

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 25 February 2026 17:19:33 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 25/02/2026 5:19 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: 80 Lashmere Copthorne Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We wish to object to this planning application for the following reasons.
1 We note that this is a Tandridge application but access to this site will be from Borers Arms Road and Copthorne Bank , both in Mid Sussex.

Planning application states that
"The site benefits from convenient access to a comprehensive range of employment, retail, health, education and leisure facilities located within Copthorne"

2 These facilities are within Mid Sussex and not Tandridge. The local primary schools are oversubscribed, the village doctors surgery could not accommodate another large volume of patients.

3 This site is a green field site and does not appear on the Copthorne Neighbourhood Plan.

4 Copthorne cannot withstand any more large housing and work related development. This development is classified as a "major development" as it consists of 13.2 ha of land.

5 Heathy Wood, a large new housing and industrial unit development to the North of the village has resulted in a loss of considerable woodland. The additional traffic generated has put a huge demand on the road network resulting in severe traffic congestion at key times of the day.

6 The effect of over another 260 new houses and industrial units on an already overstretched village will have severe implications on the noise level, pollution from traffic, environmental impact due to the loss of green belt area and a loss of natural habitat for a wide range of wildlife.

7 Flooding will be made worse and areas of Copthorne are regularly flooded.

8 Access from Borers Arms road is a potential hazard. This is a residential road and at present the amount of traffic using this road is excessive.

Speeding vehicles are also a huge problem. The road is narrow in places with several potholes. There is also no continuous footway for pedestrians.

We frequently conduct Speed Watch for the area. Borers Arms Road is a rat run at certain times of the day . Speeding vehicles are a regular occurrence.

Several commercial vehicles are recorded on this road already. An additional 260 + cars plus extra industrial traffic would make these roads extremely dangerous.

9 Copthorne Bank (areas of this road are within Mid Sussex) is another extremely busy road and rat run. The potholes are dreadful. The additional traffic would add further congestion with vehicles travelling through the village centre. A serious accident has already happened on this roadway. Again, there are large gaps in the pedestrian corridor on this road and insufficient street lighting in places.

We appreciate that Tandridge Council needs to meet its goals to provide additional housing and affordable housing.

We would suggest that this type of large development is built well within the considerable Tandridge border and that Tandridge Council provides the funding for the schools, medical facilities and roadworks that the residents of this development will require.

Kind regards

