

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 March 2026 20:01:14 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
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 8:01 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: 14 Lashmere Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Subject: Objection to Application 2025/1376 / DM/26/0303 - Copthorne Bank / Borers Arms Road

Dear Sir/Madam,

I strongly object to this outline application for up to 260 dwellings and 1,700sqm of employment floorspace.

Protected Bats - Active Roosts on Site

There are long-eared bats roosting in the trees directly opposite Lashmere and within the very area proposed for this development. Long-eared bats are a European Protected Species and their roosts are legally protected. Disturbance, damage or destruction of a bat roost is a criminal offence.

The presence of roosting bats in trees that would be directly affected by this scheme is a fundamental constraint. I am also contacting the Bat Conservation Trust to request their involvement given the seriousness of this issue.

Badgers and Other Wildlife

The land is also home to families of badgers, another protected species. The fields are regularly used by deer, which would be displaced and forced to cross surrounding roads if this development proceeds, creating both ecological harm and increased highway danger.

The proposal would permanently remove over one-third of the Copthorne Meadows SNCI and fragment remaining habitat. This is a clear conflict with Policy DP19 and results in unacceptable harm to designated habitat and protected species.

Green Belt - Inappropriate Development

This land is designated Green Belt. It performs a clear function in preventing sprawl and protecting open countryside. The proposal introduces substantial built form into open fields and causes clear spatial and visual harm.

If any part of this land is being described as "grey belt", I urge the Council to reject that assertion and formally retain or reinstate its Green Belt designation immediately. Release of this site should only ever be considered through a proper Local Plan review, not via a speculative planning application.

Uncertain and Speculative Benefits

The proposal is for "up to" 260 dwellings and "up to" 1,700sqm of employment space, with no minimum secured. As confirmed in R (Harvey) v Mendip District Council, benefits that are not guaranteed cannot be given full weight in the planning balance.

Unsafe Access

The primary access routes pedestrians and cyclists through Borers Yard, an active industrial estate with HGV and commercial vehicle movements and no secured segregated route. The secondary access via Copthorne Bank includes a severely substandard 600mm footway at a blind bend where a serious injury collision occurred in 2024. These arrangements are unsafe

and unsuitable for a development of this scale.

Conclusion

This scheme would result in the loss of protected habitat, harm to legally protected bat roosts, impact on badger families, inappropriate development in the Green Belt, unsafe access arrangements, and reliance on speculative benefits.

The adverse impacts are significant and demonstrable and clearly outweigh any claimed benefits. I respectfully request that planning permission is refused.

Kind regards