

Planning Application: DM/26/1613

Site: Land Parcels adjacent to Worsell Drive, Copthorne



Commenter Type: Neighbour

Stance: Objection

Date: 27 August 2026

Dear Sir/Madam,

Please accept the following as my formal objection to the above planning application.

We are writing to object to the proposed development of 69 additional homes across the two sites – 57 on the southern site and 12 on the northern site.

We live directly opposite the southern site, which proposes 57 homes, with the vehicular access directly in front of our house. The wider development already has around 300 homes, so we are concerned about the additional traffic that these further homes will bring, including residents' cars, deliveries, refuse and service vehicles. There are also children who play and ride their bikes along the road, as well as a trail into the woods at the end of the road which is used by local residents. We are concerned that the significant increase in vehicles could make this considerably less safe for children, cyclists and pedestrians.

Our main concern is that the southern site appears to have only one way in and out. Given that this access will serve 57 homes, we feel a second access onto the main road should be properly considered. From looking at the plans, it appears that there may be scope to provide one. A second access would provide greater resilience in the event of an accident or obstruction. With the internal roads appearing quite winding, we would also like reassurance that emergency services could access all parts of the site quickly and safely.

The southern site is currently open land with deer and badgers regularly present, and we are concerned about the impact of replacing this with 57 homes, roads, parking and associated infrastructure. It would significantly change the character and appearance of the area, our outlook from the house and the existing countryside setting. We are also concerned about the loss of trees and the effect this could have on wildlife and the existing landscape.

We are also concerned about noise and disturbance. The proposed access would be directly opposite our house, and the additional traffic, headlights,

deliveries and refuse collections would change the current environment immediately outside our home.

There are also concerns about existing infrastructure and local services. There have recently been a number of power cuts affecting the existing development, and we question whether the electricity network has sufficient capacity for a further 69 homes. There are also concerns that local schools are already oversubscribed. Some of our neighbours have lived here for 5 years and originally bought their homes expecting facilities such as a school and doctor's surgery to be part of the wider development, but these plans have since been scrapped.

We understand that new housing is needed and that the development will bring economic benefits, but we feel the impact on the people already living here needs to be properly considered, particularly those directly opposite the southern site.

We therefore ask the Council to carefully consider the highway and emergency access arrangements, the possibility of a second access, the safety of children and pedestrians, noise and disturbance, loss of outlook, the impact on trees and wildlife, intrusion into the countryside, and pressure on existing infrastructure and local services before deciding whether to approve this application.

Kind Regards,

[Redacted Signature]