

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 March 2026 11:33:41 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 18/03/2026 11:33 AM.

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

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Customer Details

Address: The Troon Borers Arms Road Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am a resident of Copthorne, as both a child and adult. I am also a local business owner, with a yoga studio in Borers Yard. I strongly object to this proposal as the village is already bursting at the seams due to other new estates that have been allowed. The key reasons for my objections are as follows:

Environmental Damage

Copthorne Meadows has "Site of Nature Conservation Interest" status and forms part of the UK's remaining 10% of "Unimproved Meadow" habitat. Even the developer admits species loss cannot be properly mitigated. Promises to buy "Habitat Units" elsewhere won't replace what we lose here.

Traffic Chaos and Pedestrian safety

Traffic has already increased significantly through the village to the additional estates residents and this estate not allowing through traffic, forcing it all through the village.

Surrey averages 1.5 cars per household. That's potentially 390 extra vehicles from this development alone - funnelling onto Bowers Arms Road, Copthorne Bank, and creating rat-runs through Knowle Drive, Church Road, The Green, Newtown and beyond.

No safe pedestrian route is shown- The entrance to the development is through a busy industrial estate, which the developers plan to enlarge.

Bowers Arms Road has very little pavement and pedestrians must criss-cross to each side to avoid walking in the road.

The second entrance is on to Copthorne bank, which again has little pavement, in some case none, and pedestrians must criss-cross to each side to avoid walking in the road. Copthorne Bank also has a very nasty bend where only recently two pedestrians were badly injured when a vehicle mounted the pavement.

The developers fail to show how school children and pedestrians can safely reach school, GP, shops, and other infrastructure.

Strain on Services

There is no clear plan for additional school places, GP capacity, infrastructure to support this scale of growth. It is impossible to get an appointment in the surgery as it is due to overwhelm.

Flood Risk Concerns

The developer's own consultants admit infiltration drainage is unlikely to work - test pits didn't drain and filled with water. Where will the surface water go? Already flooding occurs every year along Copthorne Bank and Clay Hall Lane.

Copthorne has had enough additional properties, we just can't cope with any more without significant changes to infrastructure.

Kind regards