

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2026 16:47:38 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 4:47 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 object to the proposed development of 260 houses at Copthorne Meadows on the following grounds: Environmental impact: The site supports important habitats and protected species, including bats and reptiles. Development would result in significant and irreversible biodiversity loss, and

mitigation measures are unlikely to be sufficient.

Flood risk: The area already experiences flooding. The proposed drainage strategy appears inadequate, particularly given concerns that infiltration methods may not function effectively. This raises the risk of increased surface water flooding.

Highways and pedestrian safety: The development would significantly increase traffic on roads that are already under pressure, with limited safe pedestrian access into the village.

Pressure on infrastructure: Local services, including schools, healthcare, and utilities, are already stretched and there is insufficient evidence that capacity can be increased to meet demand.

Loss of green space and village character: The development would urbanise an important open area and negatively affect the character of the village.

For these reasons, I urge the council to refuse this application.

Kind regards