



FAIRTHORN
CONSULTANCY

Statement of Community Involvement

Land North of Borers Arms Road, Copthorne

Prepared for Fairfax Acquisitions Limited

November 2025

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Executive summary

Fairfax Acquisitions Limited is committed to consulting with the community regarding its proposals for Land North of Borers Arms Road, Copthorne.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a project website was launched - <https://copthorne.your-feedback.co.uk/> - which featured a virtual consultation along with a portal where visitors could submit comments by completing a feedback form.

The website was promoted with a community flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their comments by **Sunday 9th November 2025**. During the consultation period a total of **51** responses were received. It comprised **41** feedback forms and **10** emails.

Feedback was mixed, with some residents expressing support for the delivery of affordable housing, biodiversity measures, and sustainability initiatives. However, the majority of responses raised objections to the scheme.

The key themes of concern included increased traffic and inadequate vehicular access, pressure on local infrastructure such as schools and healthcare facilities, loss of greenfield land, and doubts about the true affordability of the proposed homes. Several respondents also questioned the sustainability of the location and the overall benefit of the development to Copthorne, noting that infrastructure payments would primarily assist neighbouring councils.

Additionally, some residents expressed scepticism about the biodiversity gains and the maintenance of proposed green spaces, while a smaller number suggested enhancements such as dog-walking areas, wildflower meadows, or play spaces.

Overall, the feedback reflected a community apprehensive about overdevelopment and local impacts, with limited but notable support for environmental and affordable housing aspects.

It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.

The project team has carefully reviewed all the feedback received, and the main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

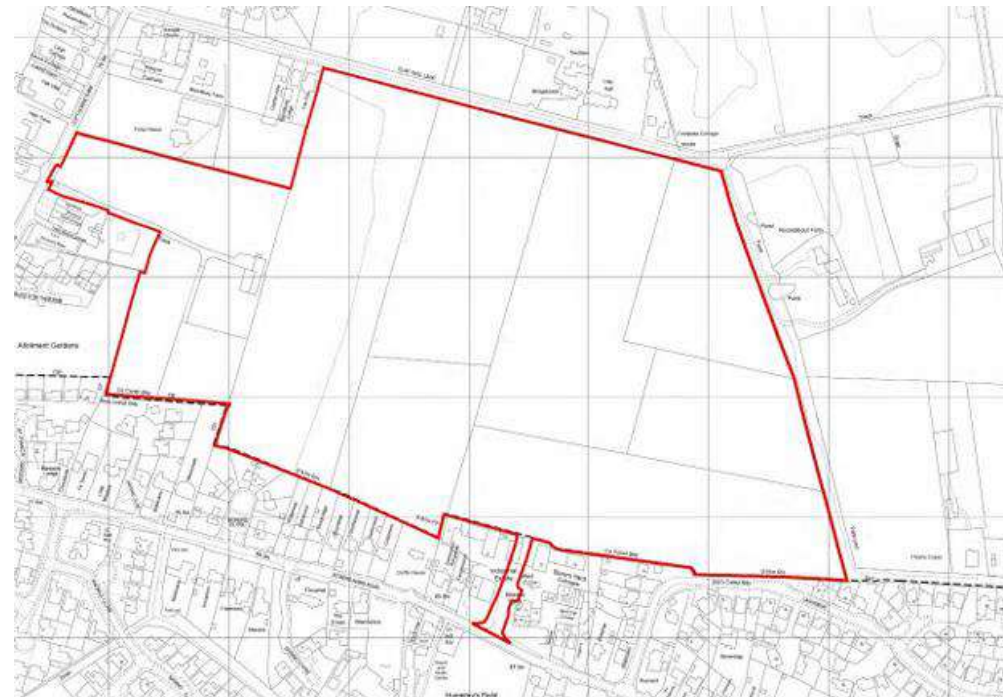
1. Introduction

- 1.1 Fairfax Acquisitions Limited is bringing forward plans for housing development on Land North of Borers Arms Road, Copthorne.
- 1.2 From the outset, the applicant has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the process, Fairfax Acquisitions Limited brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All the feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

- 2.1.1 The application site is 13.2 hectares and lies east of Cophorne Bank and north of Borers Arms Road.
- 2.1.2 Apart from the proposed vehicular access at the southern end, which comes under Mid Sussex district, all the land lies within the boundary of Tandridge District Council. It is within Surrey, with the Sussex border immediately to the south.
- 2.1.3 The new homes along with two new commercial premises would be located on the northern side of Cophorne, adjoining the existing settlement.



