

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 February 2026 22:24:41 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 23/02/2026 10:24 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: 9 Oaklands Drive, Copthorne Copthorne Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to the outline planning application by Fairfax to build 260 houses on Copthorne Meadows, north of Borers Arms Road, Copthorne. Copthorne has already taken its fair share of new housing (500 houses at Heathy Wood) with no additional infrastructure. The surgery in Copthorne is full, the schools are full

and the roads in Copthorne are full and very dangerous. Road Safety - Forgive me for bringing personal experience into this, but in May 2024 my husband and I were knocked down and severely injured when a van mounted the pavement outside the Care Home on Copthorne Bank. We sustained life-threatening and life-changing injuries and we each spent 11 weeks in hospital. We are still dealing with the effects of this accident. Nothing has been done to improve the safety of the site of our accident and a further few hundred cars using this road will make it more dangerous still.

Flooding - I have lived in Copthorne since 1980 and Clay Hall Lane has always been prone to flooding. The Copthorne Meadows are flood plains and you can clearly see water lying on the surface of the meadows. If these meadows are built on, I believe that there will be catastrophic flooding for the newly built houses and Clay Hall Lane itself. If, having been advised of this flood risk, the council and Fairfax Homes proceed with this building scheme, I believe they will have failed in their Duty of Care to the existing residents of Clay Hall Lane and the future residents of the new housing scheme.

Adverse Ecological Effects - The Copthorne Meadows are "unimproved meadow" and that environment has declined by 90% in the last century (source: Surrey County Council Natural Environment Team Manager). The site has SNCI designation and although this doesn't give the site protective legislation, for a council to approve building on it would be contrary to the obligation for councils to "conserve and enhance the environment". There are 53 "species of interest" recorded for the site. There are active badger setts within the proposed site. Native bluebells are growing in patches, although somewhat diminished by the repeated flaying of the meadows over the past few years. Various herptiles have been recorded, all of which have protected status.

I appeal to you not to grant outline planning permission for this site. Copthorne is losing its identity as a village and no more of its precious green space should be built upon

Kind regards