

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 04 March 2026 20:11
To: Steven King
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 04/03/2026 8:10 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: 

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Subject: Formal Objection to Proposed Housing Development at Borers Arms Road, Copthorne

Dear Sir/Madam,

I am writing to formally object to the proposed housing development at Borers Arms Road, Copthorne. While I recognise the need for carefully planned housing within the district, I have significant concerns regarding make it stronger the suitability of this particular site and the potential negative impacts the development may have on the local environment, infrastructure, and community.

1. Flood Risk Concerns

The proposed development site is located in an area already known to experience drainage challenges and periods of surface water accumulation during heavy rainfall. Further large-scale development risks increasing impermeable surfaces, which may exacerbate runoff and place additional pressure on existing drainage systems. This raises serious concerns about increased flood risk not only within the development itself but also for neighbouring properties and surrounding roads.

Given the increasing frequency of extreme weather events, it is essential that precautionary principles are applied, and that development is avoided in locations where flooding risks may be intensified.

2. Strain on Local Infrastructure and Services

Copthorne's existing infrastructure is already under considerable pressure. Local schools are operating close to or at capacity, and GP surgeries and healthcare services are experiencing long waiting times and difficulties accommodating current demand.

A development of this scale would inevitably increase population levels without clear evidence of guaranteed, proportionate investment in education, healthcare provision, transport infrastructure, and other essential services. Without such commitments in place prior to approval, the proposal risks significantly reducing the quality and accessibility of services for existing residents.

3. Impact on Protected Wildlife and Natural Habitat

The woodland surrounding Borers Farm Road supports a variety of protected and sensitive wildlife species, including bats and badgers. These species rely on established habitats, commuting routes, and foraging areas that could be severely disrupted or permanently lost through construction, increased lighting, noise, and human activity.

Bats and badgers are protected under UK wildlife legislation, and any development that threatens their habitats must be subject to rigorous ecological assessment and mitigation. The loss or fragmentation of woodland ecosystems would have lasting consequences for local biodiversity and contradict broader environmental and conservation objectives.

4. Loss of Rural Character

Copthorne's character is strongly defined by its green spaces and woodland setting. Development at this location risks urbanising an area that currently acts as an important natural buffer and contributes to the village's identity and environmental balance. Copthorne has already accommodated substantial residential growth through numerous recent housing developments, resulting in significant cumulative impacts on local infrastructure, services, and the rural character of the village. The addition of further large-scale housing at this site would constitute unsustainable overdevelopment and conflicts with the principles of plan-led growth by exceeding the capacity of existing infrastructure and community facilities. The proposal fails to adequately consider the cumulative impact of development, contrary to sustainable development objectives within national and local planning policy, and therefore represents an unjustified and disproportionate expansion of the settlement.

Conclusion

For the reasons outlined above - namely flood risk concerns, pressure on already stretched local services, and the potential harm to protected wildlife and woodland habitats - I respectfully request that Mid Sussex District Council refuses planning permission for this development or, at minimum, requires substantial further assessment and mitigation before any decision is made. I ask that this objection be formally recorded and fully considered as part of the planning consultation process.

Yours faithfully,



Kind regards