

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 December 2025 21:18:41 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 20/12/2025 9:18 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:	Pella Copthorne Common Copthorne
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Comments Details

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

Reasons for comment:

Comments:

Despite claims from the developer, we have not received any direct consultation or engagement from the applicants regarding this development even though we live in one of the closest properties to the proposed development.

Comments regarding both applications DM/25/3020 and DM/25/3021 are as follows.

Development of land at Courthouse Farm would be in breach of the Mid Sussex District Plan, which defines this area as DP12, an "Area for Protection and Enhancement of the Countryside". The proposed developments would significantly detract from this rural environment and would be an intrusion into the countryside.

The Copthorne Neighbourhood Plan defines this area as part of Copthorne's "Green Ring". The area is designated "CA3 - Copthorne Common and Woodland" and states that the presence of man made features in views of agricultural landscapes should be avoided. This location was previously reviewed and ruled out as being unsuitable for development during the preparation of the plan.

The A264 in this area is regularly operating at or over capacity. The creation of a junction to allow vehicles to turn right into the proposed development could significantly affect traffic flow as well as reducing safety on the pedestrian crossing.

There are no facilities on the south side of the A264 and the only safe way to cross the A264 on foot is via the pedestrian crossing at the golf course. There is no footpath to this crossing and increased use of the crossing would again have significant impact on traffic flow.

There is no access to public transport nearby, the nearest bus stops being around quarter of a mile away. This factor combined with the lack of facilities means that residents of any development here would be isolated and would be using private motorised transport for almost every trip.

There are limited utilities available on the south side of the A264. There is no gas and water pressure is already variable. In order to maintain services, any large construction would require new supplies of gas, water, electricity and drainage to be laid in, requiring potential closure of the A264 for a significant period.

There are already two new care homes under construction in Copthorne and several new large housing developments already approved. These will create additional strain on the already overstretched resources in the village. There can be no justification for approving developments of this kind in such an unsuitable location.

Kind regards