

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 02 March 2026 20:06
To: Steven King
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/0303

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/03/2026 8:05 PM.

Application Summary

Address: Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH

Proposal: Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road.

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sir/Madam,

I am writing to object in the strongest possible terms to the proposed development of up to 260 dwellings and associated works at Copthorne Bank / Borers Arms Road.

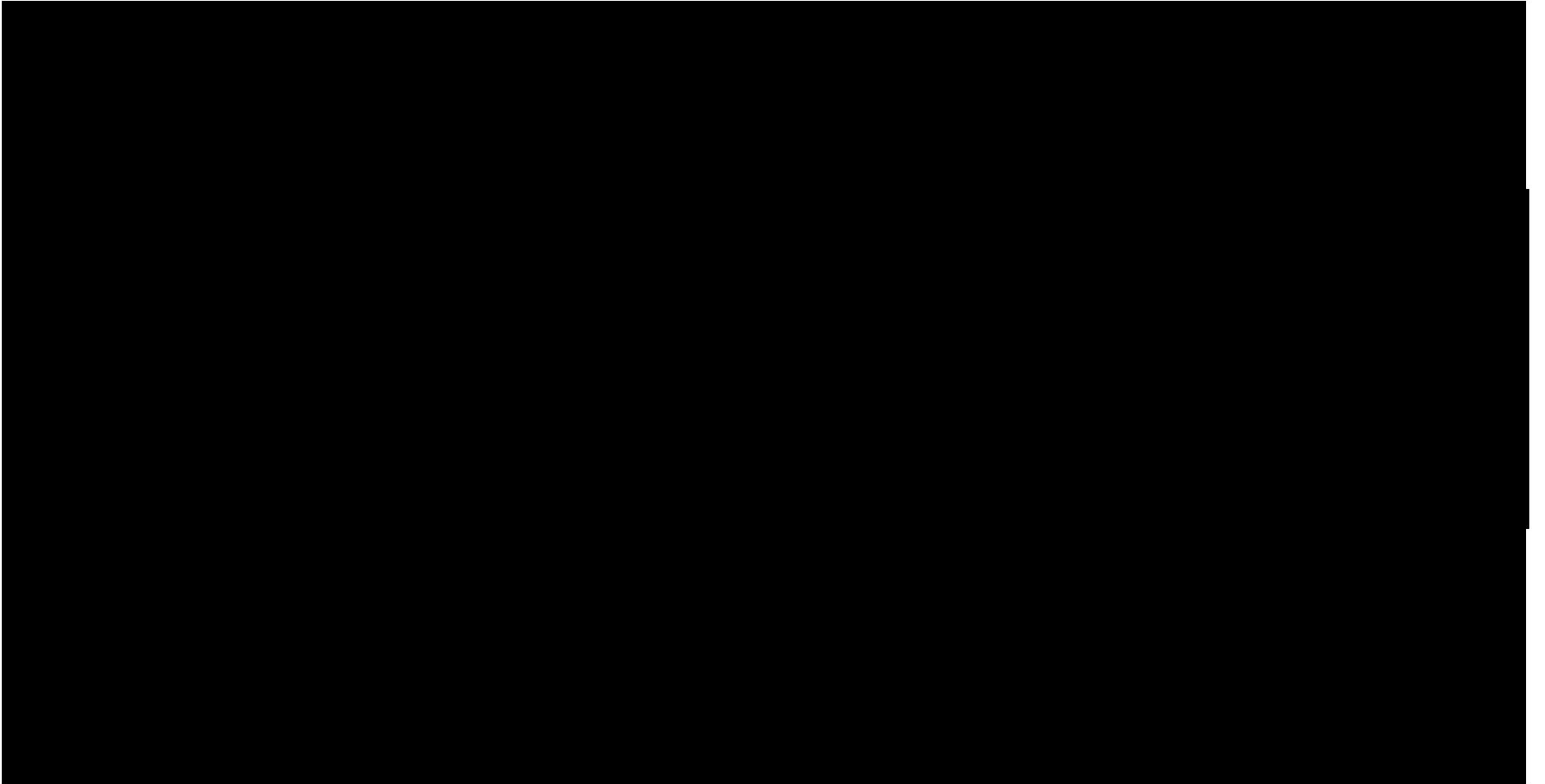
Green Belt - This Site Must Remain Protected

This land is designated Green Belt and performs a vital role in preventing further urban sprawl and safeguarding the open countryside around Copthorne. Development of this scale would permanently urbanise open fields and erode the remaining separation between settlements.

Any suggestion that this land constitutes "grey belt" should be firmly rejected. It functions as Green Belt and should remain so. If any reclassification is being considered, the Council should immediately reaffirm its Green Belt status. Release of this land should only ever be addressed through a proper Local Plan review. No very special circumstances have been demonstrated to justify inappropriate development.

Protected Species - Bats, Badgers and Deer

There are long-eared bats roosting in the trees opposite Lashmere and within the very area proposed for development. Long-eared bats are a European Protected Species and their roosts are legally protected. Any disturbance or loss of these roosts would be a serious legal matter. I am raising this issue with the Bat Conservation Trust due to the confirmed roosting activity in trees directly affected by the scheme.



Both Access Points Are Unsafe

The access strategy is fundamentally flawed.

The primary access requires pedestrians and cyclists to pass through Borers Yard, an operational industrial estate with regular HGV, commercial vehicle and servicing movements. There is no fully segregated pedestrian route. It is wholly inappropriate and unsafe to route families and children through a live industrial yard.

The secondary access via Copthorne Bank relies on an extremely narrow footway - approximately 600mm wide at its narrowest point - at a blind bend where a serious injury collision occurred in 2024. This route is already hazardous and cannot safely accommodate the increased pedestrian movements generated by 260 homes.

It is untenable to describe this site as sustainably accessible when both entrances present clear and demonstrable safety risks.

Conclusion

This proposal would:

- Introduce inappropriate development into protected Green Belt land
- Harm legally protected bat roosts and badger habitats
- Impact deer movement and road safety
- Damage habitat used by protected and declining bird species
- Remove designated SNCI land
- Rely on two clearly unsafe access arrangements

The cumulative harm is significant, long-term and unjustified. Planning permission should be refused.



Kind regards