

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2026 21:41:27 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 16/03/2026 9:41 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: 76 Lashmere Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing as a local resident to object to this application.

My main concern is the serious highway safety issues that this development would create. Anyone living locally knows that the road network around this site is already struggling to cope with

existing traffic.

In particular, turning right out of Borers Arms Road onto the A264 is already extremely difficult and often dangerous, especially during peak hours. Traffic on the A264 is fast-moving and continuous, and gaps to turn right are limited. Adding the traffic generated by a development of this scale would significantly increase the risk of accidents and congestion at this junction. I live in Lashmere so I am very familiar with the challenges currently.

There are also very limited pedestrian facilities along Borers Arms Road, with sections lacking a continuous pavement. Increasing traffic along these narrow village roads without providing safe pedestrian infrastructure presents clear safety concerns, particularly for children walking to school, catching school buses and residents accessing the village.

Secondly, I have serious concerns regarding flood risk and drainage. Flooding already occurs in parts of Copthorne during periods of heavy rain. It is particularly concerning that the developer's own consultants have acknowledged that infiltration drainage may not work on this site, with test pits reportedly filling with water and failing to drain. If surface water cannot infiltrate the ground, it is unclear where this additional water will safely go. Approving development under these circumstances risks making an existing flooding problem worse.

Thirdly, Copthorne Meadows is an ecologically valuable site, identified as a Site of Nature Conservation Interest and part of the UK's remaining unimproved meadow habitat. These habitats are extremely rare and support protected species including bats, dormice, reptiles, breeding birds and other wildlife. The loss or degradation of such habitat cannot easily be replaced or mitigated elsewhere, and this should weigh heavily against development.

Finally, it is my understanding that this site was previously considered unsuitable for development during the Local Plan process. The fact that a speculative application is now being submitted following the Local Plan's rejection does not change the underlying constraints of the site.

For these reasons - highway safety risks, unresolved flood and drainage concerns, and the loss of an important ecological habitat - I strongly object to this proposal and ask the council to refuse the application.

Kind regards