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Sent: 15 February 2026 20:02:51 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Robert Anderton" <Robert.Anderton@midsussex.gov.uk>; "Jo Reid" <Jo.Reid@midsussex.gov.uk>; "Elizabeth Lancaster" <Elizabeth.Lancaster@midsussex.gov.uk>
Subject: DM/25/3020 - Land To The West Of Courthouse Farm, Copthorne Common, Copthorne

Hi Jo,

DM/25/3020 - Land To The West Of Courthouse Farm, Copthorne Common, Copthorne

Apologies for the delay in responding to you on this application.

This is an "Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road".

The application indicates that up to 101 C2 dwellings (16 x 1 bedroom; 71 x 2 bedroom; and 14 x 3 bedroom) will be delivered.

This application has been prepared in conjunction with an application for up to 86 C3 residential dwellings (DM/25/3021), which I have commented on separately.

Appendix 5 of Draft Submission District Plan

In terms of seeking planning obligations, the Council has revoked the 'Development Infrastructure and Contributions' Supplementary Planning Document. The Council uses Appendix 5 of the Draft Submission District Plan to calculate Section 106 contributions due from applications received from 23 July 2025. This application was received on 25 November 2025 and therefore falls to be determined in line with Appendix 5 of the Draft Submission District Plan, which seeks contributions from schemes for 5 dwellings or more. [Development Contributions - Mid Sussex District Council](#)

Outline Applications

As the application is in outline, the final mix and exact numbers of dwellings has not yet been established. This means that an exact Section 106 contribution requirement cannot yet be determined. Instead, I give an indicative figure , based on 101 C2 residential dwellings. Should the application be granted permission, and a reserved matters application submitted, I will revise the S106 contribution figures based on the exact mix proposed.

I have also liaised with Worth Parish Council, in terms of the projects being sought from this and its accompanying application (DM/25/3021).

Developer Contributions Required

I agree with the Planning Statement, which states at paragraph 7.11.4 that “The proposed 101 housing units with care (C2) include significant dedicated on-site provision of communal facilities and open space provision. Further, as an older person’s housing development, it is not considered reasonable or necessary for the development proposals to contribute towards play equipment”. I also do not think it appropriate for the development to be contributing towards either formal sports or other outdoor provision (which is for older children), which the residents of the development would be unlikely to use.

Therefore, I do not consider that any financial contribution should be sought from this development.

I trust this is helpful.

Kind regards
Mark

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