

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2026 21:18:15 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 23/03/2026 9:18 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: 10 Church Lane Copthorne Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This is the only area of the village that has been relatively untouched by development. It provides habitat for protected wildlife, including bats and badgers, as one of the most nature depleted nations in Europe it

is important that we retain buffer zones like this to allow our wildlife to survive.

This is precious habitat and land designated as unimproved meadow and is entitled to green belt protection.

This area provides safe off-road walks for residents to enjoy nature and benefit from the effects on their health and wellbeing rather than walk concrete covered streets.

Trees and nature rich land mitigates noise, helps to improve air quality in an area of high levels of pollutants from vehicles from A264, M23 and of aircraft flying in and out of Gatwick airport.

Allowing this development will significantly change the character of Copthorne which is increasingly becoming a suburb of Crawley rather than a village with access to unspoilt green space.

Access from Copthorne Bank includes very narrow pavements and a dangerous bend in the road.

There is no continuous foot path along Borers Arms Road to allow residents safe walking into the village centre. The access through Borers Arms Yard is potentially dangerous, with commuters and pedestrians sharing access with commercial vehicles, which will have to cross the footways to access the industrial units. We must be encouraging active travel and a safe route to school audit would be imperative.

This area is prone to flooding and currently safely allows excess water to collect without causing any disruption during periods of extensive rainfall.

It would bring additional traffic and further pressure on the doctors surgery, schools and other community resources.

I would personally be devastated to see this beautiful natural habit destroyed for the reasons stated above and strongly object to the development for the reasons stated above.

Kind regards