

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 December 2025 19:16:28 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3020

Wishing you a Merry Christmas and a Happy New Year. Although our offices and phone lines are closed for the Christmas period from 4pm on 24th December 2025 and reopening on Monday 5th January 2026, most of our services can be accessed online through our [website](#).

All emails will be responded to on our return on 5th January.

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/12/2025 7:16 PM.

Application Summary

Address:	Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex
Proposal:	Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address: 65a the meadow Copthorne Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

This has been timed to get through without objection over christmas. This is another development that would be a burden to the village and it's surrounding infrastructure.

The area where the proposed site is situated is completely disconnected from the built-up area of Copthorne and is adjacent to the common and would open up development on the south side of the A264 which is the southern boundary of the village. There is very little development on this side of the road, so this plan would be completely out of character and a gross overdevelopment.

This would also mean that the residents would be isolated and dependant on cars for access to amenities as walking to Copthorne would be an issue as there is no footpath to the pedestrian crossing and few facilities on this side of the road.

The area is part of the Copthorne Green Ring as details in the local plan and a development here would damage this irretrievably. The plan states:

Development proposals must sustain or reinforce the positive aspects that make up the individual character and distinctiveness of CA3 (this area). This plan clearly does not meet these criteria.

The public consultation on this project was so light on details as to make it worthless and gave no proper forum to the residents of the village.

The junction that is proposed would be a concern from a road safety and traffic perspective. This is a 50mph road and the junction would not be clearly visible from the main road and have limited sightlines from the development. At times of light traffic flow where the road speed limit is achievable, this would constitute a clear risk to driver safety. At times when traffic is heavy it will cause an additional blockage to an already congested road.

There has been no correspondence with South East water about this development and although for many areas this would not be an issue, Copthorne has suffered from poor water supply for some time and it is crucial to get a response regarding their ability to

supply. Water pressure is often low in the area and there have been several supply disruptions over the last few years. There are also power issues particularly on the south side of the A264.

Surface water discharge is an issue as the area is known to flood, the building of a significant development here will worsen these problems.

There is limited available infrastructure available in the area, particularly with regard to schools and doctors' surgeries.

The site is of environmental importance to the area and as has been shown in the survey documents is home to dormice amongst much other wildlife.

Kind regards