

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 March 2026 16:33:11 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 20/03/2026 4:33 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: 59 Lashmere Copthorne Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Roads/Pedestrian Safety

The roads in and around Copthorne are already at capacity for extended times of the day. Borers Arms Road is used as a cut through by vehicles travelling on the A264 to avoid queuing traffic

between the Copthorne Hotel and the Dukes Head roundabouts. This leads to speeding on Bowers Arms Road and endangering pedestrians due to the lack of continuous pavements on both sides of the road necessitating crossing from side to side. Having the main entrance/exit to this development off of Bowers Arms Road into industrial units will further endanger children given the proximity to Scouts/Guides clubhouse and school bus stops.

Environment

Last year we were under a hosepipe for several months due to water shortage. There are no plans for the water authorities to remedy this situation in the near future. More houses are just going to make this situation worse. Having walked these fields over the years they frequently suffer from flooding and swampy conditions for several months of the year. There is an abundance of wildlife in this area that will be badly impacted by any development.

Local Services

All our local services are at, or over capacity, Doctors, Schools and community services.

Kind regards