

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 September 2026 23:19:26 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 11:19 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:	Mitchell Gardens Copthorne Crawley
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1. The effect of the proposed development on the appearance of the area. The green, open space will be significantly reduced to that of the original plans and there is a real possibility of damage to the tree lines and to the ancient woodland. The area had been earmarked for a school and therefore would

significantly impact on the appearance which all residents in the development had expected.

This development will further delay the handover and the ability for the residents to finally be able to look after the area themselves. Without this independence to look after the area, we cannot move forward as a development and as residents together.

2. The quality of the design

This is a significant amount of houses for such a small parcel of land.

The design is town houses - they are not in keeping with those houses to which they are adjacent and will be intrusive.

The design will inevitably impact on the tree line and there is a very real possibility that there will be damage to the only trees left. That impact to the trees will also impact the brook and could significantly endanger the houses already in situ. See further below.

3. Significant overbearing impact and loss of outlook

The development and specifically the development by the line of trees and the brook are Town houses - these significantly impair the outlook being much higher than the houses adjacent and further cause overbearing of the houses in situ which was not expected. As the proposed houses are townhouses, they are three storeys as opposed to the two storey houses surrounding the proposed development.

4. Economic benefits - there are none for the residents already at the site.

We believe that this will place more pressure on the bus service, will cause an increase of traffic well over and above what had been expected for this development and for which the road was built, allow the road to continue to be a cut through for vehicles who speed along the road in excess of the 20mph speed limit, endangering pedestrians to include children.

The development was designed with a school. It was designed with an estimation of the number of children. To add another 69 properties and no new school or other services could only impact the local schools, impact local services such as the local GP surgery and cause further overstretching of already severely impacted local services.

5. Highway safety issues

The houses were bought on the understanding that there would be cameras in use at the bus gate to prevent Worsell Drive being used as a cut through. We were led to believe that this was part of the last agreement. The cameras are in situ but have never been turned on. Cars, vans and lorries cut through to/from Copthorne and Shipley Bridge/Burstow. There is continued speeding, use of the road by motorbikes that are not permitted to be on the road and general misuse causing disturbance and distress.

The speed with which cars use the cut through is a danger to the

residents and indeed, small signs have had to be erected to try to ensure that drivers are aware of the children. It is feared that this will be much worse.

6. Loss of important trees

The impact of the development at Worsell Drive/Langridge Way would quite possibly damage the already endangered and delicate trees left. It is feared that the plans would then be changed to remove these trees as they would pose a risk and by then, there will be no option but to do so. This would impact significantly on many aspects as above, not least outlook, overbearing and the brook and potential flooding.

7. Intrusion into the countryside

The area is full of wildlife which the residents do all they can to preserve and allow the wildlife to flourish. The areas in question are green space and would have remained with the last plans. The impact of yet more housing on an already overcrowded estate without any amenities would severely impact what is left.

8. Significantly increased noise and disturbance

This has been ongoing and almost continuous since the development started. Currently we are subjected to the noise from the roadworks just outside the development. We have endured months of banging and machinery noise, and this further proposed development will only cause further unnecessary disturbance, stress and upset to the residents.

Whilst the development was being built, works would be undertaken all day Monday to Friday and Saturday morning until around midday. That left the residents with 1.5 days of peace and we are now faced with the same again for at least 2 years. We cannot enjoy the area, cannot enjoy peace especially at weekends and will be faced with unsightly building works.

Kind regards