

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2026 21:22:33 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 17/03/2026 9:22 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: 92 Lashmere Copthorne Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: wish to object to this application on the following grounds:

1. Highway safety and unsuitable road infrastructure
Borers Arms Road is fundamentally unsuitable for the level of additional traffic that 260 dwellings would generate. The road has

only a single pavement, which is narrow in places and forces pedestrians - including school children, scouts, guides and regular users of local bus routes - to cross a busy, poorly lit carriageway.

The road is already used as a rat-run during peak hours to avoid congestion on the A264, particularly when roadworks are in place. The proposal to introduce two new access points one of which is on Borers Arms Road will further incentivise through-traffic and significantly increase vehicle movements on a road not designed for such volumes.

The junction with the A264 is already challenging for drivers, pedestrians and cyclists. Additional traffic will materially worsen safety risks at this junction and along the entire length of Borers Arms Road.

2. Loss of habitat and failure to achieve meaningful biodiversity net gain

I regularly walk the perimeter of the site via Clay Hall Lane and the footpath through Thorne Copse linking Clay Hall Lane and Lashmere via Roudabouts Farm. This area supports a wide range of wildlife, including deer, foxes, badgers, birds of prey, bats and numerous bird species.

The proposed development would result in the irreversible loss of this habitat and a significant reduction in local biodiversity. Given the scale and sensitivity of the site, it is highly unlikely that the development could achieve the Biodiversity Net Gain (BNG) requirements of the Environment Act within the local area.

BNG off-setting elsewhere would not be appropriate in this case, as it would fail to compensate for the disproportionate and immediate ecological impact on this specific landscape and wildlife corridor.

3. Surface water management and increased flood risk

The footpath through Thorne Copse linking Clay Hall Lane and Lashmere is impassable without wellington boots for at least six months of the year. This clearly indicates that the site currently functions as an important natural drainage area for the village.

Developing this land would require extremely careful management of surface water. Given the existing saturation levels, it is doubtful that sustainable drainage solutions could adequately mitigate the impact. The likely consequence would be increased flood risk at several known pressure points within the village, as well as a heightened risk of pollution events from sewage outflows during heavy rainfall.

Kind regards

