

Clay Hall
Clay Hall Lane
Copthorne
RH10 3JE
[REDACTED]

27 July 2026

To Tandridge District Council
And
Mid Sussex District Council

For the attention of Alda Song at Tandridge District Council by email [REDACTED]
For the attention of Steven King at Mid Sussex District Council by email to
steven.king@midsussex.gov.uk

RE- Application Ref: 2025/1376 at Tandridge District Council
Re- Application Ref DM/26/0303 at Mid Sussex District Council
Land North of Borers Arms Road (Copthorne Meadows)

Dear Alda/Steven

Further to my formal objection to the above planning application sent to both parties on the 26th March 2026.

I wish to add the following comments.

I attended your Local Plan Consultation meeting at the Smallfield Club Hub. The meeting was very informative, and your staff were very helpful with my questions and their answers.

Although I was concerned at the enormous number of proposed developments in and around the Smallfield area. My concerns were eased a little when your staff explained that the areas identified in the drawings were not all to be built upon but were areas that have the potential to be built upon, subject to them meeting the necessary planning requirements.

The above planning applications- Application **Ref: 2025/1376 at Tandridge District Council** and Application **Ref DM/26/0303 at Mid Sussex District Council** was part of the presentation and headed under consideration

My original objection sent on the 26th March to you both, raised my concerns that the above application failed to meet NPPF paragraph 153 which confirms that the developer must show and demonstrate that all reasonable alternative locations with less harmful ecological impacts have been fully examined and shown to be unsuitable.

Your own presentation shows many areas which will have a far less harmful ecological impact I am sure I have no need to remind you the area in the above application has the following ecological importance.

1. Site of SNCI
2. Is part of the last 10% remaining un-improved meadow in the whole of the UK
3. The site was one point away from gaining SSI status
4. The area contains rich grassland species and is a priority habitat under section 41 of the NERC Act 2006.
5. Surveys on the site have recorded over 50 species of plants of conservation interest



I have studied the other areas in and around Smallfield and Burstow and unless I am incorrect, none of them have the status of SNCI and none of them are part of the last 10% of un-improved meadows in the whole of the UK.

I have also investigated the wildlife and found none of the areas have the abundance of the wildlife and fauna that this site has.

In summary although the developer has failed to show all other areas with a far less harmful ecological impact have been explored and shown to be unsuitable.

Tandridge have undertaken this in their local plan and by doing so have shown there is an abundance of other areas with a less harmful ecological impact.

It is obvious that the only conclusion the planning team can make is to refuse this application.

Any other conclusion will show that this planning application was pre-determined and therefore unlawful. I have already expressed my concerns in this regard with the comments from your enforcement team, (Case ref: ENF/2026/44 with a level 3 priority) refers.

You will recall the comments that the landowners spent considerable sums clearing the site (and destroying protected species habitat) in anticipation of a positive outcome of the planning application.

One would ask the question why?

If this application is granted I hope that the officers responsible have the answers as to why such an important habitat needed to be destroyed whilst other less harmful sites were available.

Yours Sincerely

