

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 February 2026 21:00:56 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 27/02/2026 9:00 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: 3 chasewell Lingfield road East grinstead

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As a Governor at Fairway, I have oversight of the current admission numbers. The school is currently oversubscribed and operating at its PAN.
Contrary to assumptions that we can absorb extra growth, we are unable to take pupils from neighboring districts. As the

development sits within a Surrey district but physically relies on West Sussex infrastructure, there is a fundamental disconnect. The proposed housing will generate a significant pupil yield increase that local schools cannot physically accommodate.

The proposed entrance to the development is directly opposite the local Scout and Guide Hut. These buildings are a hub for young children throughout the week. Increased heavy plant machinery (during construction) and hundreds of additional daily car movements (post-completion) create an unacceptable risk to pedestrian safety. Bowers Arms Road is already a busy route. The addition of 260 homes, plus an industrial unit, will lead to severe "rat-running" and congestion that the current road layout cannot sustain. The proposed use of the industrial estate as an entrance/egress point is fundamentally flawed. Mixing heavy industrial traffic with residential vehicles and pedestrians is a poor design choice that invites accidents and limits emergency vehicle access.

Copthorne has seen significant expansion in recent years, yet the "promised" investment has failed to materialise. The local GP surgery is at a breaking point and has not been upgraded to match previous growth. The village still lacks a playground. There is no transparent mechanism to ensure that developer contributions (Section 106) paid to a Surrey council will ever be reinvested back into the West Sussex services (schools/roads/GP) that will actually bear the burden of this population.

I strongly object to this planning application.

Kind regards