



Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: 12439
Date: 14 April 2026

For the attention of: Joanne Fisher

Application ref: DM/25/3021
Location: Land To The West Of Courthouse Farm Copthorne Common
Copthorne West Sussex
Proposal/Description: Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.

Thank you for re-consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

1.0. Review of the proposal/submitted information:

- 1.1. We welcome the submission of the 'Agent - Response to consultee comments' from DHA (Ref: JB/HM/35569). The letter provides justification regarding some of the points raised in our previous consultation response dated 18th December 2025.
- 1.2. The submitted information provides further justification regarding the housing density and the green ring. The Green Ring Strategy Drawing (Dwg no. 5096-LLB-XX-XX-D-L-0004-S4-P02) is also a positive contribution to the submission which demonstrate how the green ring is being retained within the design proposals.
- 1.3. We acknowledge that a number of the points raised would be dealt with at Reserved Matters stage and can be fed through into the design proposals.
- 1.4. The bund located along the northern boundary is acknowledged and provides further enclosure. We still maintain that active frontage should be proposed along the full extent of the northern boundary. This would enhance the passive surveillance, the appearance of the scheme from Copthorne Road, also reduce the need for a large parking court within the scheme.



- 1.5. Our remaining concerns relate to design and layout issued which would be dealt with at Reserved Matters stage, such as the arrangement of the POS and rear gardens backing on to Copthorne Road.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of Mid Sussex District Council

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.