

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 26 February 2026 21:59:21 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 26/02/2026 9:59 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:** Dechmont Borers Arms Road Copthorne

### Comments Details

**Commenter Type:** Neighbour or general public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The site has a diverse habitat which the owner tried to destroy approximately 6 years ago by flaying the land, but we see bats, badgers, deer, foxes, field mice and orchids regularly. In our oak trees at the border of our garden, we see the bats flying around at night.

The site has gained extra wildlife from the other housing developments in the local area as their habitat in Copthorne has already been reduced.

Flooding is a major concern, the fields are frequently waterlogged with the existing ditches full and unable to remove the water. This is a specific concern to our house as the water from the fields seeps into our garden already, and the addition of roads, paths and hard standing will make drainage more difficult and the flood assessment reports recognise this but don't offer a full solution.

Access to the development from Borers Arms Road through a busy industrial estate is dangerous with commercial vehicles cross doorways to gain access. This will be the route that people will have to walk to access the local services including schools. The additional traffic in Borers arms road will make crossing it even more difficult, and as the footpath is not continuous on one side, you have to cross it. Access onto Copthorne Bank for pedestrians is also hazardous as some of it does not have any footpath resulting in having to walk on the road, and the corner near St Francis Court is dangerous, with a narrow footpath and numerous accidents including one where two people suffered serious injuries.

The services in Copthorne are already over subscribed (doctors, schools, sport facilities) with many existing Copthorne residents having to use other services further away. The schools can't be expanded so where will the additional children go to school ?

Copthorne has already seen housing built in Heathy Wood, plus additional houses may be built at Crabbitt park, copthorne golf course etc, and the village and roads simply can't cope with the additional houses

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Kind regards