

Peter Davies

From: [REDACTED]
Sent: 12 August 2026 15:41
To: planninginfo
Subject: PLANNING APPLICATION NO: DM/26/0303 - Land North of Borners Arms Road, Copthorne, West Sussex

[REDACTED]
Dear Sir/Madam

I would like to make the following comments regarding the above planning application.

The proposal is a major over-development of a small rural village, placing more stress on local services and infrastructure.

The rural Doctors surgery and Pharmacy will not be able to cope with such a large influx of residents, impacting severely on the quality of services they provide.

The pressure on places in the local rural schools will be extreme. Which will mean some children having to attend schools outside the local area.

Copthorne Meadows is Green Belt and designated a "Site of Nature Conservation Importance" (SNCI). Home to Dormice, Bats, Badgers, Barn Owls, Grass Snakes many protected species together with rare flora such as Native Bluebells. This proposed development would see the permanent loss of 13.2 hectares of this irreplaceable diverse habitat.

The developers are claiming a biodiversity net gain of at least 10%. How they can make this claim when they are proposing to develop over more than a third of the SNCI and only replace it with "on-site open spaces, play areas and landscape buffers" is unbelievable. This does not justify green belt release.

The increase in traffic would cause major vehicular congestion on already strained local rural roads.

Access for pedestrians using the bus stops on Borners Arms Road would mean passing through Borners Yard a working industrial estate with industry vehicles such as HGVs, light commercial vehicles, forklifts and trucks. This surely is a major health and safety risk.

There are also centres for children's activities in Borners Arms Road (Scouts and Guides and a dance studio) close to the vehicular access point. Again, another health and safety risk.

There is not a continuous pedestrian pathway along Borners Arms Road, meaning pedestrians would have to walk in the road or cross-over the road which as a result of the development, would become busier. Again, another health and safety risk.

The access from Copthorne Bank is dangerous. There is a blind-bend to contend with and the path next to Francis Court is only single-way and extremely narrow, forcing pedestrians into the road if they meet anyone coming in the opposite direction. Again another health and safety risk.

The developers have not met the requirements of:

Provision of new GP capacity, additional new school places and there has been no governmental designated change of green belt to grey belt.

Also, the site is in Surrey, however, residents would reside and use Copthorne facilities although they would be paying bills to a separate local authority.

Yours faithfully

[Redacted Signature]

Hillcroft, Borers Arms Road, Copthorne RH10 3LJ