

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 December 2025 12:19:30 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3020

Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).

All emails will be responded to on our return on 5th January.

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/12/2025 12:19 PM.

Application Summary

Address:	Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex
Proposal:	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
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: 10 Church Lane Copthorne Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I object to this development for the following reasons.

The entrance to this plot is on an extremely busy, with almost constant traffic flow, the plot is adjacent to a bend, restricting visibility for those entering and exit the plot and will increase risk of road traffic collisions for road users. This plot will considerably increase vehicular activity. Crossing this road on foot is already a treacherous endeavour, deterring use of public footpaths. This would cut off elderly residents and prevent them from integrating into the local community.

Copthorne is a village, it has borne considerable development recently due to the Heathy Wood development, which has considerably increased the size and character of the village. Increasing the demand for schools, healthcare and other amenities, but these have not grown to serve the increased population, thus degrading availability to the existing population. Any development whether for an old age home or housing will add to this burden on the existing community and continues to change the nature of the area, moving further away from a village. The landscape in Copthorne has changed considerably over the past five decades and further development will further erode the landscape, character, look and feel of the village.

The erosion of the village green belt is already reduced and under threat. This area of land is currently green space, adjacent to the golf course which allows wildlife to traverse and exist in a relatively natural habitat. The UK is now the most nature depleted in Europe and this site is home to mature trees, hedging and grass paddocks, which support thousands of species of birds, mammals and insects. Even if trees were to be 'protected' they form part of an eco-system and development would destroy the precious biodiversity currently existing here.

Increased development brings more air, noise and light pollution to an area already under enormous pressure from Gatwick airport, the M23 and the surrounding roads affecting the health and wellbeing of local residents. The area to the South of the A264 is still relatively un-developed and needs to remain so.

As more green space is concreted over, the ability for land to absorb water is reduced. With wetter and more unpredictable weather due to climate change, we need to preserve green space and mitigate flood risk. Developing this land will increase the likelihood of flooding, soil erosion and the integrity of the road surface.

Kind regards

