

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 01 March 2026 20:38:58 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 01/03/2026 8:38 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: The White House Copthorne Bank Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We are writing to express our objections to the proposal to develop the land bounded by Clay Hall Lane, Copthorne Bank and Borers Arms Road.
Our main concerns are:
1. Essential village amenities are already over stretched -

especially access to (schools and?) doctors. The children's playground has been effectively out of action for two summers, with no clear indication of when funding will be available to complete the proposed replacement/upgrade. How are the infrastructure payments to Tandridge going to move to Mid Sussex where they are going to be needed for the village?

2. The access point through Borers Arms Yard, which is a light industrial site, would be dangerous to commuters and pedestrians, having to share access with commercial vehicles, which will have to cross the footways in order to access the industrial units.
3. Traffic along Copthorne Bank and Clay Hall Lane will similarly be impacted. Copthorne Bank is a problem area because it is a commuter route for traffic, short cut for those driving north and south.
4. There is no continuous footpath on Borers Arms Road nor Copthorne Bank and parts are already very narrow and dangerous for pedestrians, which would only present even greater risk through the extra vehicle traffic if the development goes ahead.
5. The applicant is claiming the land is grey belt when we believe it is green belt. There are significant ecological concerns including bats, badgers and other wild life and fauna.
6. The area is prone to flooding and a substantial development such this proposal and its impact will only reduce the drainage area and aggravate the flooding risks, long term and the same in the shorter term, through the construction process and movement of heavy construction site equipment.

You will already be aware that at a very well attended public meeting of the Copthorne Village Association last week, attendees indicated their unanimous objection to the proposal.

Kind regards