

Caroline Grist

From: planninginfo@midsussex.gov.uk
Sent: 22 August 2026 22:00
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 9:59 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 object to planning application DM/26/1613, concerning the proposed development of two parcels of land adjacent to Worsell Drive and Langridge Way, Copthorne.

Having considered the proposal, I have a number of concerns about the effect that this development could have on the existing community, local infrastructure and surrounding environment.

My concerns are as follows.

1. Effect on the existing area

The land in question is currently undeveloped, and I am concerned that building a further number of homes on these parcels would significantly change the character of the area.

Copthorne has already experienced considerable development, and there needs to be a point where the impact of continually building on remaining undeveloped land is properly considered.

The introduction of additional housing, associated roads, gardens, parking and infrastructure would inevitably make the area more built-up and reduce the amount of open land available to the existing community and local wildlife.

I believe the Council should carefully consider whether this particular location is suitable for further development and whether the proposed scale and layout are appropriate for the surrounding area.

2. Strain on existing infrastructure

Another significant concern is whether the existing infrastructure is capable of supporting additional residents.

New homes do not simply increase the number of properties in an area; they also increase demand for schools, healthcare, drainage, refuse collection and other local services.

There is already pressure on many of these services, and I am concerned that approving further development without sufficient infrastructure improvements will place an additional burden on the existing community.

I would therefore ask the Council to ensure that the infrastructure implications of this proposal have been properly assessed, including the cumulative impact of other developments in the surrounding area.

3. Drainage and surface water

I am particularly concerned about the consequences of developing land which is currently undeveloped and permeable.

The construction of houses, access roads, driveways and other hard surfaces can change how rainwater naturally moves through an area and can increase surface-water runoff.

Before this development is approved, I believe the Council should be completely satisfied that the proposed drainage system is adequate and that it will not result in additional water entering neighbouring properties or gardens.

Any drainage system should also be properly maintained in the future rather than relying solely on residents to deal with problems after the development has been completed.

4. Wildlife and the environment

The existing land provides vegetation and habitat for wildlife, and I am concerned about the environmental consequences of removing or substantially altering it.

I would ask that the ecological value of the land is properly assessed and that the Council considers the impact on existing wildlife, trees, vegetation and habitats.

Simply adding new planting as part of a landscaping scheme should not automatically be treated as equivalent to retaining established natural areas.

5. Disruption to existing residents

If permission is granted, residents living close to the site could face a lengthy period of disruption from construction.

This could include heavy construction vehicles, noise, dust, machinery and disturbance throughout the building works.

I would ask the Council to consider the effect this could have on existing residents and, if the application is approved, ensure that robust restrictions are put in place regarding construction hours, vehicle movements, noise, dust and site management.

6. The wider cumulative effect

My main concern is that this application should not be considered as though it exists in isolation.

There has been continued development in the wider Copthorne area, and each additional development places further demands on infrastructure and gradually changes the character of the community.

A development can appear acceptable when considered on its own but have a much greater impact when considered alongside other existing and proposed developments.

For these reasons, I believe the Council should take a wider view of the cumulative effect of this proposal before reaching a decision.

I therefore respectfully ask the Council to refuse planning permission for application DM/26/1613.

If the Council is minded to approve the application, I would ask that the concerns raised above are properly investigated and addressed through appropriate planning conditions and legally binding obligations, particularly in relation to drainage, environmental protection, infrastructure and the impact on existing residents.

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

Yours faithfully,



[Full address]
[Postcode]

Kind regards