

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 February 2026 17:01:19 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 27/02/2026 5:01 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: Bridgelands Clay Hall Lane Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The location of the Planning Application lies within an area known as "Copthorne Meadows", which is itself part of the old 'Copthorne Common'. It all lies within the Green Belt and was selected as a "Site of Nature Conservation Interest" (SNCI) in 2015. Indeed it was considered that the meadows were worthy of notification as a

SSSI.

The SNCI designation was awarded for its species rich grassland, classified as "unimproved lowland meadow", a priority habitat for nature conservation under Section 41 of the NERC Act 2006 and an environment that has declined by 90% in the last century.

Surveys on site have recorded 53 species of vascular plants of conservation interest. Bats, breeding birds, dormice, grass snakes and other reptiles, badgers, foxes, deer, hedgehogs and invertebrates are all known to be present and are at serious risk from the proposed development.

This is a precious, valuable and very scarce habitat that should exclude it from the "Exceptional Circumstances Test" for Green Belt development.

The land has been flail cut to ground level on a number of occasions since about 2018. the last time in mid June 2023. This contradicts the statement in the Planning Application that there had been NO loss of habitat resulting from activities carried out after 30/01/2020 but before 17/10/2025. The flail cutting was deliberate, wanton destruction of the grassland habitat.

This development would result in the permanent loss of the grassland mosaic and "it is not possible to mitigate for the direct loss of grassland habitat". Mitigation/compensation cannot offset the loss of biodiversity. The statutory requirement of a 10% Biodiversity Net Gain is not practically achievable. Mitigation and/or compensatory financial payments will never bring back the lost habitat, flora and fauna to this irreplaceable lowland meadow.

Planning Permission should be refused if "significant harm to biodiversity from a development cannot be avoided ..." (NPPF 193(a)).

Flood Risk.

The developers' Flood Risk Assessment is woefully understated and complacent.

We have lived at Bridgelands in Clay Hall Lane since 1970 and have on numerous occasions suffered from flooding into our drive and garden from surface water and drain off from the fields South of Clay Hall Lane. This last winter we have been flooded 7 times! The proposed development will only exacerbate the flooding problem. The Applicant has stated that "Soakaway drainage is unlikely to be suitable for this site." No practical solutions are offered.

Transport.

Another incredibly complacent approach.

With about 700 more people and about 400 more cars there will be an unacceptable impact on highway traffic and safety for both

Borers Arms Road and Copthorne Bank and all their adjoining roads and junctions.

The very narrow, dangerous pathway on the bend beside St Francis Care Home is a very real deterrent to safe pedestrian access to Copthorne Village and needs to be addressed.

The Borers Arms Yard access is a potential danger area, with pedestrians, commuters and commercial vehicles all vying for the same space.

Another real concern is the lack of a continuous footpath along Borers Arms Road.

Landscaping.

The Developers state that "This is not a valued landscape". Well, it is to us!

Infrastructure and Sustainability.

Because of the recent developments at Heathy Wood and Holly Farm (some 550 houses in all) plus other numerous small developments there is already extreme pressure on all the local services and infrastructure to cope with the expansion. Therefore the future occupants of this proposed development would NOT have ready access to a range of services and facilities and public transport and , in consequence, would NOT be sustainably located.

Furthermore the site is NOT sustainable in relation to biodiversity, transport and highway safety, flood risk and safe pedestrian access to the Village.

Policy CSP1 of the "Core Strategy" (Location of Development) is NOT met.

The site has Not been allocated in any Local Plan and is Not in accordance with the "Preferred Strategy".

The site remains within the Green Belt and "Planning Permission for inappropriate development will only be permitted in very special circumstances." in 2019 it was stated that development of the site would comprise inappropriate development. That is still the case.

The site has NOT been selected for exclusion from the Green Belt and has NOT been included as a draft housing allocation.

This Application should be denied.

Kind regards