

Caroline Grist

From: planninginfo@midsussex.gov.uk
Sent: 22 August 2026 21:49
To: Caroline Grist
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 9:49 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:	39 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 Planning Application DM/26/1613 Land Parcel Adjacent to Worsell Drive, Copthorne, West Sussex
	Dear Planning Officer,
	I am writing to formally object to planning application DM/26/1613 for the erection of new homes, including affordable housing, on two parcels of land adjacent to Worsell Drive and Langridge Way in Copthorne.
	I have serious concerns about the impact this development would have on the surrounding residential area and local infrastructure, and I ask that these concerns are fully considered before any decision is made.

1. Impact on the character of the area

The proposed development would result in the loss of currently undeveloped land and would change the character and appearance of this part of Copthorne.

The surrounding area is predominantly established residential development, and introducing further housing onto these parcels of land would result in additional urbanisation and a loss of the open character currently experienced by local residents.

I ask the Council to carefully consider whether the scale, layout and density of the proposed development are genuinely appropriate for this location and whether the development would preserve the character of the surrounding area.

2. Pressure on local infrastructure and services

The development would bring additional residents into the area and consequently increase demand on local services and infrastructure, including schools, GP and healthcare services, roads, drainage and other community facilities.

There is already significant development pressure within the wider area, and I am concerned that the cumulative effect of additional housing is not being adequately addressed.

The Council should be satisfied that the necessary infrastructure can accommodate the additional population before approving further development.

3. Drainage and flooding

I am also concerned about the potential impact of developing currently undeveloped land on surface-water drainage.

Increasing the amount of hardstanding, roads, driveways and buildings can alter natural drainage patterns and increase surface-water runoff.

The Council should require robust evidence that the development would not increase flood risk or drainage problems for existing properties, particularly during periods of heavy rainfall.

Any drainage proposals should demonstrate that existing residents will not be adversely affected and that sufficient sustainable drainage measures will be provided and properly maintained in the long term.

4. Loss of habitat and biodiversity

The development would also result in the loss and alteration of existing undeveloped land.

I ask that the Council gives proper consideration to the existing trees, vegetation, wildlife habitats and biodiversity value of the site, including any impact on wildlife using the land and surrounding green corridors.

Any claimed biodiversity enhancement should be assessed against the actual ecological value of the site rather than simply relying on landscaping proposed as part of the development.

5. Construction impact

If approved, the development would also create a prolonged period of construction activity for surrounding residents, including construction traffic, noise, dust, machinery and disruption.

Given the location immediately adjacent to established homes, I ask that the Council considers the impact that construction would have on existing residents and whether adequate measures could realistically control this disruption.

6. Cumulative impact of development

I am particularly concerned about the cumulative effect of continued housing development in and around Copthorne.

Even where individual developments may appear acceptable when considered separately, the combined effect of multiple developments can place significant pressure on schools, healthcare, drainage, parking and other infrastructure and can fundamentally alter the character of an established community.

The Council should therefore consider the wider cumulative impact rather than assessing this application in isolation.

For the reasons outlined above, I respectfully request that planning permission for application DM/26/1613 is refused.

If the Council is minded to approve the application, I ask that the above matters are fully investigated and that appropriate conditions and legally binding obligations are imposed to address drainage, biodiversity, infrastructure provision, construction impacts and the protection of existing residents.

Please treat this letter as a formal objection to planning application DM/26/1613.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

RH10 3yt

Kind regards