designed SUDS features.
  - Architectural design, scale, massing and choice of materials to be responsive to local landscape / townscape character and visual sensitivity.
  - Create connectivity of habitats within the site and on its boundaries.
  - Achieve a net gain in the number of native trees on the site, to respond to the character of nearby woodland and wooded settlements.

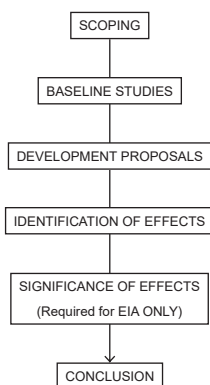
**CONCLUSION - ABILITY TO ACCOMMODATE DEVELOPMENT**

- 8.15 If there is to be development located in this area, this is potentially a good candidate site as it can accommodate residential development in an accessible location without damaging key landscape and visual characteristics. Furthermore, predicted impacts can be easily mitigated on this site as it possesses a strong landscape structure of boundary hedgerows and trees, that can be retained, reinforced and protected.
- 8.16 The work undertaken above, although by necessity high level at this stage in the planning process, considers the suitability and capacity of this individual site to accommodate development, based on its own (landscape and visual) merits, rather than judgements based on the much broader characteristics of an entire landscape character area.
- 8.17 The creation of a well-designed development within a substantially wooded setting would not appear uncharacteristic or out of keeping with the surrounding landscape.
- 8.18 The development would not result in the loss of or damage to key landscape resources or features, would not introduce uncharacteristic or detracting features into the landscape. It would result in a minor extension of the settlement envelope to the south.
- 8.19 The proposed development would not be uncharacteristic of its setting, and would not be of a scale, massing, location or nature that would result in any notable impacts upon the landscape resources that combine to create the prevailing landscape character at a local, regional or national scale.

9. APPENDIX 1: METHODOLOGY

ASSESSMENT METHODOLOGY

9.1 The diagram below indicates the usual process followed in undertaking landscape and visual appraisal work. The 'Significance of Effects' section is only undertaken for assessments requiring a Landscape and Visual Impact Assessment (LVIA) for the purposes of Environmental Impact Assessment (EIA).



ASSESSMENT TABLES & MATRICES

- 9.2 To assist with the assessment process a number of standard tables and matrices are provided in **Tables A to I** within this methodology.
- 9.3 These tables are intended as an initial guide to enable the assessor to consistently identify a common starting point or value against which to assess individual aspects of a specific project. They contain generic classifications relating primarily to landscape character and views, upon which site specific judgements and descriptions can be formulated.
- 9.4 There are often instances where dynamic values can fall between categories set out in the tables / matrices, requiring the assessor to use professional judgement in reaching a conclusion, supported by explanatory text.

SCOPING

- 9.5 The purpose of the preliminary scoping exercise is to:
  - Define the extent of the study area.
  - Identify the relevant sources of landscape and visual information.
  - Identify the nature of possible impacts, in particular those which are considered likely to occur and to be relevant to this assessment.
  - Identify the main receptors of the potential landscape and visual effects.
  - Establish the extent and appropriate level of detail required for the baseline studies, including identifying those issues which can be 'scoped out' from further assessment.

9.6 The scoping exercise is completed by undertaking a preliminary desktop study of the site, its immediate surroundings and the proposed scheme, to identify possible impacts and effects.

Establishing the Study Area

- 9.7 In determining an appropriate study area for assessment, it is important to distinguish between the study of the physical landscape and the study of visual amenity. The study area required for analysis of the physical landscape is focused on the immediate locality of the identified site, but must include sufficient area to place the site into its wider landscape context.
- 9.8 The study area for the visual assessment extends to the whole of the area from which the site is visible and/or the proposed development would be visible.

Scoping Out

- 9.9 Directive 2014/52/EU states that the emphasis of LVIA should be on identification of the likely "Significant" environmental effects and the need for an approach that is appropriate and proportional to the scale of the project being assessed.
- 9.10 Only topics and issues which are relevant should be included within the assessment. This approach is also considered to remain appropriate for non EIA projects.
- 9.11 It may therefore be appropriate to 'scope out' certain topics and effects from the outset, on the grounds that they are not significant or are disproportionate for the following reasons:

- The topic or issue is not present within the defined study area or is at a sufficient distance away from the site of the proposal, that it can be readily accepted that there would be no potential for any impact or change to occur.
- Although the proposal would result in an impact or change upon a topic or issue, the change is considered to be of an insignificant scale compared to the size and scale of the topic being affected. An example would be the effect that a small domestic development might have on a National Character Area.

BASELINE STUDIES

9.12 The purpose of baseline studies is to establish the existing landscape and visual conditions against which the proposal will be assessed, and to develop an understanding of landscape and visual context.

9.13 In terms of visual amenity, the baseline study will establish the area from which the development may be visible, the different groups of people (receptors) who may experience views and the location and nature of existing views.

Desktop Study

9.14 The first stage of the baseline work is a desktop study of relevant available background information relating to the site and its surroundings.

9.15 Principal sources of such information include:

- The local planning authority, including the local plan / policy context.
- Existing National, Regional, District and Local Landscape Character Area Assessments.
- Statutory consultants including Historic England and the Environment Agency.
- Online national and regional mapping resources.

