

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2026 20:52:51 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 8:52 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: 31 Westway Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:
I am writing to formally object to the proposed development of 260 houses at Copthorne Meadows (Tandridge ref: 2025/1376 and Mid Sussex ref: DM/26/0303).

My objection is based on the following material planning concerns:

1. Environmental Impact

The site is designated as a Site of Nature Conservation Interest and forms part of one of the UK's remaining unimproved meadow habitats.

It supports a wide range of protected and vulnerable species including bats, dormice, reptiles, and other wildlife.

The loss of this habitat would be irreversible, and even the developer acknowledges that mitigation will not fully address species loss.

2. Traffic and Pedestrian Safety

There is no safe or suitable access into the village from Borers Arms Road or Copthorne Bank.

Additional traffic from 260 homes will significantly increase congestion and pose serious risks to pedestrian safety.

3. Strain on Local Services

Local infrastructure is already at capacity. Schools, GP services, and community facilities are unable to accommodate further demand from a development of this scale.

4. Flood Risk

The village already experiences regular flooding.

Evidence suggests that proposed drainage solutions may be ineffective, with test pits reportedly failing to drain properly.

This raises serious concerns about where surface water will be managed.

5. Unsuitable Site

This site has previously been deemed unsuitable by the Local Plan Team.

This speculative application appears to ignore earlier planning conclusions and does not represent sustainable development.

Given the above concerns, I strongly urge the council to reject this application.

Yours faithfully,

Kind regards