

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 December 2025 16:08:25 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 4:08 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:	46 Lashmere Copthorne
----------	-----------------------

Comments Details

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

Reasons for comment:

Comments:

Comments for both DM/25/3020 and DM/25/3021 are as follows.
Note that comment 4a is different to 4b.

4a is care home village

4b is low cost housing village

1. There has not been a full and detailed public consultation, with members of the public being invited to it.

2. It will create a significant increase to the already congested A264, to both Dukes Head and Copthorne roundabouts and J10 of M23 which I believe is already 'at capacity'.

3. Coming from the East, the entrance is just after the downhill bend just after Borers Arms Rd junction. A potentially dangerous combination for traffic on the main road as well as traffic trying to pull into or out of this site. From the West, it is a busy and fast road.

4a. Care Home Plans - A development of this size will generate a lot of traffic. If the elderly are still driving, will they be safe enough (see above). If they are not driving, they will need transport eg mini buses, taxis, visitors. Staff in the 'Pavilion Care Home' will generate a lot of traffic.

4b. Low Cost Housing - will generate a lot of traffic.

4a and 4b. Segregating age groups is surely against Town Planning directives?

People of all walks of life and all ages should live in the same community to allow full integration.

Segregation will lead to isolation. Neither community has easy access to Copthorne Village, where the church, community centre, schools, sportsfield and shops are. It is a long walk across a major road. Children will not be able to safely walk to school, visit friends in the village, nor access the sportsfield and other Copthorne clubs. It will also curtail their after-school friendship due to same.

5. That whole area from Courthouse Farm area, right up to and including the golf course and going east to the public footpath leading to Rowfant House and the fishing lakes suffers with excess surface water. The footpath is often unusable due the amount of water. Building 'downstream' can only make this worse.

6. Can South East Water guarantee the water supply? We are under yet another drought order, and still have a TUB hosepipe ban in place, in December after copious rain in October, November and December.

7. Can EDF guarantee electricity? This part of the village suffers numerous power cuts, from short to 4/5 hours at a time.

8. What will be done about increasing facilities for the schools and doctor's surgery? The monies promised for these facilities from the St Modwen's / Heath Wood Estate have still not found their way to the promised destinations.

9. The 6-acre standard for open spaces throughout the UK. Copthorne has fallen short of decent spaces for recreation and organised sport for many years now. To add more housing - whether low-cost or old people - without formally adding sport and recreation facilities for the whole village to us is detrimental to all concerned.

10. I've been told there is a document on the site from Mid Sussex that states the site cannot be developed, but it's mixed up in a big document and can't be found again :(!
This shows how convoluted these Applications are.

11. Isolation for both developments:
there is no bus service into the village
there is no quick access to public transport, the bus stops are a distance away, and should not be moved just for this development.
crossing that road - A264 - is dangerous for everyone, especially the old or young

To sum up, these plans are out of character causing overdevelopment. These proposals are disconnected from Copthorne. They will open up development on the south side of the A264 causing more and more congestion.
We cannot agree with either of them.

Kind regards