- 9.16 Typical baseline information may include:
- Aerial imagery.
  - Topography.
  - Land cover / land use
  - Landscape protection and policy designations.
  - Historic context and features.
  - Land use.
  - Public rights of way.
  - Existing evaluation and assessment studies.
- Field Study*
- 9.17 Information collated in the desktop study is then checked and confirmed by direct field observations, particularly in urban and urban fringe areas where maps and aerial data can be out of date, or difficult to interpret.
- The role of existing Landscape Character Area Assessments*
- 9.18 Landscape character assessments have been carried out by a number of authorities at a range of scales, from National and Regional, down to District and Local levels.
- 9.19 Existing assessments provide useful background material for landscape assessment work. It is important that these are reviewed critically before use, to ensure that they are accurate, current and relevant to the assessment process in hand. Many national and regional landscape character assessments are at too large a scale to be of real benefit in assessing local or district scale development projects, and often site-specific characteristics are 'washed over' by the more general, prevailing characteristics of a given landscape character area.
- 9.20 It may sometimes be necessary to rule out or otherwise interpret the content of existing landscape character assessments and their findings, especially if baseline conditions at the site-specific level are at variance with the broader landscape character classification.
- Visual Amenity Assessment*
- 9.21 Baseline analysis of visual conditions provides a description of the prevailing visual characteristics and visual amenity of the study area landscape.
- 9.22 The visual baseline also identifies the different groups of people who may experience views of the development, the locations where these views will be experienced, and the nature of the existing view at these points.
- Zone of Theoretical Visibility**
- 9.23 For some projects, where a precise layout and building designs are finalised and known, visual baseline conditions can be established by identifying the area from which a proposal, theoretically, will be visible. This can be established by producing a 'Zone of Theoretical Visibility' (ZTV) using specialist software packages and survey data, or through traditional manual mapping.
- 9.24 In many situations, however, it is not possible to establish a reliable ZTV on these methods alone, due to anomalies caused by the presence of existing built development and vegetation cover within the study area, or due to the fact that development proposals for a given site are not finalised (for an outline planning application, for example, or for a call for sites exercise). In these circumstances professional judgement, desktop analysis and fieldwork are used to establish representative viewpoints.
- Height of the Observer**
- 9.25 For the purposes of the production of ZTVs, site surveys and baseline photography, it has been assumed that (unless stated otherwise) the observer eye height is between 1.5 to 1.7m above ground level, based upon the mid-point of average heights for men and women.
- Identifying Potential Visual Receptors*
- 9.26 If the physical nature, dimensions and location of the proposed development has been established, it is possible to identify the type of visual receptor(s) who would be affected. This could be a wide range of people including those living in the area, those who work there and those who are passing through en route to a different destination. There may also be people visiting specific attractions and locations, or those engaged in a recreational activity.
- 9.27 These receptors will experience the landscape setting in different ways, depending on the context (location, time of day, season, degree of exposure), and the purpose of the activity they are undertaking (recreation, residence, employment or journey).
- 9.28 Visual receptors can be described in terms of their relative sensitivity to change. Receptors who experience views from public rights of way, or from within Areas of Outstanding Natural Beauty, are more likely to be sensitive to changes in that view than people experiencing a view from, say, within a moving vehicle.
- 9.29 Similarly, sensitivity of the receptor might be reduced if the visual amenity of the available view is low. This might be due to the nature of activity being undertaken at the location, or by the receptor (such as views from, or in close proximity to, areas of active recreation, major transport interchanges, major roads and railway lines and places of work or employment). This may also be due to the nature or quality of the available view and its setting (such as views from locations in close proximity to major detracting visual features, such as damaged or derelict land or buildings).
- 9.30 The least sensitive receptors are locations with very low, or no existing visual amenity, due to lack of available publicly accessible views, or where the setting or view is damaged or adversely affected by detracting visual features within the landscape.
- 9.31 These also include long distance views where the introduction of new development into the view is unlikely to alter its overall nature, character or emphasis.
- Selecting Key Viewpoint Locations*
- 9.32 From the preliminary desktop studies it is possible to identify key locations within the study area, which have the potential to provide views of the proposed development.
- 9.33 Following verification on site, viewpoints that characterise the views of the proposed development and those which are of particular relevance in terms of their location or with particular features of importance or sensitivity, are selected.
- Representative views**
- 9.34 The approach to visual assessment requires that assessed views are representative of the wider general viewing experience. It is not necessary to select views from all positions from where the site / proposed development would be visible.
- 9.35 In selecting the final representative viewpoints consideration has therefore been given to:
- Public accessibility.
  - Number and sensitivity of viewers.
  - Viewing direction, distance and elevation.

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COURTHOUSE FARM / COPTHORNE COMMON ROAD

## PLANNING

- Nature of the viewing experience (static, moving).
- Type of view (panoramic, vista, glimpsed).

*Baseline Photography*

9.36 The camera used was a digital Panasonic Lumix DMC-TZ30. The images include panoramic images and single frame views. The photography is intended to provide a representation of the view from selected viewpoints. It is not intended to represent what the human eye actually sees, and is therefore not a substitute for visiting the site and experiencing the view in person.

*Panoramic Photography & Stitching*

9.37 Panoramic images are best stitched when sufficient overlap between the images is provided. Therefore a 1/2 overlap of each picture was allowed for. The panoramic images were taken using the camera's built in guidelines on the display. The guidelines divide the picture into thirds, both vertically, horizontally and diagonally to clearly identify the centre point of the image.

9.38 Panoramic images were stitched together using the automated 'photomerge' facility in Adobe Photoshop (Creative Cloud). The 'cylindrical' setting was used, so that the software initially aligns the images by comparing the duplicated elements between them, and then allows for focal distortion associated with single frame 50mm photographs. The 'auto blend' setting was selected to enable the production of a seamless single image. During this process the software determines the best line for the join between the separate images and adjusts the overall brightness of the individual images to produce a consistent appearance.

**IDENTIFICATION OF EFFECTS**

9.39 The purpose of this section of the report is to describe the potential effects that may result from the proposed development upon landscape and visual resources.

