

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 December 2025 15:12:29 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 3:12 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:	KINGSBURY Copthorne
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Comments Details

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

Reasons for comment:

Comments:

1.0 Detrimental change to the appearance of the area.

The primary objective of the District Plan DP 12, with respect to the countryside, is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. The local neighbourhood plan seeks to prevent development south of the A 264, thereby preserving the views to common land & the wider countryside. Any development on Courthouse Farm will have a direct visual impact, undermining the rural feel & characteristic of the area.

2.0 Highway safety concerns Safety concerns with proposed new entrance onto A264.

2.1 Inadequate sightlines to the east towards the Borers Arms Junction & bend.

2.2 Proximity to Hazards. Too close to existing junctions namely The Drive & Borers Arms Road.

2.3 Interference with traffic flows. The proposed entrance is close to an existing pedestrian crossing which when in use has a severe impact on traffic flows. This issue would be exacerbated with the additional vehicle movements from the proposed development.

2.4 Increased Traffic Volume. The proposed access from the development would mean a significant increase in number vehicles joining an already congested A264, adding to noise & pollution levels.

2.5 Turning Issues. In order to turn east onto the A264 in would be necessary to stop the west bound traffic. This would have a significant safety impact for cars travelling at speed, approaching the Borers Arms road bend, who would suddenly be confronted with stationary traffic.

3.0 General commentary

3.1 There is a lack of infrastructure in village to support this development, schools, GP Surgery, roads, footpaths, cycleways. It is illogical to continue to allow developments to be constructed before installation of sufficient infrastructure.

3.2 There is a lack of connectivity to the village, from Courthouse Farm, without the use of vehicles for individuals, families or OAPs. The proposed development is remote from the village & its community would have difficulty in being integrated into village life.

3.3 The southern side of the A264 doesn't have sufficient utilities, electricity, gas or water. The disruption required to bring in services would have a disastrous environmental impact.

3.4 There is a significant flood risk from surface water discharge to downstream land & properties. Surface water from Courthouse Farm feeds into ditches & drains into the Brook in Newtown. Newtown & local sections of the A264 already flood on a regular basis. The proposed development will create a significant increase in surface water discharge

3.5 Local and national infrastructure needs to be in place prior to any future development. The current development of Copthorne

West has added 30% more dwellings to the village without a single additional local resource added (ie doctors surgery or school capacity) let alone strategic national infrastructure increase.

Kind regards