

COPTHORNE NEIGHBOURHOOD PLAN

OVERVIEW



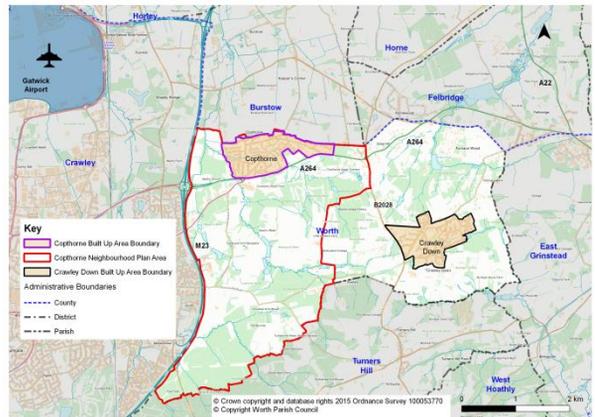
The Vision for Copthorne

"A thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area."

Pre-Submission Draft Plan

Copies of the full plan are available from the Worth Parish Council Offices, The First Floor, The Parish Hub, Borers Arms Road, Copthorne, West Sussex, RH10 3ZQ and at

www.copthorneplan.org.uk



The Plan has been issued for formal consultation and comments from local residents and anyone with an interest in the Village.

Representation Forms are available from Worth Parish Council at the link below. Comments need to be submitted to Worth Parish Council at the address above, or to

clerk@worthparishcouncil.co.uk

By 28th April 2017



Overview

The Copthorne Neighbourhood Plan (NP) has been written and developed after considerable consultation and opinion of the local community. The Copthorne NP fully complements the Government's intent that it should allow and involve the community to determine where new homes and offices should be built.

The Copthorne NP is constructed with strong alignment to the Localism Act of 2011 and the National Planning Policy Framework (NPPF), where it states that "people are able to influence decisions about new and modified buildings and facilities in the area" and "to give people more control over development of their local area".

Integration within the village and prevention of any gap erosions are very serious considerations. Any development favours smaller properties rather than larger property builds. There must be no detrimental impacts on all existing traffic conditions which is already seen as dangerous on many village roads. Consideration must be given to any flooding risks. It was identified that the Plan should be based on a policy led approach.

The Copthorne Plan sets out twelve policies which together with the Local District Plan and NPPF ensures that new development will be sustainable and in accordance with the "Vision for Copthorne". Critically, new developments must address local housing needs, maintain existing character and identity of the village, must provide enhancement of infrastructure and services and must avoid any loss of green or recreational spaces, and prevent any coalescence with neighbouring villages or loss of scenic sightlines.

In addition to the policies, the Copthorne NP sets out five proposals which address all issues identified from community consultation:

Proposal 01 – Protection for Assets of Community Value.

Proposal 02 – Traffic Management and Sustainable Transport.

Proposal 03 – Enhancement of Green Infrastructure.

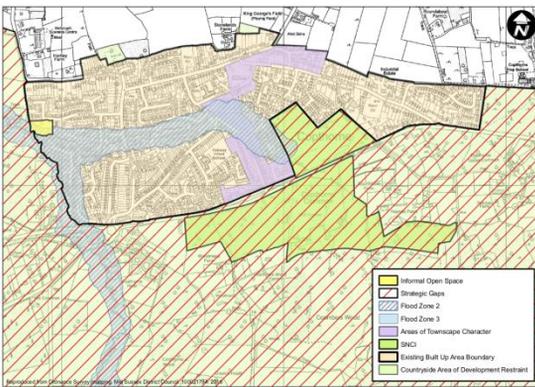
Proposal 04 – Primary Education for Village Children.

Proposal 05 – Affordable Housing for local needs.

The Policies in Summary

Policy COP01 – Securing Sustainable Local Infrastructure

Development will be permitted where social, physical and green infrastructure needed to support the proposed development is in place, or can be provided in a timely manner through developer funds.



Policy COP02- Local Green/Open Spaces

All designated areas of local green/open spaces must be protected as listed in this policy (fig 7) and which are covered by NPPF qualifications (as shown in the policy).



Policy COP03 – Retail Uses and Public Houses

Essentially all such properties must be protected from change or development unless proven that the business is not viable.



Policy COP04 – Building Extensions and Infill Housing

This policy is divided into four elements namely:

COP04.1 A general policy on building extensions with a focus on scale/mass/amenity.

COP04.2 – A general policy on infill housing with focus on plot size.

COP04.3 – A general policy seeking to resist loss of existing off street parking.

COP04.4 – A policy seeking to resist proposals to increase size of existing single level/easy access dwellings.

**Policy COP05
Control of New Developments**

Subject to the other policies of this Neighbourhood Plan, within the Copthorne Neighbourhood Plan area, planning permission will be granted for sustainable residential development subject to the following criteria:

Including size, number and type, whilst protecting all aspects of the village identity and infrastructure.

**Policy COP06
Sustainable Drainage Systems**

All development must demonstrate that it incorporates sustainable drainage systems.

**Policy COP07
Retention of Existing Employment Sites and Use of Vernacular Buildings**

This policy is divided into 3 parts:

Part 1 to cover provision under Town & County planning for existing land and building sites which no longer are used and viable.

Part 2 New development land on sites.

Part 3 proposal for vernacular buildings for employment use.

**Policy COP08
Prevention of Coalescence (Actual or Perceived)**

Restriction on development outside built up village area is protected under various criteria.

**Policy COP09
Protect and Enhance Biodiversity**

Proposals for all new residential, employment and retail development is expected to protect and enhance biodiversity and wildlife.

**Policy COP10
Environment and Pollution**

General requirement regarding distances for builds to protect all from any sources of pollution.

**Policy COP11
Promoting Sustainable Transport**

Development that does not conflict with other policies providing that it promotes sustainable transport within the Neighbourhood area.

**Policy COP12
Lych Gate**

The historic Copthorne Lych Gate is unique. Any development opportunity should not impact upon its integrity and setting.