9.40 There is no prescribed formula to establish the likely significant effects that may result from a proposed development. This process takes systematic analysis of the range of possible interactions between components of the proposed development throughout its lifecycle, and the baseline landscape and visual resource.

**Nature of Change (Magnitude of Impact)**

9.41 Potential impacts are identified by describing the change to the baseline situation of individual landscape or visual receptors resulting from the different components of the development. These can include the following:

- A change in and / or partial, or complete loss of elements, features or aesthetic aspects that contribute to the landscape or visual character.
- The addition of new elements or features that will influence character.
- The combined effects of the above on overall character.

9.42 The nature of any identified impact is considered in terms of whether it is:

- Direct / Indirect or Secondary.
- Short / Medium or Long-term in duration.
- Permanent or Temporary.
- Beneficial / Adverse, or Neutral.

**Establishing Magnitude**

9.43 The consideration of the 'magnitude' of each identified impact will include:

- Size / scale.
- Geographic extent.
- Duration / reversibility.

**Size / Scale**

9.44 A judgement is made on the size or scale of the change that will occur. It is expressed on a four-point scale of Major, Moderate, Minor or Negligible, and takes into account:

- The extent of existing landscape elements that will be lost, the proportion of the total extent that these represent and the contribution this makes to the character of the landscape or view.
- The extent of the view that would be occupied by the proposed development (glimpsed, partial or full) and the proportion of the proposed development that would be visible.
- The degree to which the aesthetic or perceptual aspects of the landscape or view are altered by the removal, or addition of certain features. A judgement is also made as to whether the proposed development contrasts in form or character with its surroundings, and / or whether the development appears as an extension or addition to the original context of the view.
- Whether or not the impact changes the key characteristics of the receiving landscape.
- The rapidity of the process of change in the landscape or view.

**Geographic Extent**

9.45 The area over which the effect will be felt is identified on a four point scale of:

- **Site.** Within the development itself.
- **Local.** Within the immediate setting of the site.
- **District.** Within the landscape type / character area in which the proposal lies.
- **Regional.** Within the immediate landscape type / character area in which the proposal lies, and those immediately adjoining it.

**Duration & Reversibility**

9.46 The duration of the period over which the effect will occur is defined using a three point scale of:

- **Short-term** (0-5yrs).
- **Medium-term** (6-10yrs).
- **Long-term** (11+ years).

9.47 The reversibility is defined on a two point scale:

- **Permanent** (change cannot be reversed, or there is no intention that it will be reversed).
- **Temporary** (change has a defined life span and will, or can be reversed on cessation).

**Factors which influence Visual Magnitude**

9.48 In relation to visual amenity and when determining size / scale, geographic extent and duration, it is also necessary to consider the following variables, which can influence how a change to a view can be perceived or observed:

- **Elevation and distance.** The distance and angle of view of the viewpoint from the proposed development, and how this may affect a receptor's ability to identify the development within the view.
- **Exposure.** The duration and nature of the view (fragmented, glimpsed, intermittent or continuous).
- **Prominence.** Whether or not the view would focus on the proposed development. For example, where a building would effectively create a landmark, or the view is directed towards a building by the landscape framework, or the development forms one element in a panoramic view.
- **Weather conditions / aspect.** The effect of the prevailing weather conditions at a given location, the clarity of the atmosphere or the angle and direction of the sun and how this impacts upon visibility.
- **Seasonal variation.** Changes in seasonal weather conditions and vegetation cover will alter the extent of visibility of a development within a given view. This will in turn, influence factors such as the perceived size, scale, exposure and prominence.



**Magnitude of Change**

9.49 The above factors are then combined to define the nature, or 'magnitude' of change, using a three point scale of High, Medium or Low, as set out in **Table A**.

Table A: Magnitude of Change.

Value	Classification Criteria
High	A change of high magnitude will be generally consistent with the following criteria for a given development proposal: - It would be of a major size / scale, - It would be prominent / dominant, - It would be of a District to Regional extent,
Medium	A change of medium magnitude will be generally consistent with the following criteria for a given development proposal; - It would be of a moderate size / scale, - It would be noticeable / recognisable - It would be of a Local to District extent,
Low	A change of low magnitude will generally consistent with the following criteria for a given development proposal; - It would be of a minor size / scale, - It would be obscure / inconspicuous,

9.50 The reversibility and degree of permanence of a proposal will also influence magnitude of change. A reversible or temporary proposal is more likely to be within the 'medium' or 'low' categories than a permanent proposal, although this is not always the case.

*Note on assessment judgements: Beneficial, Adverse or Neutral*

9.51 LVA methodology requires the assessor to make a judgement as to whether a change is 'adverse,' 'neutral' or 'beneficial.'

9.52 Predicted impacts on landscape character are equally important as visual impacts. Some assessors consider landscape impacts to be more important than visual.

9.53 This process considers a range of criteria that might include:

- The degree to which the proposed development is considered to be characteristic, or uncharacteristic of the receiving landscape or view.
- The contribution that the development itself may make to the quality, condition and character of the landscape or visual resource.

9.54 This can be a challenging exercise, and the judgement will be based largely upon an individual's perception and experience. There is a natural tendency for people to resist change in a landscape or townscape with which they are familiar, irrespective of the prevailing quality or condition of that environment. It is special to them as individuals and as part of a community, and in this respect it is valued. As a result it is quite commonplace for any change, including change brought about by a development proposal, to be considered adverse, whatever its nature or scale. Whilst the landscape assessor's role is to adopt a professional / impartial stance, it is important to be mindful of this natural conservatism.

