

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 06 March 2026 18:42:01 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 06/03/2026 6:42 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:** Sycamore House Church Road, Copthorne Crawley

### Comments Details

**Commenter Type:** Neighbour or general public

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

**Reasons for comment:**

**Comments:** We strongly object to the proposals for the following reasons:

- It represents additional significant over development of a small village in a rural location.
- It will directly lead to the loss of precious and irreplaceable

Green Belt land, affect protected wildlife and reduce biodiversity.

- It will materially add to the already existing considerable strain on local infrastructure and services, particularly on the doctors' surgery and schools.

- Local village roads are already congested, suffer from being used as 'rat runs' and speed limits are regularly exceeded.

Turning right onto the A264 from the development will be almost impossible, leading to additional traffic through the village.

- The road infrastructure at both entrances is inadequate to support a development of this size. Walking to/from the Copthorne Bank entrance will be extremely dangerous due to the sharp bend and narrow pavement and to/from the Borers Arms Road entrance will require road crossings.

- The fields comprising the site are regularly flooded/underwater.

---

Kind regards