



Steven King
Mid Sussex Planning
Oaklands,
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**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 11 March 2026

Planning Reference: **DM/26/0303**
Site Address: **Land North Borers Arms Road, Copthorne**

Planning Description: **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.**

Dear Steven,

Thank you for your consultation on the above site, received March 2026. For this consultation, we have considered the following document submitted:

- Flood Risk Assessment and Outline Drainage Strategy prepared by Aqua Terra, December 2025

We acknowledge that only the southernmost portion of the site (Access) is within our administrative boundary therefore recommend this is looked at in terms of Flood Risk and Vulnerability by the appropriate Emergency Planning Team and will defer to Surrey LLFA to comment upon Surface Water Flood Risk and Site Drainage within their remits. We have **no further comments with respect to this application.**

Yours sincerely,

Mat Jackson
Flood Risk Management Team
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