

## Steven King

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 10 March 2026 20:26  
**To:** Steven King  
**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 10/03/2026 8:26 PM.

### Application Summary

**Address:** Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH

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**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.

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**Case Officer:** Steven King

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### Customer Details

**Address:** Brambles, Borers Arms Road Copthorne Crawley

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### Comments Details

**Commenter Type:** Neighbour or general public

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

**Comments:** Sir / Madam

I object to the proposal for the development of the fields north of Borers Arms Road, as described in the documents submitted by the applicant.

I have the following specific comments on the application, where I believe the application is unacceptable.

1. Safety of Site Access via Borers Yard.

As noted in other comments made, including those of the Copthorne Village Association, access to the proposed site via Borers Yard, is close to the Copthorne Scouts, Copthorne Guides and Village Golf Club buildings.

The buildings are also used for other leisure activities during the day, plus there is a busy café in Borers Yard and a car park for users of the green space/field adjacent to the buildings.

It should also be noted the pavement for pedestrians on Borers Arms road is not continuous on either side of the road in the proximity of the proposed access.

The application does not show how all traffic and pedestrians accessing the proposed site via Borers Yard, along with existing traffic and pedestrians on Borers Arms Road will be protected.

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Borers Yard is continuously accessed by cars vans and lorries from early morning to evening, therefore the proposal to mix this traffic with new residents is very concerning.

## 2. Water Courses and Rainwater Run Off

I have lived bordering the proposed for in excess of 20 years. In that time, we have experienced infiltration into our garden of water flowing in the ditch that is located on the edge of the proposed site and at the edge of my property. The water in the ditch is coming directly from the field behind our house and I believe also from some of the buildings in Borers Yard. For many years, the condition of the ditch was allowed to deteriorate until being cleared and made deeper by the present land-owners/land-managers in the last few years. Recently the ditch has being flowing with water for many days at a time and this will increase if the land is developed with housing and roads.

The application does not show how rain water will be managed, and it is noted the application shows that drainage via infiltration techniques have been shown to be not viable.

I am therefore concerned the development may damage my garden and property along with other residents properties bordering the site.



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Kind regards