

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 February 2026 12:55:45 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 12:55 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: 82 Lashmere Copthorne

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to raise serious concerns regarding the impact of the proposed development of approximately 260 dwellings on Copthorne and the surrounding area, particularly in relation to infrastructure capacity and the cumulative effects on the village. Copthorne has already experienced significant residential

development in recent years. Existing local infrastructure, including primary and secondary schools, GP surgeries, dental services, local roads and pedestrian routes, is already operating at or beyond capacity. The scale of this proposal would place further unsustainable pressure on services that are relied upon daily by residents.

Education provision is of particular concern. Local schools already face capacity constraints, and it is unclear how additional demand arising from this development would be accommodated without placing children at a disadvantage or increasing travel distances to schools outside the village.

Healthcare capacity is also limited. GP and dental provision in and around Copthorne is already stretched, with long waiting times and difficulty registering new patients. The proposal does not demonstrate how additional population demand would be mitigated in a timely and locally accessible manner.

The local highway and pedestrian network is poorly suited to this level of growth. Narrow pavements, discontinuous footways and constrained road geometry already limit safe movement around the village. Increased traffic and pedestrian flows would exacerbate existing safety issues, reduce walkability, and undermine the sustainability of the settlement.

Of particular concern is the lack of clarity around how infrastructure funding arising from this development would be allocated. The impacts of the proposal would be felt primarily within Mid Sussex, yet infrastructure contributions appear likely to be directed to Tandridge District Council. Without clear, legally secured arrangements to ensure that funding is invested in Mid Sussex and delivered in advance of occupation, there is a high risk that necessary infrastructure improvements will not materialise where they are most needed.

The cumulative effect of this development, when considered alongside recent and existing growth, risks eroding Copthorne's ability to function as a sustainable village. Growth of this scale must be plan-led, supported by infrastructure delivery, and proportionate to the capacity of the settlement.

I therefore urge Mid Sussex District Council to give significant weight to the infrastructure impacts and cumulative harm to the village when responding to and assessing this proposal.

Kind regards