

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 December 2025 20:46:56 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3020

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 8:46 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: 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:	Copthorne already has two care homes so does not need a development for retiring people, there is no benefit to the village, village life, or residence of the village. 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 retirement

properties with no thought on the implications. This development will put further strain on the existing overstretched resources of the village due to lack of additional facilities to accommodate the influx of people. 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 older people this will result in an unattainable situation. 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 with a 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. 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