

## Notification of Planning Application

Sent to:  
Neighbours listed below:

CONTACT: Steven King  
PHONE: 01444 477556  
EMAIL: steven.king@midsussex.gov.uk  
DATE: 18th February 2026

Dear Sir/Madam

**Application No: DM/26/0303**

**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.**

**Location: Land North Of, Borers Arms Road, Copthorne, West Sussex**

The above planning application has been received and an electronic copy can be viewed on our website [www.midsussex.gov.uk/planningregister](http://www.midsussex.gov.uk/planningregister). You can also view the application on a computer at the Council office during normal office hours between 8.45 am and 5 pm Monday – Thursday and 8.45 am – 4 pm Fridays.

If you want to comment formally on this application, you can do this in writing via the Online Planning Register or you can also submit your comments by letter or by email to the case officer ensuring that you quote application reference number and full postal address. Your comments must be received before **11th March 2026**. Relevant planning matters which can be considered are shown on the reverse of this letter.

All letters will generally be available to view on the Council's website within 5 working days of receipt. Letters will not be formally acknowledged due to the volume of correspondence received. Once made the decision on the application can be obtained by visiting the Online Planning Register.

Please be aware that any written submission you make to us will be available to the general public and may be referred to in reports concerning the proposal. For this reason, letters marked 'Confidential' cannot be considered.

Yours faithfully



Assistant Director Planning and Sustainable Economy

## ADVICE ON COMMENTING ON PROPOSALS

### Finding out about the Application

Try and view the submitted plans and forms before you contact the Council. Either view the plans online by visiting [www.midsussex.gov.uk/planningregister](http://www.midsussex.gov.uk/planningregister), or at our offices in the Planning Reception. Your local town or parish council will also consider the application. Most have regular planning committee meetings and, if so, you may be entitled to go along to hear what is being said. It may also be possible for you to speak at the meeting and the clerk, I am sure, will be happy to advise. After the meeting, the planning committee will submit its recommendations to us for consideration alongside other submissions from interested parties.

If you don't understand any part of the proposal, please telephone the Case Officer (name and telephone number overleaf) to make an appointment.

### What to Comment on

All comments we receive about a planning application will be considered, but only planning issues can be taken into account.

These might include:

- The effect of the proposed development on the appearance of the area;
- The quality of the design;
- Significant overbearing impact and loss of outlook;
- The economic benefits of the proposal
- Highway safety issues
- Loss of important trees
- Intrusion into the countryside
- Significantly increased noise and disturbance.

These do not include:

- Loss of view
- Loss of property value
- Loss of trade to a competitor
- Boundary and other disputes between neighbours
- Moral, religious issues

### How to Comment on the Application

- Online Planning Register [www.midsussex.gov.uk/planningregister](http://www.midsussex.gov.uk/planningregister). Your email address will automatically be removed from the information that is published on the website.
- By email to: [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)
- By letter to the address overleaf

Please ensure that your comments include the application reference number and your name and address.

### Decision

About 95% of all applications are decided upon by the Council's planning officers. However, if the proposal is particularly large or very controversial it will usually be referred to a planning committee formed of elected District Council members for a decision. The case officer, whose details are set out at the top of the letter will be able to explain the Council's decision making process to you.

If the application is to be determined by the planning committee and you have made representations you will receive written notification prior to the meeting of the date, time and venue for the meeting. Objectors and other interested parties can address the planning committee. The number of speakers is limited to a maximum of two supporters and two objectors. Each speaker is strictly limited to two minutes.

# Mid Sussex District Council

## List of consultations made

### Neighbours notified for application DM/26/0303

Initial neighbour check date:

Signed:

Date received by Officer:

Address	Ltr Sent
H20 Swimming Pools Ltd,Unit 15,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Mantra Magazines Ltd,Unit 12,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Unit 11-5,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Unit 21,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Guideline Building Services Ltd,Unit 19,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Vistavis Ltd,Unit 11-8,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
IQ Security Ltd,Unit 11-7,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Conservador,Unit 11-6,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Wilson Transformer Co PTY Ltd,Unit 11-1,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Vistavis Ltd,Unit 11-2,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Euro Moulds Ltd,Unit 10,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Wilson Transformer Co,Unit 11-3,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Inspire Dance Studio,Unit 14E,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Fenix Insight Ltd,Unit 14F,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Edge Infrastructure Solutions,Unit 14B,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Southdowns Estimating Consulting,Unit 14C,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Merestede,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Dunsmoor,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Dechmont,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Coronation Cottage,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Wilson Transformer Co,Units 5 And 6,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Data Research Compliance Ltd,Unit 13C Ground Floor,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Fenix Insight Ltd,Unit 14A,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Unit 16,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Staxil Ltd,Unit 8,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Dy Tech Ltd,Unit 4,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Flight Hotel Reservations Ltd,Unit 7,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026

# Mid Sussex District Council

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Orion Confectionery Ltd,Unit 20,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Windyridge,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Brambles,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
The Moving Community Network Ltd,Unit 9,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Business Environments Ltd,Unit 14D,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
GS Environmental Services Ltd,Unit 13A Ground Floor,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Southmead,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Tanglewood,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
9 Lashmere,Copthorne,Crawley,West Sussex,RH10 3RR,	18.02.2026
10 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
9 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
8 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
7 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
6 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
Mapledawn,5 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
4 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
3 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
2 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
1 Borers Close,Copthorne,Crawley,West Sussex,RH10 3XW,	18.02.2026
Goffs House,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Hillcroft,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
Ridgeway,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LJ,	18.02.2026
AJP Networking Ltd,Unit 13B First Floor,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Olivers Wine Agency,Units 17 And 18,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Staxil,Unit 76,Borers Yard,Borers Arms Road,Copthorne,Crawley,West Sussex,RH10 3LH,	18.02.2026
Tangley House,5 Maynard Close,Copthorne,Crawley,West Sussex,RH10 3XZ,	18.02.2026
20 St Francis Gardens,Copthorne,Crawley,West Sussex,RH10 3JS,	18.02.2026
Sharland House,4 Maynard Close,Copthorne,Crawley,West Sussex,RH10 3XZ,	18.02.2026
DyTech Ltd,Unit 2,Borers Yard,Borers Arms Road,Copthorne,West Sussex,RH10 3LH,	18.02.2026
Vistavis Ltd,Unit 1A,Borers Yard,Borers Arms Road,Copthorne,West Sussex,RH10 3LH,	18.02.2026
Intelligent Controls UK Ltd,Unit 1,Borers Yard,Borers Arms Road,Copthorne,West Sussex,RH10 3LH,	18.02.2026
Solid State Supplies Ltd,Unit 3,Borers Yard,Borers Arms Road,Copthorne,West Sussex,RH10 3LH,	18.02.2026

Consultees	Ltr Sent
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# ***Mid Sussex District Council***

## ***List of consultations made***

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Sussex Police - Joint Commercial Planning Manager	18.02.2026
Parish Consultation	18.02.2026
Contaminated Land	18.02.2026
Environmental Protection	18.02.2026
Leisure - Planning And Development	18.02.2026
Planning Policy	18.02.2026
WSCC County Planning Officer	18.02.2026
WSCC Drainage Strategy Team (Surface Water Drainage)	18.02.2026
WSCC Highways	18.02.2026
Ecology - Essex County Council	18.02.2026
NHS Sussex - Simon Clavell-Bate	18.02.2026

<b>Site Notices</b>	<b>Printed</b>
Site Notice - Majors, Departure, ROW, ES	18.02.2026