

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 19 March 2026 09:38
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 19/03/2026 9:37 AM.

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:	
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Mid Sussex District Council Planning Application Ref: DM/26/0303 - Copthorne Meadows Dear Sir/Madam I object to the proposed planning application on the following grounds: 1 The submitted application specifies only a proposed upper limit of 260 dwellings and up to 1700sqm of employment floor space but fails to quantify any minimum levels for decision makers to make any lawful decisions. 2 Copthorne Meadows has designated status as a "Site of Nature Conservation Interest" and constitutes part of the last remaining 10% of UK "Unimproved Meadow" habitat. The proposed development will result in a deterioration of this habitat including substantive permanent loss of more than 1/3 of this SNCI designated site. This is in direct contradiction of Council Policy. 3 Copthorne Meadows is designated Green Belt land. The "Golden Rules" for change to Grey Belt designation is not established/determined as this must be part of a local plan lead

process. This is particularly so in respect of "delivering necessary infrastructure". The applicant sets out, no additional school place provision, no increased GP capacity, no increased community facilities (including public open spaces) or other highway improvements.

4 The proposed use of site access via Borers Arms Road raises significant safety concerns. This is on the basis that access to the development would be through an established industrial estate with regular HGV traffic, delivery trucks, other light commercial vehicles, and forklifts. The access is also adjacent to historically located children's facilities for scouting & guiding, and outdoor play areas. Further, pedestrian access to village services is not continuous on the north side of the road with pedestrians, including school children, having to cross at the junction with the entrance to the busy Copthorne Golf Club.

5 The proposed site access via Copthorne Bank also raises significant safety issues. There are no continuous pedestrian pathways to village facilities. There are limited traffic calming measures to reduce the risk to pedestrians from fast moving traffic. There is further risk where the road bends around the "Care UK" care home (currently under development) where at this point the pedestrian pathways are very restricted.

[REDACTED]

Kind regards