

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 01 August 2026 17:06:01 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 01/08/2026 5:06 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. (Revised highway plans and supporting information received 23/07/2026.).
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address: 31 Lashmere Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to this development based on the following:
1. It will have a negative impact on local services such as local GP's which are already overwhelmed.

2. Copthorne has an existing drainage problem and regularly floods. Removing natural drainage in the form of the existing land and replacing it with concrete and housing will exacerbate the issue.
 3. The development will increase environmental pollution in the local area both noise pollution and long term environmental pollution from vehicles associated to the building of the development and the number of vehicles that will increase with the population increase.
 4. The development will adversely affect the appearance of the area which is currently woodland and trees.
 5. It will have a significant overbearing impact on the immediate local area in terms of noise, pollution, outlook and increased vehicle traffic.
 6. It will have a negative impact on road safety with the increased volume of traffic associated to the development. Many children walk to school in this area and it will increase the risk of accidents.
 7. Negative impact on highway safety for vehicles-Copthorne already suffers from a lot of traffic from the A264, adding to this will have a negative impact on highway safety.
 8. There will be a loss of trees and woodland which currently act as an absorber of CO₂ and provide a natural habitat for many species including birds, deer, squirrels, bats and badgers.
 9. Intrusion into the countryside: Badgers are present in the proposed area. Badgers are protected in the UK by the Protection of Badgers Act 1992, which makes it illegal to kill, injure, take, or cruelly ill-treat a badger, or to damage, destroy, or block access to their setts. This development would therefore be illegal.
 10. Intrusion into the countryside: owls are present in this area. Owls are fully protected in the UK, with barn owls receiving extra legal safeguards. They are protected under the Wildlife and Countryside Act 1981
 11. Intrusion into the countryside: Bats are present in the proposed area. All bat species in the UK are strictly protected by law, specifically under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations. This complete legal protection applies to every bat species, their breeding sites, and their resting places, even when the bats are not currently inside them.
 12. There will be significant noise and disturbance to the local area.
 13. Highways: local road infrastructure is already overwhelmed with traffic at peak times, this development will exacerbate this.
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Kind regards