

Urban Design Observations

To: Development Management, Joanne Fisher

From: Anna Kramarczyk-Dillon, Architect/Urban Designer, Mid Sussex DC

Application ref: DM/25/3020

Date: 20/04/2026

Address: Land To The West Of, Courthouse Farm, Copthorne Common, Copthorne

Description: 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. ADDITIONAL INFORMATION submitted 8th April 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, response to consultations, road safety design audit and district licence report.

Stage: Outline planning application.

I have reviewed the additional information and updated my comments below.

Access:

No additional bus stops were proposed, which represents a missed opportunity to improve the site's accessibility by public transport and to reduce reliance on private cars.

While I welcome the suggestion that Section 106 contributions could support enhancements to existing provision—such as real-time information boards and improved bus shelters—I remain of the opinion that these measures alone do not address the issue of car reliance.

My comments regarding the Proposed Layout and Internal layout and external appearance remain unchanged.