

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 December 2025 20:49:53 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3021

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/12/2025 8:49 PM.

Application Summary

Address:	Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex
Proposal:	Outline planning application for the erection of residential dwellings (Use Class C3), 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: Tye Cottage Copthorne Common Copthorne Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	the number of dwellings in Copthorne has already increased by 30% after the approval of 550 new houses at the larger development at Heathy Wood to the west of the village, between the existing village boundary and the M23 Motorway. The proposal for Courthouse farm will have a negative impact to the village and Copthorne will no longer be a village if we expand

anymore by just taking any space and building houses with no thought on the implications.

This development will put further stain on the existing overstretched resources of the village due to lack of additional facilities to accommodate the influx of people. The schools are over capacity and cannot take any more children yet alone more coming with this proposal. Other facilities such as another doctor's surgery never materialised making it now almost impossible for people in the village to get an appointment. With more people this will result in an unattainable situation.

The lack of any additional sports or recreation facilities again has left the village with little means for the young to spend their free time in any meaningful activities causing a breeding ground for social unrest and disorder. There appears to be no thought in this development to address this pressing issue that again lacks any thought on village life.

It was recorded back in 2021 the road network was at full capacity particularly rush hour, despite this no improvement has been taken to mitigate the increased usage because of the new housing. Adding more housing with a ludicrous proposal to just insert a junction to allow vehicles to cross an extremely fast and dangerous road again not showing any thought process and a total lack of road safety. It is already a nightmare to get out of driveways or side roads onto the A264 and that is not considering the increase in housing to Crawley Down that will further impact the traffic.

the development will result in the loss of green spaces and wildlife habitats, particularly to the recorded wildlife from the environmental report including hazel dormice, reptiles and bats, A total of eight species of bat have been recorded using the Site. Heathy Wood resulted in the deer population now being almost non-existent due to the removal of the green space they frequently used. The proposed new trees are low grade again a sign of no thought on maintaining the environment by planting native species that enhance the wildlife and maintain the natural green belt.

The infrastructure cannot cope with the increased Populus now, we have had a hosepipe ban since July that is still in place because Ardingly reservoir cannot cope with the increase in housing.

The type of property will have no benefit to the younger people in the village as they will be unable to afford them.

I strongly object to this development for the above reasons as this brings no value to the village and is not in line with the Copthorne Neighbourhood plan 2021 -2031 produced by Worth Parish Council

Kind regards