

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 July 2026 10:41:06 UTC+01:00
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 29/07/2026 10:41 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. (Revised highway plans and supporting information received 23/07/2026.).
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address: The Troon Borers Arms Rd Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	**Objection to Planning Application DM/26/0303 - Land North of Borers Arms Road, Copthorne**

I strongly object this planning application DM/26/0303 on land north of Borers Arms Road.

My objection is based on the following concerns:

1. Unsustainable pressure on already overstretched local infrastructure

The scale of this proposed development would place substantial additional pressure on infrastructure that is already struggling to meet the needs of existing residents.

Local schools are already heavily subscribed, access to GP appointments is increasingly difficult, and other healthcare and community services are under considerable pressure. The addition of up to 260 new homes will result in a significant increase in demand for school places, GP services, healthcare provision and other local facilities.

The application should demonstrate clearly that sufficient infrastructure will be available when the development is occupied, rather than relying on assumptions that existing services can absorb the additional demand. Any proposed financial contributions should be supported by clear evidence that they will provide actual, timely and adequate additional capacity.

2. Increased traffic and pressure on local roads

The local road network is already heavily used, particularly during peak commuting periods. I have lived on Borers Arms Road for 13 years and it is incredible how much more traffic there already is.

A development of up to 260 dwellings is likely to generate a significant number of additional daily vehicle movements. The proposed development would also include employment floorspace, which may create further traffic from employees, visitors, deliveries and servicing vehicles.

There are concerns regarding road capacity, congestion, junction safety, pedestrian safety and the cumulative impact of existing and proposed development in the surrounding area. The application should be assessed against realistic traffic conditions rather than relying on assumptions that a substantial proportion of residents will walk, cycle or use public transport.

The safety and suitability of the proposed access arrangements should also be fully demonstrated, particularly given the existing character and constraints of the local road network.

3. Loss of woodland, fields and valued green space

The proposed development would result in the loss of existing

fields and a substantial change to the rural character and setting of this part of Copthorne.

The land currently provides an important area of open countryside and contributes to the separation, character and identity of the village. As well as living on Bowers Arms Road I work at Bowers Yard and have a view of the current field adjacent and on a daily basis see herds of deer (once counted 12) and a number of Buzzards and other birds of prey. They are running out of places to go.

The environmental value of the site should not be assessed only in terms of formal designations. The site has value as an existing green landscape, wildlife habitat and part of the wider network of open land around the village.

4. Impact on wildlife and biodiversity

As mentioned I view the area proposed and see the wildlife that will be displaced. These are not occasional sightings. The regular presence of deer and birds of prey indicates that the site forms part of an active local habitat and wildlife dwelling.

The development could result in habitat loss, disturbance, increased noise and lighting, fragmentation of wildlife routes and a reduction in the ability of animals to move safely through the area. The ecological assessment should properly consider the site's actual use by wildlife throughout the year, including seasonal variation, rather than relying solely on limited survey periods.

Any proposed biodiversity net gain should not be treated as automatically compensating for the loss of established habitat and the existing ecological function of the site. The application should demonstrate how wildlife corridors, habitat connectivity and the continued movement of deer and other species would be protected in practice.

5. Cumulative impact and the capacity of Copthorne

This proposal should not be considered in isolation. Copthorne is already experiencing significant development pressure, and the cumulative effect of existing, approved and proposed developments must be properly assessed.

The combined impact on roads, schools, healthcare, drainage, utilities, public services, green space and the character of the village may be substantially greater than the impact of this application considered alone.

The scale of this proposal risks changing the character of Copthorne without the necessary infrastructure being in place to support that level of growth.

For these reasons, I believe that the proposed development is unsustainable and would result in unacceptable impacts on local infrastructure, traffic and road safety, the rural character of the area, existing green space and local wildlife.

I respectfully request and hope that Mid Sussex District Council refuses this planning application.

Kind regards