

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2026 13:22:25 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 19/03/2026 1:22 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: Windyridge Borers Arms Road Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Reasons for objecting to this planning...

1. Traffic and pedestrian safety
I'm really concerned about the impact this will have on traffic and safety. There isn't a safe or practical way for pedestrians to get

into the village from Borers Arms Road or Copthorne Bank. Adding more traffic will only make things worse, increasing congestion and making these already difficult roads more dangerous for both drivers and people on foot.

2. Pressure on local services

Local services already feel stretched as they are. Schools, GP surgeries, and community facilities like clubs don't have the capacity to take on more demand. This development would just add further pressure, and I haven't seen any clear or realistic plan for how that would be managed.

3. Flooding and drainage issues

Flooding is already a real problem in the village, with some areas affected every year. This development risks making that worse. Even the applicant's own reports suggest drainage could be an issue, with test pits not draining properly and instead filling with water. That raises an obvious concern about where all the surface water is meant to go. Without a clear and reliable solution, this feels like a serious risk to existing homes.

4. Unsuitable location

This site has already been looked at and ruled out as unsuitable for development by the Local Plan Team. As far as I can see, nothing has changed to address those original concerns. This application feels speculative, especially following the Local Plan rejection, and I believe those earlier findings should still carry weight.

Conclusion

For all of these reasons, safety concerns, lack of infrastructure, flooding risks, and the site's known limitations. I strongly believe this application should be refused.

Kind regards