

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 22 August 2026 22:33:59 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1613

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/08/2026 10:33 PM.

Application Summary

Address:	Land Parcel Adj. To Worsell Drive Copthorne West Sussex
Proposal:	Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell-mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure
Case Officer:	Caroline Grist

[Click for further information](#)

Customer Details

Address:	1 Vigar Place Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to formally object to the proposal for further housing development within and around our existing development. While I understand the need for housing, I strongly believe that any further development must take proper account of the capacity and infrastructure of the area as it currently stands. In my view, the existing development is already placing significant pressure on local services, roads, wildlife and the ability of the maintenance

team to adequately manage the estate. Adding further housing without addressing these existing issues would have a detrimental impact on the quality of life, safety and wellbeing of current residents.

1. Pressure on schools and local services

Local schools are already under considerable pressure, and further housing will inevitably result in additional demand for school places. I am concerned that the necessary capacity and infrastructure are not currently available to accommodate a significant increase in the local population.

The same concern applies to local GP and other essential healthcare services. Residents already experience difficulties accessing appointments and services, and increasing the population without a corresponding investment in healthcare provision risks placing even greater strain on services that are already stretched.

2. Road safety and traffic congestion

The existing development already generates substantial traffic, and further housing will inevitably increase the number of vehicles using the local roads.

There are already periods when traffic congestion causes significant delays, particularly during peak times. This is not simply an issue of inconvenience. Increased traffic can create additional risks for pedestrians, cyclists, children and other road users.

The impact of ongoing and future roadworks is also a serious concern. Existing roadworks frequently result in major delays and disruption for residents and commuters. Further construction would prolong these problems and could leave residents dealing with years of additional congestion, diversions, construction traffic and disruption.

Before any further development is approved, there should be a clear and credible assessment of whether the existing road network can safely and efficiently cope with the additional traffic.

3. Impact on wildlife and animal safety

The continued expansion of the development is also having an increasingly significant impact on local wildlife and animals.

As more land is developed and traffic levels increase, natural habitats are reduced and animals are exposed to greater risks from construction activity and vehicles. There is a genuine concern that further development could lead to injury and loss of animal life, as well as the permanent displacement of wildlife from habitats that have previously provided shelter and feeding grounds.

The environmental consequences should not be treated as an afterthought. Once habitats are lost and wildlife populations are disrupted, they cannot simply be replaced.

4. The existing development is already placing excessive demands on maintenance services

A particularly important concern is that the current development already appears to be placing considerable pressure on the maintenance team responsible for looking after communal areas

and estate infrastructure.

There are existing areas that require maintenance, attention and upkeep. If the current estate is already difficult to maintain to an acceptable standard, adding further roads, landscaping, communal areas and infrastructure will inevitably increase the workload.

It would be unreasonable to expand the development without first demonstrating that sufficient resources, staffing and funding will be available to maintain the additional areas properly.

The consequences of inadequate maintenance will ultimately be borne by residents, either through a deterioration in the appearance and condition of communal areas or through increased maintenance charges and other costs.

5. Detrimental impact on existing residents

The cumulative impact of these issues must be considered rather than assessing the proposed additional houses in isolation.

Residents are already living with the consequences of a substantial development. Further construction would mean increased traffic, prolonged roadworks, additional pressure on schools and healthcare, greater demand on maintenance services, increased construction disruption and further loss of wildlife and green space.

There is a point at which continued expansion becomes unsustainable, and I believe that point needs to be seriously considered before any further planning permission is granted. Existing residents should not be expected to continually absorb the consequences of additional development when the infrastructure and services supporting the current community are already under pressure.

Conclusion

For the reasons outlined above, I strongly object to further housing being built within the development.

I respectfully request that the planning authority give full consideration to the cumulative impact of the proposed development on:

School capacity and education provision;

GP and healthcare services;

Traffic levels and road safety;

Roadworks, construction disruption and journey times;

Wildlife, habitats and animal safety;

The capacity of the existing maintenance team;

The future cost and quality of estate maintenance; and

The overall quality of life and wellbeing of existing residents.

Further housing should not be approved simply on the basis that additional homes are required. Development must be sustainable and supported by adequate infrastructure and services. In this case, I believe the existing development is already placing significant pressure on those resources, and adding further areas and properties would compound these problems to the clear detriment of current residents.

Kind regards