

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2026 20:36:56 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 8:36 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: 14 Spring Gardens Copthorne Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This development will cause serious traffic issues through the village, especially at peak times. We already have problems with speeding traffic on the Borers Arms Road and with the narrow pavements (and in some places no pavements at all) the extra road traffic caused by the new development will exacerbate this

situation, making pedestrian access even more hazardous.

Any residents of this new development would mainly use the Bolders Arms Road as an access route to get by foot to and from the Village Shops, Schools, Doctors, Social Club, Church and other village facilities. This will increase the risk of accidents. No improvements are included in the development proposal to overcome these concerns.

Exiting, either left or right, from the Bolders Arms Road junction with Copthorne Common Road is already both difficult and dangerous at most times. Any additional traffic from the new development will cause severe congestion at this point. Any additional traffic flow would also cause an increase in vehicle congestion on the A264 at the Dukes Head roundabout and at the roundabouts leading up to the motorway. Both these locations already suffer from increased congestion which has been caused by recent new build developments adjacent to Copthorne Village in recent years.

The Village Schools and Doctors Surgery facilities are already overwhelmed and cannot absorb any further increase in the village population.

The proposed development of this green/meadow land will increase the risk of flooding of existing village properties and roads.

The proposed development of this green/meadow land will severely deplete the rich diversity of wild life which Copthorne currently enjoys. This natural wild life habitat should be preserved in full and not destroyed.

Kind regards