

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2026 12:12:28 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 17/03/2026 12:12 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: Dunsmoor Borers Arms Road Copthorne, Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	1. **Traffic Chaos and Pedestrian Safety** The proposed traffic will funnel onto Copthorne Bank or Borers Arms Road, creating significant hazards for pedestrians, especially children. The entrance is situated directly across from the Scout and Guide Hut on Borers Arms Road, making it
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exceedingly dangerous for kids to cross safely, especially with vehicles speeding by.

2. ****Strain on Local Services****

Our local schools, GP services, and community clubs in Copthorne, Crawley, and East Grinstead are already overwhelmed. The promised GP surgery for Heathwood has yet to materialize, and funding for new schools has not been provided, resulting in overcrowding at the newly constructed facilities. The current infrastructure cannot support the additional strain of these new homes.

3. ****Increased Flood Risk****

Flooding is a recurring issue in our village, and it stands to worsen with this new development. The developer's own consultants have admitted that infiltration drainage is problematic, as test pits have filled with water and failed to drain. Where will excess surface water go? The fields are already saturated, and this development will only exacerbate the flooding risk in my garden and throughout the area.

4. ****Critical Concerns****

This site has been previously rejected as unsuitable by the Local Plan Team. Now, following the dismissal of the broader Local Plan, a speculative application is being submitted. It raises the important question: why is Tandridge being allowed to build within Copthorne Village against prior assessments?

5. ****Protection of Wildlife****

The wildlife in our fields is exceptional and must be preserved. We have foxes, deer, badgers (including a badger set in the field), field mice, moles, and rare orchids-all deserving of protection. Continuing to build houses in this area threatens these precious habitats. I strongly object to the approval of this development.

Kind regards