

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 October 2025 16:36:38 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2379

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/10/2025 4:36 PM.

Application Summary

Address: Land Rear Of Heathview Copthorne Common Copthorne West Sussex

Proposal: Residential development of up to 2 self-build houses.

Case Officer: Rachel Richardson

[Click for further information](#)

Customer Details

Address: Pembley Green Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to object to the build of 2 self build properties at the rear of Heathview Copthorne Common Copthorne West Sussex. There is no detail provided as to where these 2 properties will be situated on the land, therefore it is very difficult to see their impact on surrounding properties. Without this information I cannot see how we are able to support this application. We cannot see where the location of the properties will be, whether they will overlook any of the surrounding properties and what impact they will have on the local tree life.
I would also disagree with the point within the document

"Supporting Statement" at 1.17 that:

"The WSCC Highways advice - ref PRE-109-22 - dated 10 Jan 2023, acknowledges that the site access "has held a varying degree of vehicular use over a significant period of time. The historical use of the access is material when considering the application and any highway safety impact that may be generated.". The WSCC advice also notes that the previously unregulated bus stopping point west of the site "has now been improved with the implementation of bus cage road markings. This effectively prohibits on street car parking taking place and visibility in this direction is materially different" to that assessed previously."

There has been no vehicular use over a significant period of time. The land is not accessible currently and has not been used at any point. Access to the A264 Copthorne Common Road is already dangerous. It is a hugely busy road, and access from areas such as Cottage Place, Pembley Green, HeathView Cottages, Eden Cottage and the Esso Petrol Station is challenging, with near misses regularly occurring. There have recently been a number of accidents along this area of road. The pavement area is also challenging with uneven and narrow pathways and poor lighting, therefore further vehicles using this area could prove problematic. Until a detailed design of the planning application including property location and details access is provided this application cannot be supported.

Kind regards