

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 02 March 2026 22:09
To: Steven King
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 02/03/2026 10:09 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: 

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: To the Planning Department and Ward Councillors,

I am writing to you as a resident of Copthorne to raise a serious objection regarding Planning Application 2025/1376, currently under consideration by Tandridge District Council (TDC).

Although the site is technically within the Tandridge boundary, the development is physically contiguous with Copthorne. It will rely entirely on Mid Sussex infrastructure, yet provides no clear mechanism for mitigation or funding to remain within our village. I urge Mid Sussex District Council to submit a strong objection to Tandridge on the following grounds:

1. Severe Impact on Village Infrastructure

The proposed dwellings will place significant, unmitigated pressure on Copthorne's primary schools and GP surgeries, which are already at or exceeding capacity. Under the current proposal, developer contributions (CIL/S106) would be paid to Tandridge DC. There is no guarantee that these funds will be transferred to Mid Sussex to support the very services the new residents will use.

2. Highway Safety & Pedestrian Risks (Cophorne Bank/Borers Arms)

The development proposes access via Borers Arms Yard, funneling all residential traffic onto Borers Arms Road and Cophorne Bank.

- Dangerous Access: The junction at Borers Arms Yard involves a dangerous shared-use conflict between pedestrians and heavy commercial vehicles.
- Narrow Footways: Cophorne Bank already suffers from dangerously narrow pavements and a blind bend. The increase in pedestrian and vehicular traffic from this site poses a direct risk to residents and children walking to school.
- Incomplete Infrastructure: There is no continuous footpath along Borers Arms Road. This development is being proposed without the necessary highway improvements to make pedestrian travel safe.

3. Sustainability and Planning Logic

The applicant claims the site is "Grey Belt," yet it functions as an essential Green Belt buffer for Cophorne. Developing this unimproved meadow would result in a loss of local biodiversity (protected bats and badgers) and set a dangerous precedent for "cross-boundary" developments that exploit the administrative gap between two councils.

Request for Action:

I request that Mid Sussex District Council:

1. Formally objects to Tandridge DC regarding the unsustainable pressure on Cophorne's infrastructure.
2. Demands a full Safe Route to School Audit and a comprehensive Traffic Impact Assessment for the Cophorne Bank/Borers Arms junction.
3. Seeks a legal guarantee that any infrastructure levies collected are transferred directly to Mid Sussex for the benefit of Cophorne village.

Yours faithfully,



Kind regards