Our proposal site at Cophorne is marked by the red line

2.2 Proposals

2.2.1 Fairfax Acquisitions Limited has a vision to create a sustainable, attractive and vibrant new residential community in Copthorne.

2.2.2 The proposed scheme comprises:

- Up to 260 homes including 50% affordable
- Contributions to improve local infrastructure
- New public green spaces including a community orchard and picnic area
- A biodiversity net gain of at least 10%
- A fully equipped children's play area
- Promotion of greener travel options
- Electric vehicle charging points
- New footpaths to improve connectivity
- Energy efficient construction methods and materials
- Sustainable drainage systems
- Benefits to the area's economy through construction and new residents spending locally



Our proposed site layout for the development at Copthorne

3. Community engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2012, updated 2018, 2019, 2021, 2023, and 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”*

3.1.3 The NPPF goes on to highlight at Paragraph 41 that *“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”*

3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

3.1.5 Tandridge District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Tandridge District Council’s Statement of Community Involvement document. Based on that document, in conjunction with developing the plans, Fairfax Acquisitions Limited undertook a programme of community engagement, as outlined in this report.

3.2 Engagement with statutory bodies

3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

3.3 Stakeholder engagement

3.3.1 Fairfax Acquisitions Limited recognised it was important to engage proactively with key stakeholders regarding its proposals on Land North of Borers Arms Road, Copthorne. As a result, the project team reached out to local politicians and council officers shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

3.3.2 The stakeholders contacted shortly before the wider public consultation included:

- Elected members for Burstow, Horne & Outwood ward (covering almost all the site), Tandridge District Council
- Elected members for Copthorne & Worth ward (covering the southernmost tip of the site), Mid Sussex District Council
- Chairman and clerk of Burstow Parish Council (covering almost all the site)
- Chairman and clerk of Worth Parish Council (covering the southernmost tip of the site)

3.3.3 Following this initial engagement, a meeting was held with representatives of Burstow Parish Council on Tuesday 11th November 2025. There were requests from the Parish Council to provide land for allotments. The applicant is more than happy to discuss this opportunity to see if there is an opportunity to transfer the necessary land to meet this request.

3.3.4 A similar meeting to the one held with Burstow Parish Council was being arranged with representatives of Worth Parish Council at the time of writing this report.

3.4 Wider community engagement

3.4.1 After contacting key stakeholders, Fairfax Acquisitions Limited launched its wider community consultation on **Saturday 25th October 2025**.

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone information line number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.

3.4.3 A total of **1,000** flyers were distributed on Saturday 25th October 2025 and a map of the distribution area is shown below.



The community flyer circulation area – the proposal site is marked with the red ‘x’

3.4.4 The community flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the website and online consultation
- Details of the project team’s freephone information line and email address

3.4.5 A copy of the flyer can be found in the Appendices.

3.5 Virtual consultation

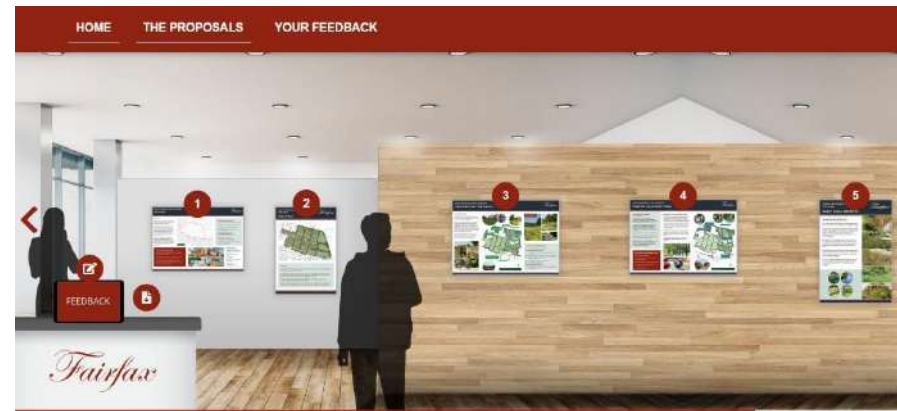
3.5.1 A virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other interested parties to explore the proposals in detail and respond to them with their views, comments, and suggestions.

3.5.2 The virtual consultation was open for comments on the project's website between Saturday 25th October and Sunday 9th November 2025.

