

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2026 20:54:23 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 8:54 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: 9 Akehurst Close Copthorne Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Environmental Damage

Copthorne Meadows has "Site of Nature Conservation Interest" status and forms part of the UK's last remaining 10% of "Unimproved Meadow" habitat. it has been recorded that, Bats,

breeding birds, dormice, grass snakes and other reptiles, badgers, foxes, deer, hedgehogs and invertebrates are all known to be present on the site and are at serious risk from the proposed development. Most of the above being protected species. If we cannot preserve this scarce special habitat we should all hang our heads in shame.

Even the developer admits species loss cannot be properly mitigated.

The above alone should be reason enough to have this application rejected. But we cannot be complacent.

Object now if not, you have no reason to complain later.

1. Traffic Chaos and Pedestrian safety

No safe route into village from either the Bowers Arms Road or the Copthorne Bank entrances

2. Strain on Services

schools/GP/clubs are all full.

3. Flood Risk

Flooding already happens each year in the village and this will only get worse as the developer's own consultants admit infiltration drainage is unlikely to work - test pits didn't drain and filled with water. Where will the surface water go?

4. Important:

This site has previously been dismissed as unsuitable by the Local Plan Team. Now, following rejection of the wider Local Plan, a speculative application has been lodged.

Kind regards