9.55 Quite often this is an 'on balance' judgement, where there are some adverse impacts predicted, and some beneficial. Sometimes it is necessary to qualify these, adding 'major' or 'minor' to 'adverse' or 'beneficial.' This may occur when an adverse impact is predicted, but through appropriate mitigation the residual effect might be reduced to minor adverse, neutral, minor beneficial or even beneficial.

**DEFINITIONS AND TERMINOLOGY**

9.56 The following section establishes the key definitions and terminology used throughout this document and the supporting methodology. Quotes in italic are extracts from GLVIA 3.

**Impact & Effect**

9.57 GLVIA 3 refers to the distinction made generally under European Union Directive between the term 'impact', defined as *'the action being taken'* and the 'effect', defined as *'the change resulting from that action'*.

**Landscape**

9.58 The term 'landscape' within this report is taken to mean *'an area, as perceived by people, whose character is the result of the action and interaction of natural, cultural and/or human factors... It does not just mean special or designated landscapes nor only the rural countryside, but covers all natural, rural, urban and peri-urban areas including land, inland water and marine areas, and includes areas which are considered outstanding, everyday and degraded in condition'*.

**Landscape Resource & Visual Amenity**

9.59 Landscape and visual assessments are independent but related issues;

- Landscape assessment analyses the effect on the landscape as a resource.
- Visual assessment analyses the effect on specific views and on the general visual amenity experienced by people.

**Landscape Resource (Character)**

9.60 Landscape character results from the *'interplay of the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create the distinctive character of landscape in different places, allowing different landscapes to be mapped analysed and described'*. This process enables the establishment of discrete 'Landscape Character Areas'.

**Visual Amenity**

9.61 Refers to the overall pleasantness (or otherwise) of views experienced by people, providing a visual setting for a range of activities being undertaken.

**Landscape Value**

9.62 Refers to the relative value placed upon a resource by society. It is arrived at by combining judgements on the importance of the resource with its condition and quality.

9.63 'Landscape quality (condition)' is defined as *'a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements'*.

**Landscape Effects**

9.64 Landscape effects derive from changes to the physical components of the landscape, which may lead to changes in its character and how it is experienced (and hence may in turn, affect its perceived value). Due to the inherently dynamic nature of the landscape, physical changes may not necessarily be significant.

**Visual Effects**

9.65 Visual effects relate to changes that arise in the composition of available views from visual receptors, to people's response to these changes, and to overall effects with respect to visual amenity.

**Receptors**

9.66 'Landscape Receptors' are *'defined aspects of the landscape resource that have the potential to be affected by a proposal'*.

9.67 'Visual Receptors' are *'individuals and / or defined groups of people who have the potential to be affected by a proposal'*.

**Susceptibility**

9.68 Refers to the ability of a landscape or visual receptor to accommodate change brought about by a development of a given type.

**Sensitivity (Nature of Receptor)**

9.69 'Sensitivity' is defined as *'a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor'*.

**Magnitude of Effect (Nature of Change)**

9.70 Refers to the combined judgement about the size and scale of an effect, the extent of the area over which it occurs, whether it is reversible or irreversible and its duration.

**Beneficial (Positive) Effect**

9.71 This refers to an identified effect which results in an improvement or enhancement in the baseline condition of a landscape resource or view, which might derive from:

- Removal of a detracting feature, component or view.
- Reinstatement or improvement of a key existing beneficial feature, component or view.
- The introduction of a new, characteristic and beneficial feature or component which reinforces, protects or promotes the existing valued landscape character or visual amenity.

**Adverse (Negative) Effect**

9.72 This refers to an identified effect which results in the loss or degradation of the baseline condition of a landscape resource or view, which might derive from:

- Removal of a beneficial feature, component or view.
- Expansion or enlargement of an existing adverse feature, component or view.
- The introduction of a new, uncharacteristic and adverse feature or component which weakens, damages or changes the existing valued landscape character or visual amenity.

**Neutral Effect**

9.73 Some impacts may result in a combination of positive and negative effects, resulting on balance, in a 'neutral' effect overall.

9.74 A neutral effect may also refer to an identified effect which would be of a magnitude and / or nature that would be negligible, or of an in scale / magnitude in relation to the baseline condition of a landscape resource or view being assessed that it would not be significant. It would represent neither a beneficial, nor an adverse outcome.

**Direct Effect**

9.75 A direct effect is *'an effect that is directly attributable to the proposed development'*.

**Indirect Effect**

9.76 Indirect effects are effects that *'result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of inter-relationships or a complex pathway. They may be separated by distance or in time from the sources of the effects'*.

**Mitigation**

- 9.77 Refers to features or components of a proposal which have been specifically added to address an identified impact, in order to either avoid, minimise or compensate for its effect(s).

**Enhancement**

- 9.78 *Proposals that seek to improve the landscape resource and the visual; amenity of the proposed development site and its wider setting, over and above its baseline condition.*

**Compensation**

- 9.79 Refers to *measures devised to offset or compensate for residual adverse effects which cannot be prevented / avoided or further reduced.*

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** CNP15(c)

**ID:** 12  
**Respondent:** Highways England

**From:** Franklin, Richard <Richard.Franklin@highwaysengland.co.uk>  
**Sent:** 24 March 2021 10:52  
**To:** neighbourhoodplans  
**Cc:** nplan@worth-pc.gov.uk; Planning SE; [REDACTED]  
**Subject:** Highways England Response (HE ref. #12593) re. Copthorne Neighbourhood Plan - Reg 16 Consultation

**Categories:** Copthorne NP

<b>For attention of:</b>	Mid Sussex District Council Planning Policy Team
<b>Consultation:</b>	Copthorne Neighbourhood Plan (Reg 16 Consultation)
<b>Highways England's Reference:</b>	#12593

Dear Sir/Madam,

Thank you for the opportunity to provide comments on the Regulation 16 Consultation for Copthorne Neighbourhood Plan sent to Highways England on 9<sup>th</sup> February 2021 and requiring a response by the closing date of 24<sup>th</sup> March 2020.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. In the case of the Copthorne Neighbourhood plan, Highways England is interested in the potential impact that any development might have on the SRN, in particular on the M23 in the vicinity of Junction 10 and Junction 10A.

