

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 01 March 2026 13:35:43 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 1:35 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:** 27 Akehurst Close Copthorne

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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:** The proposed site is a site of nature conservation interest and is part of the last 10% of unimproved meadow in the UK. Species loss will not be able to be mitigated. There are bats and badgers here, and it is green belt land and should not be built on. We have concerns about the flood risk. Where will all the surface

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water go? There will be an additional 260 homes worth of traffic exiting via an industrial area, plus pedestrians. This is a very unsafe situation with large trucks moving through as well as children walking to school. The footpath isn't suitable for children walking to school around a very sharp bend where there have already been accidents. Has a safe route to school audit been carried out? There is no clear plan for additional school places or GP capacity. The GP and schools are already having to cope with the additional 500 houses built next to copthorne. Any mitigations for this site should go to MSDC, not Tandridge. How is this going to be transferred?

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Kind regards