

Sarah Valentine

From: [REDACTED]
Sent: 13 April 2026 14:00
To: planninginfo
Subject: Objections to Planning Application - DM/25/3020 & DM/25/3021

[REDACTED]
Dear Mid Sussex Council

Following your notification of Planning, DM/25/3020 & DM/25/3021

Please accept this Email as my formal objection to both applications;

1.0 Detrimental change to the appearance of the area. Contrary to Policies DP12 & DP 26

The primary objective of the District Plan DP 12, with respect to the countryside, is to secure its protection by minimising the amount of land taken for development and preventing

development that does not need to be there. The local neighbourhood plan seeks to prevent

development south of the A 264, thereby preserving the views to common land & the wider countryside. The site is not allocated under either the district or neighbourhood plans for development.

Any development on Courthouse Farm will have a direct visual impact, undermining the rural feel & characteristic of the area contrary to DP 26.

2.0 Highway safety concerns Safety concerns with proposed new entrance onto A264.
Policy
reference DP21

2.1 Despite feedback from WSCCHighways that a “Ghost Island” at the proposed entrance would work, I have significant concerns. Desk top studies carried out for other local developments have been proven, in reality, to be unworkable.

2.2 Interference with traffic flows. The proposed entrance is close to an existing pedestrian crossing which when in use has a severe impact on traffic flows. This issue would be exacerbated with the additional vehicle movements from the proposed development.

2.3 Increased Traffic Volume. The proposed access from the development would mean a significant increase in number vehicles joining an already congested A264, adding to noise & pollution levels.

3.0 General commentary

3.1 There is a lack of infrastructure in the village to support this development, schools, GP Surgery, roads, footpaths, cycleways -see DP20. It is illogical to continue to allow developments to be constructed before installation of sufficient infrastructure.

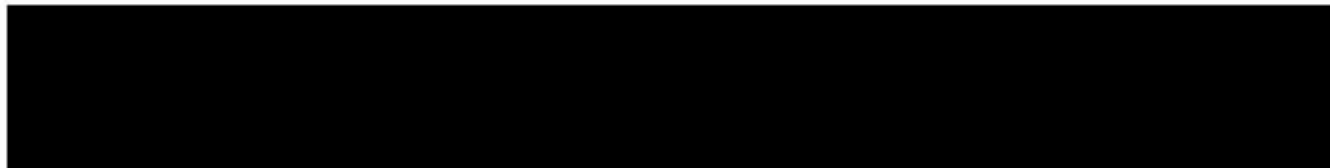
3.2 There is a lack of connectivity to the village, from Courthouse Farm, without the use of vehicles for individuals, families or OAPs. The proposed development is remote from the village & its community would have difficulty in being integrated into village life. Contrary to Policy 21 transport & sustainability aspirations.

3.3 The southern side of the A264 doesn't have sufficient utilities, electricity, gas or water. The disruption required to bring in services would have a disastrous environmental impact. Contrary to DP42

3.4 The drainage (FRADS) report prepared by BdR (section 10.3.11) indicates that a pumped land drainage solution is required. This is a concern as I have two ditches running adjacent to my property. I maintain these ditches to ensure my house is not flooded but additional water from Courthouse Farm would cause them to flood and put my house at risk.

3.5 The additional information (Green Ring Strategy drawing) regarding the mitigation of the loss of the "green ring" lacks credibility. The existing bund adjacent to the A264 is sparsely populated with existing trees, the majority of which are coming to the end of their nature life. This bund offers limited visual protection. The elevations of the proposed buildings will be totally visible when viewed from the western approaches. The proposed development will displace wildlife & create extensive light and noise pollution.

Kind Regards


The Nook, Copthorne Common RH10 3LE

DM/25/3021 & DM/25/3020

Sent from my iPhone