3.5.3 The website was hosted at <https://copthorne.your-feedback.co.uk/> and remains live.

3.5.4 The information displayed on the website included:

- Welcome and overview
- Background information about the site
- Details about the proposals and landscaping
- Information about transport, access, and ecology
- Details about sustainable drainage
- Key benefits of the scheme
- Next steps and how to provide feedback



The exhibition hall on the project website, where the virtual consultation was hosted

3.6 Dedicated project email address

- 3.6.1 A project email address – mail@your-feedback.co.uk – was provided to receive feedback and answer any queries both during and after the consultation period.

3.7 Freephone 0800 comment facility

- 3.7.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** – was offered to those who wished to find out more about the proposals, or register comments via the telephone.

4. Feedback analysis

4.1 Feedback

4.1.1 The community consultation generated **51** items of feedback. It included **41** feedback forms submitted via the project website and there were also **10** email responses. The project team has carefully reviewed the data and all the responses have been accounted for in the tables and graphs that follow.

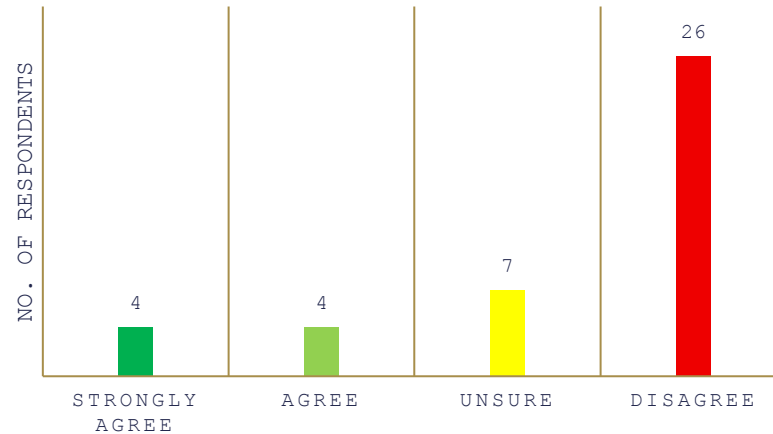


Eight respondents thought delivering affordable housing was important or very important. Seven were unsure, but 26 were against



Increased traffic was a major concern. Some respondents added that the vehicular access to the site was not adequate

Q1. We propose to deliver 50% affordable housing – do you feel there is an unmet need for affordable homes?

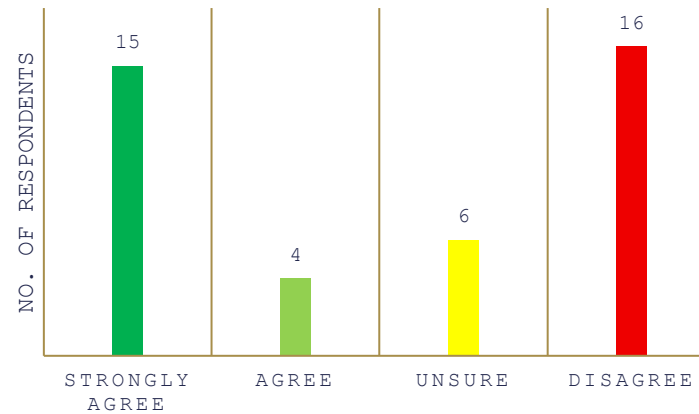


The responses provided are catalogued in the table that follows.

Issue	Frequency of being raised
There is already sufficient housing in Copthorne / more homes are not needed	8
Enough housing is already under construction or has been proposed in the local area	7
Concerns about the impact on infrastructure, especially school and health surgery places	6
The development will lead to an increase in traffic	4
Concerns that the affordable homes will not be affordable in practice	3
Copthorne will derive no benefit from the housing and the figures will help a neighbouring council (Tandridge) and not Mid Sussex / Tandridge is “dumping its problems” on Copthorne	3
Clarity sought over the definition of “affordable housing”	3

Do not want to see any affordable housing in Copthorne	2
Against the principle of the development	2
More affordable homes are needed	2
Against the loss of a greenfield site	2
Affordable housing is needed elsewhere, but not in Copthorne	2
There is no public support for the scheme	2
The proposal site is unsustainable	2
The scheme will harm the environment	1
The affordable homes will be given to “lowlifes and immigrants”	1
Would require more information before expressing a view	1
Affordable housing should only be given to people who work hard	1
There is a lack of public transport for low-income families	1
Younger people need more affordable housing	1
Affordable housing should be owned and run by the local council	1
Intending to comment on affordable housing later in the planning process, but not now	1
Providing affordable housing would change the character of Copthorne	1
The development will lead to an increase in flood risk	1
Planning to take all possible legal action to block the development	1

Q2. Do you feel it's important to include sustainability and biodiversity measures in our plans?



