

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 September 2026 20:23:54 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 10/09/2026 8:23 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:	42 Langridge Way Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to DM/26/1613 I object to this application on the following grounds: * Traffic and access: Copthorne already suffers from congestion, particularly around the A264/Copthorne Hotel roundabout. Heathy Wood's main entrance is also shared with DHL and Amazon, so

traffic is already significant. The additional homes need to be assessed alongside existing and committed development.

* Bus gate: The bus gate needs to be properly adopted and residents white-listed before further development is added. Otherwise, residents may be forced to use alternative routes, adding further pressure to the already busy roundabout.

* Langridge Way access: The proposed access will bring additional traffic into an established residential area, with implications for safety, noise and disturbance.

* Road infrastructure: There are still unresolved issues with road markings and other highway matters within Heathy Wood. These should be addressed before further development is progressed.

* Water and wastewater: Since moving to Heathy Wood in February 2025, we have experienced periods of very poor/discoloured water and prolonged hosepipe restrictions. The application also appears to have contacted the wrong water company, raising concerns about whether capacity has actually been assessed. Wastewater capacity and any necessary upgrades should be confirmed before occupation.

* Drainage: The site is next to Copthorne Brook. There needs to be clear evidence that surface-water drainage and flood risk have been properly assessed and that the development will not worsen existing problems.

* Wildlife: The area clearly supports wildlife. We regularly see deer around the existing homes and recently found a dead badger in the road. The impact on wildlife, the brook, trees and hedgerows needs proper assessment.

* Residential amenity: The proximity to existing homes raises concerns around overlooking, privacy, noise and general disturbance.

* Existing Heathy Wood issues: Residents are still dealing with snagging and concerns over build quality. The playground also opened and was subsequently closed following a serious accident involving a child over a year ago. These existing issues should be resolved before further development is progressed.

* Green space and character: The remaining open land is important to Copthorne's rural character and wildlife and should not simply be treated as additional housing land without considering the cumulative impact.

I ask the Council to properly consider the cumulative impact on highways, infrastructure, drainage, wildlife and existing residents before determining this application.

Kind regards