

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 09 March 2026 21:41:58 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 09/03/2026 9:41 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

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### Customer Details

**Address:** Clay Hall, Clay Hall Lane Copthorne

### Comments Details

**Commenter Type:** Neighbour or general public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Planning application reference 2025/1376-  
I object to the proposed development for the following reasons.  
Environmental  
The proposed Planning Application is within an area known as "Copthorne Meadows" part of the old 'Copthorne Common'. It is

within the Green Belt and is a "Site of Nature Conservation Interest" (SNCI) it was noted at the time, of the classification, the meadows were of such importance that a notification of SSSI was considered.

These meadows are part of the last 10% of unimproved grassland meadows the remaining 90% having been lost within the past 70 years. It contains rich grassland species and is a priority habitat under section 41 of the NERC Act 2006.

Should the application be granted the UK will forfeit its right to lecture others on species or habitat conservation be it in the Amazon or Lowland gorilla habitat protection, or indeed anywhere else where nature is at risk.

For having sanctioned the destruction of part of the last 10% of such important scarce habitat, (in its own backyard), how could the UK lecture others on conservation.

Surveys on the site have recorded over 50 species of plants of conservation interest.

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.

The developer's submission incorrectly states there has been no loss of habitat from activities since January 2020, this is simply not the case, flailing has been undertaken on several occasions and somewhere I have photographic evidence to prove it.

Likewise, the developers' proposals cast doubt on the abundance of wildlife, however locals will be able to point to the exact nesting sites of many of the species identified above.

I am of the firm belief that the flailing was a deliberate action to degrade the habitat; such action should not be rewarded.

It is not possible to mitigate for the direct loss of this grassland habitat and mitigation, or compensation procedures cannot offset the loss of biodiversity thus the statutory requirement of a 10% Biodiversity Net Gain is not practically achievable.

Planning Permission should be refused if "significant harm to biodiversity from a development cannot be avoided..."

(NPPF193(a)).

Flooding

I note the objection by SCC - Flood Risk, Planning and Consulting Team.

The developers' flood risk assessment is woefully inadequate, understated and complacent. It incorrectly states that the runoff is to the Copthorne Common ditch, when in fact it is to the Burstow Stream.

It is noteworthy that Burstow has suffered considerable flooding in the past which will only worsen with this development

We have lived at Clay Hall for 35 years and in recent years have noticed a considerable increase in the flooding in the locality. We have installed additional measures to prevent flooding of our

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property the latest was undertaken last year (we are happy to show you the extent of the works)

The proposed development will only exacerbate the flooding problem. The developer has admitted that "Soakaway drainage is unlikely to be suitable for this site." But no practical alternative solutions are offered.

#### Pedestrian Safety

The developers yet again take a complacent approach to pedestrian safety.

The development will be accessed by two routes both of which are unsuitable for the safety of pedestrians. One access is to Borers Arms Road through a busy industrial estate (which the developer intends to enlarge) this will entail the pedestrians having to navigate past goods vehicles delivering reversing etc and then on to Borers Arms Road which has very little pavement and pedestrians must criss-cross to each side to avoid walking in the road.

The second entrance is on to Copthorne bank, which again has little pavement, and in some cases none, pedestrians must criss-cross to each side to avoid walking in the road. Copthorne Bank also has a very nasty bend where only recently two pedestrians were badly injured when a vehicle mounted the pavement.

This very narrow, dangerous pathway beside St Francis Care Home wall is a very real danger to pedestrian access to Copthorne Village and the application makes no attempt on how this could be addressed.

The developers fail to show how school children and pedestrians can safely reach schools, GP surgery, shops, and other infrastructure.

Due to of the lack of pavement and the unsuitable route for pedestrians it is most likely that parents will decide to drive their children to school and clubs etc, this will only exacerbate the danger to those that walk and further discourage walking.

#### Congestion

With over 700 more people and circa 390 more cars there will be an unacceptable impact on highway traffic and safety for both Copthorne Bank and Borers Arms road and all adjoining roads and junctions.

It is interesting that the highways authority has requested additional time to undertake an impact assessment.

#### Infrastructure

The existing schools, GP surgery and sports clubs are already oversubscribed, and the occupants of this proposed development would not have access to a range of services and facilities and

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public transport, and, in consequence, they would not be sustainably located.

There is no clear plan for additional school places, GP capacity, or infrastructure to support this scale of growth.

It is noteworthy the residents on the development on the west side of Copthorne comprising of 500 plus houses, are already complaining of the lack of school or GP services and are having to travel out of the village for such.

Landscaping.

The developer's intention is to grub up the rhododendrons, along Clay Hall Lane, this is nothing short of vandalism the sight of the hedge when in flower in spring is one to behold and for the developers to state that "This is not a valued landscape". Well, they should seek the views of the residents of Clay Hall Lane before making such a statement.

General

The site has not been allocated in the local Plan and is not in accordance with the "Preferred Strategy".

The site remains within the Green Belt and "Planning Permission for inappropriate development will only be permitted in very special circumstances." In 2019 it was stated that development of the site would comprise inappropriate development.

The development will go against the green policy of the prevention of the joining up of settlements

The site has not been selected for exclusion from the Green Belt and has not been included as a draft housing allocation.

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

I believed due to the rejection of the wider Local Plan; this application is no more than a speculative application by developers who have paid little attention to the significant importance of the SNCI status and the fact the area is part of the last remaining 10% of the UK unimproved meadows .

This Application should be rejected.

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Kind regards

