

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 December 2025 12:36:14 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 12:36 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:	40 Lashmere Copthorne Crawley
----------	-------------------------------

Comments Details

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

Reasons for comment:

Comments:

There are already 2 nursing homes currently being built/rebuilt within a mile of this planning application. This alone will require access to an already overstretched Medical Practice. There is no way they could cope with the population of a retirement village or housing development with the current facilities. A new surgery in the Heathy Wood development was never built due to cost implications.

I contacted Worth Parish Council as the application documents claim comprehensive consultation. I have not received any personal notification of the applications. I don't tend to miss that sort of information. It seems leaflets had gone out, however, we don't appear to have received one, nor do our neighbours remember receiving one. Apparently there was a small public consultation which was badly attended and a few councillors had met with the applicant. I don't view that as comprehensive.

There are no other developments of this nature in this rural area of Copthorne and therefore will be out of character and an eyesore. There would be a huge impact on wildlife, vegetation and generally on the environment.

Copthorne Brook runs alongside the development. The Brook often floods in the winter months within the village. This has affected houses and roads, including main access roads in to the village. I'm concerned there will be more run off of rainwater into the Brook, increasing the risk of more flooding.

The proposed developments are separate from the main body of Copthorne Village and on the other side of a very busy and fast A road. Despite this, walking to village facilities is stated as a viable option. This would be compounded by the narrow footpaths in Bolders Arm Road and Newtown, the main access points.

Suggesting getting to bus stops on the Copthorne Common Road needs someone to trial walk them. As well as a lack of footpaths from the site entrance most are narrow and in some areas impassable due to not being maintained. I recently needed to walk along the A264 towards the Esso garage. It was extraordinarily noisy and I felt it was unsafe due to the speed and volume of traffic.

The proposed pedestrian crossing is very close to a fast bend, so anyone crossing might only be seen at the last second. Its not a suitable or in my opinion safe position for access to the village. Residents of a care village are likely to be less nimble and could be using mobility aids increasing risk further.

Residents will not take buses or walk, they will drive, which will have an environmental impact for everyone.

Both Bolders Arms Road and Newtown are unable to take more traffic. The end of Newtown is Church Road/ Bakers Hill and is a bottle neck for cars at all times of the day.

The centre of the village along Copthorne Bank is already congested for many hours of the day.

I want to comment further but the timing of this application at a busy time of year, means I have only been able to lightly scan the large number of documents. All part of the plan no doubt!

Kind regards