

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2026 14:26:47 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 19/03/2026 2:26 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: Windyridge Borers Arms Road Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally lodge my objection to the proposed development of 260 additional houses at Copthorne Meadows. This site is unsuitable for development for the following reasons:
- Environmental Destruction: The site holds "Site of Nature Conservation Interest" status and consists of "Unimproved

Meadow," a rare habitat representing the last 10% of its kind in the UK. Development would cause irreparable harm to protected species known to inhabit the area, including bats, dormice, grass snakes, and great crested newts.

- Inadequate Flood Mitigation: The area already suffers from annual flooding. The developer's own tests suggest that infiltration drainage is unlikely to be effective due to poor soil drainage (test pits filling with water), which will significantly increase the risk of surface water flooding for the existing village.

- Traffic and Pedestrian Safety: There is no safe pedestrian or vehicular access into the village from either the Bowers Arms Road or Copthorne Bank entrances. Adding 260 homes would create dangerous levels of traffic congestion and pose a direct threat to pedestrian safety.

- Strain on Local Infrastructure: Local services, including GP surgeries, schools, and community clubs, are already at full capacity. The addition of hundreds of new residents would place an unsustainable burden on these essential services.

- Previous Rejection: This site has previously been dismissed as unsuitable by the Local Plan Team. The current speculative application fails to address the fundamental issues that led to its prior exclusion.

For these reasons, I urge the Planning Department to reject this application to protect our local environment and the safety of the Copthorne community.

Kind regards