

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2026 10:55:27 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 20/03/2026 10:55 AM.

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: 8 ABERGAVENNY GARDENS COPTHORNE Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally object to the proposed planning application for the development of 260 houses in Copthorne, Crawley. My objection is based on several significant concerns regarding the long-term impact this development would have on the village,

its environment, and its existing community infrastructure.

Firstly, the scale of the proposed development is wholly disproportionate to the size and character of Copthorne. The village has a strong, close-knit and family-oriented identity, which would be fundamentally altered by such a large influx of new housing. This development risks eroding the unique, familial atmosphere that residents value and have worked to preserve over many years.

Secondly, the increase in traffic generated by an additional 260 households would place considerable strain on local roads, which are already under pressure. Congestion, longer travel times, and increased risk to pedestrian safety-particularly for children and elderly residents-are all likely consequences. The current road infrastructure is not adequately equipped to handle such a significant rise in vehicle usage.

Furthermore, the environmental impact of this development is deeply concerning. The proposed site supports natural habitats for a variety of wildlife species. Construction and subsequent residential use would inevitably lead to habitat destruction, loss of biodiversity, and disruption to local ecosystems. This runs counter to broader environmental priorities and sustainability commitments.

In addition, local infrastructure, particularly schools, recreational facilities, and community services, is already operating near capacity. The introduction of a large number of new residents would exacerbate this issue, leading to overcrowding and reduced access to essential services. There is no clear evidence that sufficient provisions are being made to expand these facilities in line with the proposed growth.

In summary, this development would:

Undermine the character and community cohesion of Copthorne

Significantly worsen traffic and road safety conditions

Cause irreversible environmental damage and loss of wildlife habitats

Place unsustainable pressure on already stretched local infrastructure

For these reasons, I strongly urge the planning authority to reject this application.

Thank you for considering my objection.

Kind regards