We responded to the Copthorne Neighbourhood Plan (Reg 14 Consultation) on 13<sup>th</sup> November 2020 as below. Having reviewed the Copthorne Neighbourhood Plan (Reg 16 Consultation), much of our previous response is still applicable, although we note that:

- Para 1.14 states *“Mid Sussex District Council are progressing a Site Allocation DPD (scheduled for adoption in Autumn 2021) which will allocate housing and employment land to meet the identified needs of the district.”* As such, if additional housing is identified by Mid Sussex in the Site Allocation DPD for Copthorne, we wish to be consulted and may require an assessment of the cumulative impact upon the M23.
- Para 9.8 has been updated to include reference to Gatwick Airport and associated offsite airport parking; and
- Policy CNP15(c) has been updated with the following text, which Highways England supports: *“Where a Transport Assessment or Transport Statement is not required, major developments must include analysis of its impact on the highway network and include proposals to mitigate any harmful impacts. This could include, but not be limited to, physical works, financial contributions towards local transport schemes, and the introduction of speed management systems.”*

If you have any queries regarding this response, please contact us at:  
[PlanningSE@highwaysengland.co.uk](mailto:PlanningSE@highwaysengland.co.uk).

Regards,

**Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4**

**Richard Franklin**

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ  
Web: <http://www.highways.gov.uk>

**Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [PlanningSE@highwaysengland.co.uk](mailto:PlanningSE@highwaysengland.co.uk) . Thank you.**

---

**From:** Franklin, Richard

**Sent:** 13 November 2020 14:13

**To:** [nplan@worth-pc.gov.uk](mailto:nplan@worth-pc.gov.uk); [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)

**Cc:** Squires Planning <[info@squiresplanning.co.uk](mailto:info@squiresplanning.co.uk)>; Planning SE <[planningse@highwaysengland.co.uk](mailto:planningse@highwaysengland.co.uk)>; Bown, Kevin <[Kevin.Bown@highwaysengland.co.uk](mailto:Kevin.Bown@highwaysengland.co.uk)>; Bowie, David <[David.Bowie@highwaysengland.co.uk](mailto:David.Bowie@highwaysengland.co.uk)>; Cleaver, Elizabeth <[Elizabeth.Cleaver@highwaysengland.co.uk](mailto:Elizabeth.Cleaver@highwaysengland.co.uk)>

**Subject:** Highways England Response (HE ref. #11361) re. Copthorne Neighbourhood Plan - Reg 14 Consultation

<b>For attention of:</b>	Worth Parish Council
<b>Consultation:</b>	Copthorne Neighbourhood Plan (Reg 14 Consultation)
<b>Highways England's Reference:</b>	#11361

Dear Sir/Madam,

Thank you for the opportunity to provide comments on the Regulation 14 Consultation for Copthorne Neighbourhood Plan, sent to Highways England on 18<sup>th</sup> September 2020 and requiring a response by the closing date of 13<sup>th</sup> November 2020.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In the case of the Copthorne Neighbourhood plan, Highways England is interested in the potential impact that any development might have on the SRN, in particular on the M23 in the vicinity of Junction 10 and Junction 10A.

### **Background**

Copthorne lies within the Mid Sussex District Council , and is governed by the Mid Sussex District Plan 2014-2031. Most of the proposed site area is covered under District Plan Policy DP12, Protection and Enhancement of the countryside, which stipulates that places should be created which 'provide the opportunity to walk, cycle or ride to common destinations'. The site lies

approximately 5km north of the High Weald AONB, and it is likely that any increase in traffic would utilise both the SRN and LRN to access destinations to the south. We note that the Neighbourhood Plan Strategy within the MSDC Local Plan 2014-2031 outlines the following housing allocation for Copthorne in the table on page 37:

Settlement	Minimum Requirement over Plan Period (Based on stepped trajectory)	Minimum Requirement to 2023/24 (Based on 876dpa)	Commitment Completions <sup>3</sup> (as 1st 2017)
Copthorne	437	228	388

**Copthorne Neighbourhood Plan (2020 – 2031)**

A large portion of the Copthorne Neighbourhood Plan (CNP) includes background information pertaining to the document, vision and objectives, history and historic environment and community resources. Highways England has no comments to make on these areas, but has comments on the following:

4. General Development Policies

- We note that the MSDC Local Plan 2014-2031 identifies the Minimum Residual requirement from 2017 onwards (accounting for commitments and completions) for Copthorne to be 49 dwellings, although no sites are identified to meet this requirement within the document.
- Due to the congestion issues identified in 9. Traffic and Travel, further developments in this area would need to be accompanied by a Transport Statement, or Assessment, and thus it is recommended that this is included under CNP1 – General Development Requirements.

7. Character Areas

Highways England has the following comments on this section:

- We note that no reference is made to the St Modwen’s PLC Outline planning application for up to 500 homes (13/04127/OUTES) which also includes employment floorspace (B1c light industrial/B8 storage and distribution). As this is located in CA3: Copthorne Common and Woodland area, which is covered by CNP11, we would have expected reference to be made to it.
- Please note that any development that borders the M23 in the CA1 High Weald AONB, CA2 Agricultural Belt and CA3 Copthorne Common and Woodland areas will need to consider impact on the border of Highways England’s land ownership, especially in relation to drainage and slope stability, and thus it is recommended that text is included to outline this.

