

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 March 2026 18:58:39 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 08/03/2026 6:58 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: 38 Church Lane Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This site is a green field site and not grey belt as the developers have claimed, as such will be the last remaining area around Copthorne to stop the spread of urban sprawl after other permitted developments have been built closer to Crawley, ie Crabbet park, it is also a very bio diverse and ecologically interesting site and as

such needs protecting.

The site contains one of the last remaining wild flower meadows in the UK (even after attempts by the land owner to destroy it by allowing horses to graze year round) 97% of which have been lost since 1930 and as such is a site of conservation interest (SNCI), over one third of Copthorne meadow will be impacted by the development, this should not be allowed to happen

Badger setts have been reported on the site and reports of badgers being seen. Badgers are protected under UK law in the protection of Badgers act 1992 which states Badger setts must not be disturbed or interfered with.

Long eared bats are also present on the site, these are also protected under UK law under the Wildlife and Country act 1981 and conservation efforts focus on preserving their habitats and ensuring safe roosting sites.

The site is also liable to flooding as test pits carried out by the developers own consultants filled with water and failed to drain, flood risk to the surrounding areas must be of concern, ie Lashmere road and surrounding dwellings.

Apart from the detrimental environmental impact there are grave safety concerns with respect to access via a working industrial estate, especially for pedestrians, school children, cyclists and wheel chair users trying to navigate their way past Fork lift trucks, HGV's, delivery vehicles and cars, there is also the matter of parents and children walking to school along Borers Arms Road, this is very busy at peak times and there is no continuous footpath into the Village, pedestrians and children will need to cross the busy road to carry on along the footpath. Having been a volunteer with Copthorne Speedwatch for ten years I can testify to extreme speed that some vehicles achieve along this road

The exit from the site along the Copthorne common road is also dangerous for pedestrians, cyclists and wheel chair users, with the footpath only being 60cms wide at its narrowest point on a tight bend where recently two pedestrians were injured by a vehicle leaving the road and pinning them against a high wall.

There is also no plan for additional Doctor or school places. Also to the detriment of Mid Sussex council will be a loss of Business rates when one of the industrial units is taken away as per the plan.

Kind regards