

The Copthorne Village Association represents the residents of the village and would like to raise several issues with this planning application, which are of great concern to our members.

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.

In conclusion we feel that a development on this land would be wholly unsuitable for both the proposed residents and the current residents of the village and would severely damage the character of the area.