9. Traffic and Travel

The plan notes that Copthorne village ‘sits in a bottleneck of the commuter rush-hour congestion’ (Page 24), where the majority of traffic is the result of residents employed outside the area in Crawley, Gatwick and beyond. Thus any further developments in this area would need to be accompanied by a Transport Statement, or Assessment.

Para 9.4 of the CNP states that the ‘timing of and routes of bus services means rail commuter journeys must start and finish with a car journey’. Highways England would encourage increases in sustainable travel throughout Copthorne via bus or rail services and notes that the CNP is taking steps to increase the provision and use of sustainable transport methods, including cycle schemes, within the Plan Area, as indicated in Para 9.5.

*Gatwick Airport*



No mention is made Gatwick Airport or the proposals for the Northern Runway within the CNP. In August 2019, Gatwick published its long-term future plans for the Northern Runway, enabling Gatwick to deliver around 70 million passengers by 2032. Gatwick Airport aims to take this forward via a Development Consent Order. Being located close to Gatwick Airport, the CNP may wish to consider any future development at Gatwick within the neighbourhood plan or at least acknowledge that there are upcoming plans and what impact Gatwick Airport may have upon the area; specifically with regards to any off-airport parking developments which are known to take place.

#### 10. Policies Map

Highways England notes that the Inset Map 1 (Heathy Ground), does not include detailed plans for the St Modwen's PLC Outline planning application for up to 500 homes (13/04127/OUTES) which also includes employment floorspace (B1c light industrial/B8 storage and distribution). As this application is approved any further details as to the location of the Employment site or spine roads within the site would be useful references when considering likely future transport routes.

If you have any queries regarding this response, please contact us at:  
[PlanningSE@highwaysengland.co.uk](mailto:PlanningSE@highwaysengland.co.uk).

Regards,

**Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4**

**Richard Franklin**

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ  
Web: <http://www.highways.gov.uk>

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**Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://www.gov.uk/government/organisations/highways-england> | [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)**

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Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** CNP4.3

**ID:** 13  
**Respondent:** West Sussex County Council

**From:** [REDACTED] on behalf of Planning Policy  
<Planning.Policy@westsussex.gov.uk>  
**Sent:** 24 March 2021 11:51  
**To:** neighbourhoodplans  
**Subject:** Copthorne Neighbourhood Plan Consultation (Regulation 16)  
**Categories:** Copthorne NP

Good morning,

Thank you for consulting WSCC on the Reg 16 Copthorne Neighbourhood Plan. Please see below for the WSCC officer level services comments. It should be noted that these comments represent the views of WSCC as a service provider rather than landowner, and as such should be treated separately from any response you may receive from the Asset Management Team.

*Policy CNP 4.3 Community Facilities* – WSCC would like to reiterate their Reg 14 comments regarding access to relocated community facilities. There are a number of considerations when determining the location of infrastructure, which includes but is not limited to access. The parish may wish to consider rewording this criterion in order to reflect the wider requirements for the suitable location of infrastructure.

Please feel free to contact us should you have any further questions.

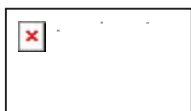
Kind regards,

The Planning Policy and Infrastructure Team

**Planning Policy and Infrastructure**  
Planning Services  
West Sussex County Council  
**Location:** Ground Floor, Northleigh, Chichester, West Sussex, PO19 1RH  
**E-mail:** [planning.policy@westsussex.gov.uk](mailto:planning.policy@westsussex.gov.uk)

---

**From:** Planning Policy - Mid Sussex District Council  
<planning.policy.mid.sussex.district.council@notifications.service.gov.uk>  
**Sent:** 09 February 2021 17:22  
**To:** Planning Policy <Planning.Policy@westsussex.gov.uk>  
**Subject:** MSDC Planning Policy Update – Copthorne Neighbourhood Plan Consultation (Regulation 16)



**Mid Sussex District Council – Planning  
Policy**

9th February 2021

## **Consultation on the Copthorne Neighbourhood Development Plan – Regulation 16 – The Neighbourhood Planning (General) Regulations 2012 (As Amended)**

Worth Parish Council has prepared a Neighbourhood Development Plan for the Copthorne and Worth Ward. The Plan sets out a vision for the future of the area and planning policies which will be used to determine planning applications locally.

In accordance with Regulation 16 of the Neighbourhood Plan Regulations 2012 (as amended), the Copthorne Neighbourhood Plan and associated documents will be subject to a 6-week consultation from Tuesday 9 February to Wednesday 24 March 2021.

### **INSPECTING THE PLAN**

Copies of the Copthorne Neighbourhood Plan and supporting documents are available to view on the Mid Sussex District Council's website:

[www.midsussex.gov.uk/planning-building/neighbourhood-plans/](http://www.midsussex.gov.uk/planning-building/neighbourhood-plans/)

Documents will not be available to inspect in hard copy format due to the current COVID-19 pandemic. Please contact the following email address/telephone number for alternative arrangements if you cannot view the documents online.

Email: [neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

Telephone: 01444 477053

### **MAKING REPRESENTATIONS**

Representations on the Copthorne Neighbourhood Plan can be submitted:

eForm – available online at [www.midsussex.gov.uk/planning-building/neighbourhood-plans/](http://www.midsussex.gov.uk/planning-building/neighbourhood-plans/)

By email to [neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

By post to Mid Sussex District Council, Planning Policy,  
Oaklands Road, Haywards Heath, RH16 1SS

The consultation closes at midnight on Wednesday 24 March  
2021.

