

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2026 16:50:41 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 20/03/2026 4:50 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: Sharland House Maynard Close Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to register my objection to the proposed development at Copthorne Meadows. This proposal raises serious concerns in terms of sustainability and suitability of the site. In particular, the environmental impact would be significant, with the loss of an important area of habitat

known to support protected species. It is unlikely that mitigation measures would adequately compensate for this loss.

Flood risk is also a key issue. The site and surrounding area already experience drainage problems, and there is insufficient confidence that the proposed surface water management systems would be effective. Without a robust and proven solution, there is a clear risk of increased flooding.

The impact on highways is another major concern. The local road network is not designed to accommodate the level of additional traffic that would be generated by a development of this scale. Increased congestion and reduced safety for pedestrians are inevitable.

In addition, local infrastructure, including schools, healthcare provision, and other services, is already under strain. There is little evidence that these facilities can be expanded in line with the demands of this development.

Overall, the scale and location of this proposal make it inappropriate, and it would result in lasting harm to the character of Copthorne.

Kind regards