

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 22 February 2026 16:04:05 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 22/02/2026 4:04 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:** 7 Oaklands Drive Copthorne

### Comments Details

**Commenter Type:** Neighbour or general public

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

**Reasons for comment:**

**Comments:** I object most strongly to this planning application for the following reasons:

1. The site 'Copthorne Meadows' is a scarce Green Belt habitat, it is an 'unimproved meadow' with an environment that has declined

by 90% in the last century. (Source - SCC team Manager). It has SNCI designation. 'Cophorne Meadows' hasn't been built on so there is no precedent to be included as part of the consideration. It is part of the only 10% remaining "Unimproved Meadows" in the UK.

2. The significant Flood risk to the development and to the surrounding areas, as supported by Surrey County Councils Flood and Resilience Specialists objection. 'Cophorne meadows' and the surrounding areas all suffer with surface water flooding, shown by massive increase of potholes and flooding from fields, as well as residents back and or front gardens and drives. If you walk down Clay Hall Lane you can see the water running off the meadows into the natural ditches. The lane is constantly flooded. With the growing impact of Climate Change increasing rainfall this flooding will only continue to worsen.

ITV produced an investigation on the impact of drainage related planning breaches to both the new builds and the properties nearby. They made recommendations to Councils to complete flood risk assessments and the pitfalls of the system in not following up on the developers. Have these been considered? <https://www.itv.com/news/tyne-tees/2026-02-12/flooding-prompts-discovery-of-planning-breaches-on-ten-new-build-estates>

3. The detrimental ethological effects:

- The developer's illustrative plan will pierce the linear broad of the leafed woodland hedgerows for the on-site roadways. Thus creating breaks in the wildlife "corridors" provided by the [currently] continuous hedgerows and, consequently, cause species populations to be isolated and in turn non-sustainable.
- The TDC ecology assessment goes on to list the fact that some of the oak trees that make up the hedgerows are possibly veteran. Thanks to the nature of elderly oak trees, bat roosts are present and bat foraging flights are common within the fields.
- There are 53 "species of interest" recorded for the site, and there are active Badger setts within the proposed site.
- Native Bluebells [not European introductions] are growing in patches.
- Various herptiles have been recorded repeatedly over the years. All of which have protected status.
- West Sussex Wildlife Trust support our objection to development on the site.
- The Badger Trust are already involved in helping us to identify the active Badger setts.

4. There is already significant development at Cophorne and a large amount of planning applications in for over 400 houses at Smallfield. The area and roads are poorly maintained, pot holes verging on causing accidents, surface water drains appear never

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to be gulley sucked and there is a lack of pavements for residents to walk on resulting in residents, especially on Copthorne bank literally being at significant risk walking to school, the shops etc. The care home on Copthorne bank has a pinch point, which resulted in the horrific accident of my neighbours. Residents can be seen waiting till the road is clear of traffic before walking on this piece of pavement. The wall needs to be moved back and the pavement widened. Surely with the amount of CIL Monies from all the developments this could have been addressed by now by both Parish Councils and Councils working together!

Local doctors' practices are full, you can't find a NHS dentist and there are definitely not enough school places for all the new housing to come at Smallfield let alone another new development. It's worth noting the schools on the list provided state that Copthorne Prep has places, with 50% affordable housing the likelihood is they couldn't afford private schools. The information doesn't provide catchment areas so gives false evidence on where children can go to school. Children will have to travel to further afield schools, adding even more traffic on the roads. The surrounding roads cannot cope with the current amount of traffic, there are already "rat-runs" on all adjoining roads Redehall Road, Broadbridge Lane, Smallfield village crossroads, Borers Arms Road, Knowle Drive, Newtown, Church Road, etc. The A264 is a busy road with turning into and out of Borers Arms Road already difficult.

Bus services are low frequency at present, increased services need to be funded by local councils, to match increase in residents.

In conclusion, before granting any more planning permission for more developments, councils need to work to address: traffic concerns; fully continuous pavements; providing and maintaining a decent road surface and drainage system; improve flooding hot spots; make sure the current residents can get a GP and a timely GP appointment; accessibility for NHS hospitals, dentists, and schools for everyone; and above all protect the countryside and prevent more Climate Change.

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Kind regards