

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 March 2026 21:18:49 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 16/03/2026 9:18 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: Dechmont Borers Arms Road Copthorne

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 traffic will come out on to Copthorne Bank or Borers Arms Road making it unsafe for pedestrians due to the speed of the traffic. The entrance will be opposite the Scout and Guide Hut on Borers Arms Road making it impractical and unsafe for the

children to cross the road safely.

It is already difficult to park on our drive with the constant busy road and this new build is going to make it much worse.

2. Strain on Services

The schools, GP, clubs in Copthorne / Crawley / East Grinstead are already full. The new GP surgery for Heathy Wood was never built and the money for new schools never appeared so a new schools were built. The infrastructure of the village is not sufficiently developed to cope with all these new houses.

3. Flood Risk

Flooding already happens each year in the village and this will only get worse as the developer's own consultants admit infiltration drainage is unlikely to work - test pits didn't drain and filled with water. Where will the surface water go?

The fields are already water logged and this new build is not going to help. It will ultimately flood my garden.

4. Important:

This site has previously been dismissed as unsuitable by the Local Plan Team. Now, following rejection of the wider Local Plan, a speculative application has been lodged. Why is this even being allowed for Tandridge to build within the Copthorne Village.

5. Wildlife

The Wildlife in the fields are special and amazing so why are we continuing to build. There are foxes, deers, badgers (a badger set is in the field), field mice, moles, orchids and still we continue to build new houses.

I completely object to this being approved.

Kind regards