

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2026 19:32:02 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 7:32 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

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Customer Details

Address: 18 Knowle Drive Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The planning application for 260 more houses for Copthorne Meadows ("The Meadows") gives rise to a number of major issues which have not been addressed. Local infrastructure - Health services (GP's etc) & schools in

particular are currently inadequate and unable to cope with the existing population and rely on outside facilities such as Pound Hill and Maidenbower to provide services\schools to the village.

Any further development in and around Copthorne must be preceded by the enlargement\construction of health facilities and schools etc., before the first housing brick is laid.

Provision of potable water in the area is extremely stretched with a drought order having been lifted only very recently. Further, there are often brownouts in the power supply and internet suggesting that these services are also over-stretched.

The village has only three convenience shops and very few facilities, not even a proper restaurant, no leisure centre nor hotel since the government filled it with illegals and there is no guarantee that it will return to being a hotel and social focal point if it is ever vacated.

Council Tax issue - it would also appear that Tandridge\Surrey Councils will benefit from the additional Council Tax raised but it will be Copthorne\Mid-Sussex residents who will have the inconvenience and additional costs associated with the development.

Also, it is understood that the drainage issue has not been properly surveyed since Tandridge\Surrey considers it to be a Sussex problem not a Surrey one because any additional flooding caused by this development will occur in Mid-Sussex.

Traffic - There will be more vehicles both private and services on the village roads a situation made worse by having very limited public transport.

The two access roads to the proposed development lead into roads that are narrow at Copthorne and both have dangerous bends meaning there is no safe route through or around the village and will likely result in roads such as Knowle Drive, Newtown and Church Lane (which has an adjacent primary school) becoming rat runs.

Speeding and cars blocking and damaging the pavements are already major concerns.

Flooding - the village is built on heavy clay and prone to flooding; it is relatively low lying and lower than The Meadows which absorb at least some of the surface water; any building on The Meadows will inevitably result in more unabsorbed surface water which will naturally flow down into the village and create further flood issues.

Environment\Biodiversity - The Meadows is the habitat of a

number of protected species the loss of which it is understood even the developer cannot mitigate. Some animals such as foxes are likely to move into the village resulting in nuisance and potential health issues.

Kind regards