The responses provided are catalogued in the table that follows.

Issue	Frequency of being raised
Cannot see how developing a greenfield site will increase biodiversity	12
Against the loss of a greenfield site	8
The proposals will harm local wildlife / wildlife will be driven away from the site	4
Support for biodiversity and landscaping improvements	3
The development will lead to an increase in traffic	3
There are already enough homes in Cophthorne / more homes are not needed	2
The development will lead to an increase in flood risk	2

Concerns about the impact on utilities (water, electricity etc.)	1
Against the principle of developing the site	1
The proposals do not contain any obvious landscaping or biodiversity improvements	1
Planning to take all possible legal action to block the development	1
The affordable housing is likely to be built with cheaper materials rather than sustainable materials	1
Would prefer to see brownfield sites developed instead	1
Calls for solar panels and heat pumps to be installed at every property	1
Homes should be built closer to the middle of Tandridge district and not right on its boundary	1
Do not believe the biodiversity and landscaping improvements will be delivered	1
All new housing should meet the highest environmental standards	1
Details sought on whether the energy for the electric vehicle charging points will be renewable	1
There are bats in the area, which are protected	1
Concerns about the impact on infrastructure, especially school and health surgery places	1
Biodiversity and landscaping improvements have to be provided as a legal requirement	1
Some of the new residents will bring pet cats with them, which will harm the local birdlife	1
Net zero is a political issue and not relevant to this application	1
Biodiversity is a “gimmick”	1
Intending to comment on biodiversity later in the planning process, but not yet	1

Q3. As part of our landscaping improvements, we intend to provide new public green space. Do you have any suggestions for how this could be used – dog walking, wildflower meadows, space for children to play etc.?

The responses provided are catalogued in the table that follows.

Issue	Frequency of being raised
Against the proposal site being developed in principle / wish to retain the land in its current form	16
More open spaces are not needed / there are already enough open spaces	9
Against the principle of developing the site	5
The proposals will harm the environment	4
Concerns about the impact on infrastructure, especially school and health surgery places	3
The proposals will harm the character of Copthorne	3
Would like to see dog walking areas provided	3
Support for a children's play area	2
The proposals are being driven by profit	2
Concerns about the impact on utilities (water, electricity etc.)	2
The development will lead to an increase in traffic / parking problems	2
Calls for rewilding and areas for cattle to graze	1
Promises about providing green spaces are not kept by developers	1
Do not believe the proposed green spaces will be maintained	1
Support for open space for general recreation	1

The landscaping improvements must help local wildlife	1
Copthorne needs more police officers	1
Play areas tend to become magnets for antisocial behaviour	1
Suggestion to work with a wildlife trust to improve the land's biodiversity	1
Would like clarity on how large the green spaces will be	1
Planning to take all possible legal action to block the development	1
The development will lead to an increase in flood risk	1
The existing landowner has reduced the site's biodiversity	1
Intending to comment on open spaces later in the planning process, but not yet	1
The proposed green spaces are too far away from the road network for people to access them easily	1
The new housing that is proposed will be "poor quality"	1
Would like to see as many hedgerows retained as possible	1
Support for all the suggested uses of the open spaces so long as no housing is built	1

Q4. Is there anything further you'd like to say about our proposals?

As this question was an invitation for residents and other interested parties to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table that follows:

Issue	Frequency of being raised
Concerns about the impact on infrastructure, especially school and health surgery places	21
The development will lead to an increase in traffic / parking problems	19
Enough housing is already under construction or has been proposed in the local area	7
The development will harm wildlife and / or the environment	5
Against the principle of developing the site	5
The proposals will harm the character of Copthorne / it will no longer feel like a village	5
There is no public support for the scheme / the village will campaign against the project	4
Worried about the impact on utilities (water, electricity etc.)	4
Against the loss of a greenfield site	3
Would prefer to see brownfield sites developed instead	3
Crime rates in the areas are already too high / crime rates will increase due to the development	2
Further consultation should be held with residents in the future / please keep villagers updated	2
The scheme is being driven by profit	2
The proposed vehicular access to the site is inadequate	2
Traffic speeds in Copthorne are already too high / traffic calming will be needed	2

