

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 March 2026 19:31:06 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 08/03/2026 7:31 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

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Customer Details

Address: REYNARD, BORERS ARMS ROAD COPTHORNE CRAWLEY, WEST SUSSEX

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to register my objection to this planning application based on the following reasons:

Environmental damage
Flood risk - Where will the surface water go when these new

dwellings are built? Flooding already occurs along Copthorne Bank and Clay Hall Lane and the developers' own consultants note that infiltration drainage is unlikely to work as test pits didn't drain and filled with water.

Designation of land - The applicant is claiming the land is grey belt when we believe it is green belt.

Ecological concerns - There are significant ecological concerns including bats, badgers and the land being designated unimproved meadow and a Site of Nature Conservation Interest.

Strain on services and infrastructure

There is no clear or co-ordinated plan for additional school places, GP/Dental capacity, or infrastructure to support these addition dwellings.

Given the dwellings and industrial units are going to be in Tandridge, but the cars and pedestrians are going to access Copthorne, how are the infrastructure payments to Tandridge going to move to Mid Sussex where they are going to be needed for the village?

Traffic issues and pedestrian safety

The access route shown through Borers Arms Yard is potentially dangerous, with commuters and pedestrians sharing access with commercial vehicles which will have to cross the pedestrian routes in order to access the industrial units. In addition, Borers Arms Road does not have one continuous footpath. Pedestrians have to criss-cross to avoid walking in the road in multiple places.

The developers fail to show how pedestrians can safely reach the local schools, shops and other infrastructure. For example, has there been a safe route to school audit?

Access from Copthorne Bank includes very narrow pavements and a dangerous bend in the road, where two pedestrians were recently injured when a vehicle mounted the pavement. For these reasons this proposal represents inappropriate development in an unsuitable location. I respectfully request that planning permission be refused and that this submission be recorded as a formal objection.

Kind regards