Please be aware that all representations received by the  
authority will be made publicly available (in due course). These  
will be identified by name and where applicable, organisation.

#### NOTIFICATION

Any representation may include a request to be notified of the  
local planning authority's decision under regulation 19 in relation  
to the neighbourhood development plan. Mid Sussex District  
Council will process the information you provide in a manner that  
is compatible with the General Data Protection Regulations  
(GDPR).

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Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** CNP3  
CNP15  
CNP16  
CNP9-13

**ID:** 14  
**Respondent:** Mid Sussex District Council

**Contact:**  
Neighbourhood Planning: 01444 477068  
email: [neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

**Your Ref:**  
**Our Ref:**

**Date:** 19<sup>th</sup> March 2021

Dear Examiner,

**Re: Response to Copthorne Neighbourhood Plan Regulation 16 (Submission) Consultation**


Please find attached to this letter, Mid Sussex District Council's response to the Copthorne Neighbourhood Plan Regulation 16 (Submission) Consultation.

The progression of the Copthorne Neighbourhood Plan to the Submission stage is an important milestone, the result of a considerable amount of hard work by the Steering Group on behalf of the Parish Council. Many of the policies in the Neighbourhood Plan support the Mid Sussex District Plan policies and add local distinctiveness.

The District Council has sought to work proactively with the Steering Group to ensure that the Neighbourhood Plan is successful at Examination and has provided informal and formal comments on the Neighbourhood Plan as it has progressed through the various stages. Many of our comments are now reflected in the Submission version of the Neighbourhood Plan. However, the District Council has consistently advised the Parish Council that certain policies in the Neighbourhood Plan conflict with the National Planning Policy Framework and with the District Plan. Therefore, the Council has concerns that the Neighbourhood Plan would not meet the Basic Conditions test as it stands and have made suggestions to address those issues to ensure the Plan can progress to adoption.

The District Council's comments are set out in detail in the attached table. I trust that the Examiner will consider the issues we raise in our response during the examination of the Copthorne Neighbourhood Plan.

Yours sincerely,



Councillor Andrew MacNaughton  
Cabinet Member for Housing and Planning



**MSDC's Comments on the Copthorne Regulation 16 (Submission) Neighbourhood Plan**

Ref	Comments	Recommendation to Examiner
<p><b>CNP 3 Homes for Older People</b></p>	<p>Paragraphs 2 and 3 both introduce stricter criteria than policies DP30 and DP28 of the District Plan. The Council's view is that paragraphs 2 and 3 are onerous and prescriptive. Evidence of the need is essential to appropriately support the proposal under paragraph 2. Moreover, both criteria will have an impact on viability and therefore on housing delivery when considered cumulatively with other requirements contained within adopted strategic policies. The proposed policy is not supported by viability evidence to justify the approach.</p> <p>At the point of submission of the District Plan to the Planning Inspectorate, the Council intended to request the achievement of M4(2) of the optional requirements in the Building Regulations for all new development. Despite the evidence of a higher housing need for older people in Mid Sussex, the Inspector considered such requirement to be disproportionate (see para. 41 of the <a href="#">Inspector's report</a>).</p>	<p>Delete paragraphs 2 and 3</p>
<p><b>CNP 15 Sustainable Transport</b></p>	<p>The requirements under paragraph 1(c) are unclear and overly onerous as well as being in conflict with National Policy and the adopted Strategic Policies. Although the assessment required is not specifically named 'Transport Assessment', it does seem to be very alike.</p> <p>The National Planning Policy Framework defines a Transport Assessment as "A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development." The <a href="#">Mid Sussex validation criteria list for planning applications</a> provides a list of the information that needs to be included within a Transport Assessment.</p> <p>Paragraph 111 of the NPPF requires development which generates significant amounts of movement to be supported by a transport assessment. This requirement is replicated under policy DP21 of the District Plan. As a consequence, it is important to note that not all impacts are required to be mitigated. The threshold for requiring transport assessment or statement (a simpler version of transport assessment) are detailed within the <a href="#">Mid Sussex validation criteria list for planning applications</a>. They apply to residential development of</p>	<p>It is suggested that this requirement be deleted and include instead a clear reference to paragraph 111 of the NPPF and policy DP21 of the Mid Sussex District Plan within the supporting text to give reassurance that the impact of new development on the road network are appropriately considered.</p>

