

From: Nicholas Royle <Nicholas.Royle@midsussex.gov.uk>
Sent: 02 June 2026 12:08:51 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Sophie Fuller" <Sophie.Fuller@midsussex.gov.uk>
Subject: Updated Comments - DM25/3020 - Land To The West Of Courthouse Farm
Copthorne Common Copthorne West Sussex

Dear Jo

**DM25/3020 - Land To The West Of Courthouse Farm Copthorne
Common Copthorne West Sussex**

**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.
ADDITIONAL INFORMATION submitted 8th April 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, response to consultations, road safety design audit and district licence report.**

Further to both the updated application and the letter in response to my previous comments, I still **OBJECT** to this development.

Whilst I understand that there is a precedent set through the granting of DM/19/1001 at appeal, I still do not feel that the plans submitted reflect what would be expected from an Extra Care facility. The letter added on 05 March 2026 states that Extra Care is designed for residents to “age in place”, which is in keeping with WSCC’s Position Statement surround the removal of age restrictions to Extra Care. The statement by the developer that Extra Care is another form of retirement village is, however, in contradiction to this.

I also feel that the indicative plans submitted showing 3 bed/6 person units are not something that would be required within such a development as they would be geared more towards people downsizing. I would have also expected the indicative plans to make reference to Wheelchair Accessible units as the provision of these units would alter the total number of units which could be delivered on-site. I also have concerns around the numbers of parking spaces as the lack of parking would lead to a lot of social isolation for the residents, and the provision of 11 visitor spaces would be insufficient for both visitors and care providers. These factors combined lead me to have reservations around how this site will be delivered without major changes to the submitted plans.

Should this application be approved, Housing Enabling would need to be consulted on the plans once again. We would also look to secure a commitment via the S106 agreement

that if the site is **NOT** delivered as an Extra Care scheme when completed, that a commuted sum is paid in lieu of on-site Affordable Housing.

Kind regards,
Nick

Nicholas Hewer Royle

**Principal Housing Enabling Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS**

01444 477309

07874 633903

<https://www.midsussex.gov.uk/housing-council-tax/>

Every Affordable Home Matters



Working together for a better Mid Sussex

If you are requesting information under the Freedom of Information act, the Environmental Information Regulations or the Data Protection Act, please redirect your email to foi@midsussex.gov.uk. Any statutory timeframe for a response will not commence until the request is received by the alternative contact.

The contents of this email and any attached information is confidential and intended solely for the use of the individual or entity to which it is addressed. If you wish to share this information with a third party, consent should be obtained from Mid Sussex District Council before doing so. This information should only be used for the intended purpose and any views or opinions presented in this email are solely those of the author and do not represent those of Mid Sussex District Council. This information should only be kept on file for the specified period and disposed of in a reasonable manner after this period ends.