

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2026 16:49:28 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 4:49 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 am a resident of Copthorne and wish to object to the proposed development of 260 houses at Copthorne Meadows. My main concern is the impact this development would have on the local environment. The site is known to support a range of wildlife, including protected species such as bats and reptiles, and

it is difficult to see how such a large-scale development could avoid causing permanent damage to these habitats.

I am also very concerned about flooding. Parts of the village already experience issues with surface water, and I am not confident that the proposed drainage solutions would be effective, particularly given existing concerns about ground conditions. There is a real risk that this development could make flooding worse for both new and existing homes.

Traffic and road safety are another serious issue. The roads in and around Copthorne are already busy, and additional traffic from a development of this size would increase congestion and create further safety risks, especially for pedestrians where safe routes are limited.

Local infrastructure is already under pressure, including schools and healthcare services, and it is unclear how these would cope with a significant increase in population.

Finally, the loss of this green space would have a noticeable impact on the character of the village, changing it from a rural setting to a much more urban environment.

For these reasons, I strongly object to this application and ask that it is refused.

Kind regards