

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 August 2026 22:20:05 UTC+01:00
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 13/08/2026 10:20 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. (Revised highway plans and supporting information received 23/07/2026.).

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: Brambles, Borers Arms Road Copthorne Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sir/Madam
I write to object the development of land north of Borers Arms Road, and specifically of the potential impact as a resident of Mid

Sussex District adjacent to the site.

Roads

The development is accessed either via Borers Yard or via Copthorne Bank.

Borers Yard - The supplied transport study focusses on the impact of the development traffic on the operations in Borers Yard. There is little mention of the existing amenities Copthorne Scouts, Copthorne Guides, Village Golf club, Oliver's Wine Bar and Yoga studio. Many of the persons using these facilities arrive on foot and there is currently only a pavement on one side of the road and these pedestrians will need to cross the road near the entrance to Borers Yard. Furthermore, pedestrians from the new development using the buses routed along Borers Arms Road will also be faced with crossing the road near the junction with Borers Yard.

There is no provision in the proposal to improve pedestrian access or to manage increased traffic, but the impact of the increased traffic and pedestrians will all be in MSDC jurisdiction. I expect MSDC to insist on the developer to include measures to reduce hazards caused by any development.

Copthorne Bank - The access onto Copthorne Bank is within Tandridge jurisdiction. However close to this junction, is a sharp bend behind the existing care home (in MSDC jurisdiction). This bend has already been the site of a traffic accident that resulted in serious injury to pedestrians. The pavement is so narrow at this bend that it is difficult to keep a pushchair on the pavement.

The speed of traffic speed along this section of road passing between Surrey and Sussex is notable for the often high speeds of vehicles, certainly above the stipulated 30mph limit.

The proposal includes no provision to improve pedestrian access or to manage traffic between the proposed development and Copthorne village.

Village Services

The proposal for the new houses seems to rely on existing services in Copthorne (Mid Sussex) for schools and doctors. Copthorne Village has already accepted the development of Heathy Wood as an adjunct to Copthorne. However, despite being told by the developer of Heathy Wood that a new doctors surgery would be provided, and improvements to schooling would be provided, nothing tangible seems to have been supplied by the developer.

The developer of the land in Surrey should not be permitted to rely on offering homes local to Copthorne without somehow contributing to enlarging the existing services in Copthorne for which I contribute through local taxes. Alternatively, the developer may wish to state how Surrey will provide for future neighbours to Copthorne.

Drainage

There is a drainage ditch located on the Surrey/Sussex border (end of my back garden) and historically this ditch has flooded and has not drained well.

There is no detail provided in the development proposal

describing how this ditch will be managed or changed to ensure rainwater is drained appropriately. I can fully understand why other residents in their comments are concerned about drainage from the proposed site.

Site of Nature Conservation Importance (SNCI)

I note with interest the comments made by residents of the status of the intended land where the proposed development is hoped to be located.

Over my years of residency on Borers Arms Road I have twice witnessed flailing of the ground by the landowners to create casual grazing ground for ponies. It astonishes me the developers think they can claim the land is not valuable green belt when the land has not been protected by its designated status nor protected by the authorities responsible for safeguarding the land.

Kind regards