

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 March 2026 11:35:03 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 11/03/2026 11:35 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.

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: Clay Hall Clay Hall Lane Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sirs

I object to this application because the land is green belt and a site of SNCI is a scarce habitat.

The land is home to many protected species and is known as Copthorne Meadows, native blue bells as well as many other rare plants are known to exist on the land as well as badgers, dormouse, barn owls, grass snakes as well as many other protected species.

I also understand that the land is part of the last 10% of unimproved meadows left in the UK.

if we cannot protect this last 10% of unimproved meadows in the UK then we all should hold our heads in shame

Furthermore the infrastructure in Copthorne is already full to capacity, the schools are full the GP surgery is full and the sports club has no more capacity.

The location of the proposed development is unsuitable for pedestrians as there is no safe paving to allow access to the village centre.

Flooding is also not addressed in the application, the area is already prone to flooding every year, the run off, of the surface water from the proposed development will only worsen this problem

The proposed development is in variance with the guidance preventing the joining up settlements in this case the villages of Copthorne and Smallfield.

for the above reasons the application should be denied.

Kind regards