

Joanne Fisher

From: planninginfo@midsussex.gov.uk
Sent: 22 December 2025 18:12
To: Joanne Fisher
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 22/12/2025 6:12 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:	The Nook 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:	Dear Ms Fisher

Thank you for the opportunity to comment on this application. I would like to object to the proposal for the following reasons.

1. The proposed development is located within the countryside outside of the built-up area of Copthorne. I considered that the development would clearly be out of keeping with the rural character of the area and would fail to protect the local distinctiveness of the area by extending the current settlement boundary of Copthorne and eroding the important rural nature of the site, contrary to policy DP12 of the Mid Sussex District Plan 2014-2031 and policies within the relevant Neighbourhood Plan.
2. The site is not a sustainable countryside location and pedestrian access to the town centre would not be convenient or attractive for future residents, I cannot see how this could be sufficiently mitigated by any proposed off site works in this application. Therefore, the proposal would result in a heavy reliance on the private car to address basic day to day needs from local services and shops. I cannot see a robust assessment of future traffic and car journey generation as part of the application however this development would be significantly denser than any of the surrounding terrain and would result in an unacceptable increase in traffic and car movements. The proposal therefore conflicts with policy DP21 of the Mid Sussex District Plan 2014-2031 and the provisions of the NPPF which seeks to actively managing patterns of growth to make the fullest possible use of public transport.
3. The development would result in an unacceptable intensification of development within an area of special ecological value. [REDACTED]
[REDACTED] Deer also run free on the application site. The site is also home to many and varied breeds of birds including many birds of prey such as perigon falcons and kestrels. Whilst not within the green belt the site lies less than a mile to the south of the green belt and makes a significant contribution rural nature of the area and all the wildlife that supports.
The proposal is therefore considered to be contrary to the requirements of policies DP37 and DP38 of Mid Sussex District Plan 2014-2031 and the aims of the NPPF.
4. The proposal would result in the loss of a significant number of trees, which make an important contribution to the character and appearance of the area. The loss of these trees is not adequately compensated for or mitigated against in the application. The proposed development therefore conflicts with policy DP37 of the Mid Sussex District Plan 2014-2031 and the relevant Neighbourhood Plan.
5. I cannot see sufficient evidence that the proposal can deliver the required affordable housing, the infrastructure contributions, off site highway works and the biodiversity net gain requirements. The application therefore conflicts with policies DP20, DP21, DP31 and DP38 of the Mid Sussex District Plan and the Mid Sussex Supplementary Planning Documents 'Affordable Housing' and 'Development Infrastructure and Contributions'
6. The application fails to provide sufficient assurances that the scheme will limit the impact on the surrounding areas in terms of noise and light pollution. The area is currently a major contributor to the intrinsically dark landscape essential for the encouragement of wildlife. As such the proposal is contrary to policy DP9 of Mid Sussex District Plan 2014-2031 and the aims of the NPPF.

Thank you for considering these comments when determining this application.

Yours sincerely

[REDACTED]

Kind regards