Ref	Comments	Recommendation to Examiner																																																									
	<p>more than 50 units and certain types of commercial development. The introduction of a lower threshold would therefore need to be justified appropriately with strong and relevant evidence.</p> <p>In any event, the Council consults West Sussex County Council on all planning applications likely to generate additional traffic. As the relevant authority, West Sussex County Council ensure that safety is achieved on-site and will advise as to whether mitigation measures are required on a site-by-site basis.</p>																																																										
<b>CNP16 Car Parking</b>	<p>The evidence provided does not justify the introduction of locally specific parking standards.</p> <p>The proposed parking standards are based on number of spaces per bedroom. However, no detailed analysis was carried out of the data presented in Appendix 1 of the Review of Parking Requirements report to support the proposal in order to show existing patterns of behaviour within the neighbourhood plan area. This analysis is provided below:</p> <table border="1" data-bbox="359 1126 1110 1525"> <thead> <tr> <th>Number of bedrooms</th> <th>Number of cars</th> <th>Number of responses</th> <th>Percentage of response</th> <th>Average number of cars</th> <th>WSCC standards</th> </tr> </thead> <tbody> <tr> <td rowspan="7">4+</td> <td>0</td> <td>7</td> <td>3%</td> <td rowspan="7">2.2</td> <td rowspan="7">2.7</td> </tr> <tr> <td>1</td> <td>47</td> <td>18%</td> </tr> <tr> <td>2</td> <td>120</td> <td>45%</td> </tr> <tr> <td>3</td> <td>56</td> <td>21%</td> </tr> <tr> <td>4</td> <td>28</td> <td>11%</td> </tr> <tr> <td>5</td> <td>4</td> <td>2%</td> </tr> <tr> <td>6</td> <td>2</td> <td>1%</td> </tr> <tr> <td rowspan="6">3</td> <td>0</td> <td>20</td> <td>7%</td> <td rowspan="6">1.6</td> <td rowspan="6">2.1</td> </tr> <tr> <td>1</td> <td>92</td> <td>34%</td> </tr> <tr> <td>2</td> <td>127</td> <td>47%</td> </tr> <tr> <td>3</td> <td>26</td> <td>10%</td> </tr> <tr> <td>4</td> <td>4</td> <td>1%</td> </tr> <tr> <td>5</td> <td>3</td> <td>1%</td> </tr> <tr> <td>2</td> <td>0</td> <td>4</td> <td>6%</td> <td>1.3</td> <td>1.7</td> </tr> </tbody> </table>	Number of bedrooms	Number of cars	Number of responses	Percentage of response	Average number of cars	WSCC standards	4+	0	7	3%	2.2	2.7	1	47	18%	2	120	45%	3	56	21%	4	28	11%	5	4	2%	6	2	1%	3	0	20	7%	1.6	2.1	1	92	34%	2	127	47%	3	26	10%	4	4	1%	5	3	1%	2	0	4	6%	1.3	1.7	Delete the proposed local parking standards
Number of bedrooms	Number of cars	Number of responses	Percentage of response	Average number of cars	WSCC standards																																																						
4+	0	7	3%	2.2	2.7																																																						
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Ref	Comments						Recommendation to Examiner
		1	41	59%			
		2	19	28%			
		3	5	7%			
	1	0	2	50%	0.5	1.4	
		1	2	50%			
	<p>Although it is clear from the survey that some properties do not have sufficient spaces to accommodate their vehicles, increasing the number of parking spaces for new development will not mop up this shortfall and therefore is not in our view a suitable solution.</p> <p>Considering that the issue has been identified as key in the village, having a policy to ensure that the County standards are maintained where an extension or any other type of development are proposed would be acceptable and supported. However, potential unwanted consequences of such a policy should be considered, such as the loss and paving of front garden which may result in issues for surface water drainage, loss of biodiversity, impacts on climate adaptation and mitigation or significant change on the street character.</p>						
<b>Character Areas CNP9-13</b>	<p>The Council fully supports the initiative to provide detailed design guidance as part of Neighbourhood Plans to include a fine grain level of detail and draw out the specificities of areas. However, the proposed policies are descriptive as opposed to providing clarity about what the local community would like to see. It would be more useful if the policies focused on the specific design guidance, rather than the characteristic of the area which would normally be included in the supporting text or background documents.</p>						<p>Reword the policy to introduce specific design guidance.</p>

Copthorne Neighbourhood Plan: Regulation 16 Consultation Response

**Topic:** CNP8

**ID:** 15  
**Respondent:** Historic England

**From:** Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>  
**Sent:** 25 March 2021 17:26  
**To:** neighbourhoodplans  
**Subject:** Fw: MSDC Planning Policy Update – Copthorne Neighbourhood Plan Consultation (Regulation 16)

**Categories:** Copthorne NP

To whom it may concern:

Thank you for consulting Historic England on the submission version of the Copthorne Neighbourhood Plan. Please accept our apologies that these comments are coming a day after the end of the consultation period we hope they are still of assistance to the examiner.

I am happy to confirm that we have no in-principal objections to the plan's policies and proposals.

At the regulation 14 consultation stage we did advise that, at present, the plan's visions and objectives do not include the conservation of its historic environment features, including heritage assets. As a result, the heritage focused policies, specifically Policy CNP 8 do not clearly deliver the plan's vision and objectives and would be considered to lack weight. We recommend an addition to Objective D) to state:

"Our natural environment, including our countryside and green and open spaces will be safe from development for the benefit of village life and local flora and fauna. Our built environment will be beautiful, diverse and sensitive, retaining those heritage assets, including buildings and spaces that the community most value in a beneficial use".

We hope these comments are of assistance to the examiner but would be pleased to answer queries that may arise from them or provide further information if needed.

Yours faithfully

Robert Lloyd-Sweet

Robert Lloyd-Sweet | Historic Places Adviser | South East England | Historic England  
Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA  
Mobile: 07825 907288

---

**From:** Planning Policy - Mid Sussex District Council  
[\[mailto:planning.policy.mid.sussex.district.council@notifications.service.gov.uk\]](mailto:planning.policy.mid.sussex.district.council@notifications.service.gov.uk)  
**Sent:** 09 February 2021 17:22  
**To:** LondonSEast ([LondonSEast@historicengland.org.uk](mailto:LondonSEast@historicengland.org.uk))  
**Subject:** MSDC Planning Policy Update – Copthorne Neighbourhood Plan Consultation (Regulation 16)

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## **Mid Sussex District Council – Planning Policy**

9th February 2021

### **Consultation on the Copthorne Neighbourhood Development Plan – Regulation 16 – The Neighbourhood Planning (General) Regulations 2012 (As Amended)**

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Telephone: 01444 477053

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By email to [neighbourhoodplans@midsussex.gov.uk](mailto:neighbourhoodplans@midsussex.gov.uk)

By post to Mid Sussex District Council, Planning Policy,  
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