

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 March 2026 12:22:29 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 03/03/2026 12:22 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: 27 BROOKSIDE COPTHORNE

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The proposal results in the permanent loss of more than one-third of the Copthorne Meadows SNCI.

The site has not been identified as grey belt through a plan led review. The grey belt argument seems spurious. This land has

been considered green belt for years and is necessary to prevent urban sprawl that has already impinged on Copthorne Village from the Forge Wood and Heathy Wood developments.

Release of the site should be facilitated through the Local Plan not by pre-emptive planning.

Access through Borers Yard incurs many safety risks for pedestrians and cyclist traversing a live industrial complex.

There is no continuous footpath access to Copthorne Village down Borers arms Rd .

On the secondary route to Copthorne Village along Copthorne Bank there is only a narrow footpath on the south side of the road adjacent to a high brick wall with buttresses that further reduce the width of the footpath to 600mm. This narrowest point is sited half way round a blind bend.

The local infrastructure in Copthorne Village is not robust enough to cater for this size of development, The local schools in Copthorne Village are already full. It is already difficult to get appointments at the local doctors surgery which already has to cater for the immigrants being housed at the Copthorne Hotel and the new residents at Heathy Wood.

I know it is not a planning consideration but it seems that with this application all the benefits are for Tandridge and that all the issues affect the residents of Copthorne Village and Mid Sussex district council.

The way that any mitigation of these concerns could set a serious precedent for subsequent planning applications for the future.

I respectfully suggest that this application has many serious flaws and I object to its being passed

Kind regards