

## Steven King

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**From:** [REDACTED]  
**Sent:** 24 February 2026 12:26  
**To:** Steven King  
**Subject:** Planning land north of borers Arms Road Copthorne.

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Dear Sir/Madam,

Re: surrey Planning Application 2025/1376 – Land North of Borers Arms Road, East of Copthorne Bank and South of Clay Hall Lane, Copthorne

I am writing to formally object to the above planning application.

I have lived in this area for over 40 years and have witnessed significant changes to the local environment over that time. In recent years, development on nearby brown belt land has already resulted in a noticeable decline in local wildlife and natural habitats. This proposed development would further exacerbate that decline, causing irreversible harm to the ecological balance of the area.

The land in question supports a range of wildlife, which relies on the remaining green and undeveloped spaces for survival. Continued large-scale development will inevitably lead to further habitat loss and fragmentation, directly impacting biodiversity and undermining environmental sustainability objectives.

I am also extremely concerned about the increased risk of flooding. The area has already experienced issues with surface water and drainage, which have worsened following previous developments. The construction of up to 260 dwellings, along with associated infrastructure and hard surfaces, will significantly increase water runoff and place additional strain on local drainage systems, increasing flood risk for existing residents.

Furthermore, the proposal fails to adequately retain meaningful green space. Green areas are vital not only for wildlife but also for flood mitigation, air quality, and the wellbeing of the local community. The continued loss of open land will permanently alter the character of the area and diminish its environmental and social value.

Given the cumulative impact of previous developments, the environmental harm, increased flood risk, and the insufficient retention of green space, I strongly believe this application is inappropriate for this location and should be refused.

Thank you for considering my comments.

Yours faithfully

[REDACTED]  
Woodbury Lodge  
Clay Hall Lane  
Copthorne  
West Sussex

