



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

Our ref: 12492
Date: 14 April 2026

For the attention of: Joanne Fisher

Application ref: DM/25/3020
Location: Land To The West Of Courthouse Farm Copthorne Common Copthorne
Proposal/Description: 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

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 and clarifications. The Green Ring Strategy Drawing (Dwg no. 5096-LLB-XX-XX-D-L-0003-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. We have fundamental concerns regarding the proposed developable areas within the submitted design. Our primary concern remains regarding the principle of developing Plot 100-101, and also Plots 88-99, based on their layout and position within the POS. Further



information is provided on our concerns within our previous response dated 18th December 2025. We therefore remain unsupportive of this application based on the layout.

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.