Worried that the development will increase the risk of flooding	2
Copthorne does not have enough shops to support more housing	2
Vehicular access should not be via Borers Arms Road and only via Copthorne Bank	2
Existing pedestrian routes in Copthorne are inadequate	2
Copthorne will derive no benefit from the housing and the figures will help a neighbouring council (Tandridge) and not Mid Sussex / Tandridge is “dumping its problems” on Copthorne	2
The new homes will be under the Gatwick Airport flight path	1
The proposal site is not in a sustainable location	1
Planning to take all possible legal action to block the development	1
There is a badger sett on the proposal site	1
The transport assessment carried out is inadequate	1
Too many homes are being proposed for the site	1
Homes should be built in towns and cities instead of villages	1
Would like to know what sizes the affordable homes will be – flats, houses, maisonettes etc.	1
Opposed to the scheme but will only reveal the reasons why once the council is accepting comments	1
Would be prepared to accept 15 to 20 new homes on the proposal site, but not 260	1
Providing affordable housing will lead to an increase in antisocial behaviour	1
Would like to see other sites developed instead (without naming them)	1
The new homes will be filled with “asylum seekers and scroungers”	1

4.2 Email responses

4.2.1 In addition to the feedback form provided on the project website, a dedicated email address was provided for residents and other local stakeholders who wished to submit comments without completing a form. The project team received **10** email responses.

4.2.2 The project team has examined all the responses and the issues raised, and their frequency, is detailed in the table below.

Issue	Frequency of being raised
The development will lead to an increase in traffic	7
Concerns about the impact on infrastructure, such as school and health surgery places	4
Copthorne will derive no benefit from the housing and the figures will help a neighbouring council (Tandridge) and not Mid Sussex / Infrastructure payments should be kept by Mid Sussex / Tandridge is “dumping its problems” on Copthorne	3
Do not believe that developing the site will lead to a net gain in biodiversity	3
The proposed vehicular access is inadequate	2
Enough housing schemes have already been proposed in Copthorne	2
Against the loss of a greenfield site	1
Planning to take all possible legal action to block the development	1
Concerns about the impact on utilities (water, electricity etc.)	1
The development will lead to an increase in flood risk	1
Would like to see solar panels installed at all the proposed homes	1
The proposals will harm Copthorne’s character	1

Public spaces will only be used by new residents as the spaces are too far from where existing villagers live	1
Unconvinced that upgrading bus stops encourages more people to use public transport	1
Do not believe that providing commercial units will be compatible with the housing development	1
Clarity sought regarding how many vehicular accesses will be provided to the site	1
Existing footpaths in Copthorne are inadequate, so walking is not a realistic option	1
Unclear how the scheme could be considered as sustainable	1
The proposals are driven by profit	1
There should be traffic calming installed in Borers Arms Road	1
Calls for a mini-roundabout to be installed at the junction of Borers Arms Road and the A264	1

4.3 Response to comments

- 4.3.1 All comments received during the community consultation process have been reviewed and the applicant has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 Feedback was mixed, with some residents expressing support for the delivery of affordable housing, biodiversity measures, and sustainability initiatives. However, the majority of responses raised objections to the scheme.
- 4.3.3 The key themes of concern included increased traffic and inadequate vehicular access, pressure on local infrastructure such as schools and healthcare facilities, loss of greenfield land, and doubts about the true affordability of the proposed homes. Several respondents also questioned the sustainability of the location and the overall benefit of the development to Copthorne, noting that infrastructure payments would primarily assist neighbouring councils.
- 4.3.4 Additionally, some residents expressed scepticism about the biodiversity gains and the maintenance of proposed green spaces, while a smaller number suggested enhancements such as dog-walking areas, wildflower meadows, or play spaces.
- 4.3.5 Overall, the feedback reflected a community apprehensive about overdevelopment and local impacts, with limited but notable support for environmental and affordable housing aspects.
- 4.3.6 It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.

4.3.7 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- Copy of the community flyer
- Copy of the virtual exhibition boards

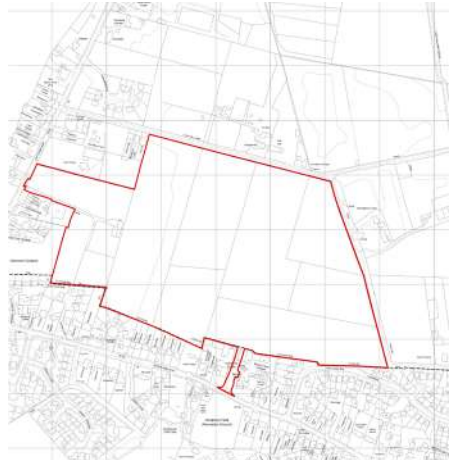
LAND NORTH OF BORERS ARMS ROAD, COPTHORNE

AFFORDABLE HOUSING, COMMERCIAL UNITS AND BIODIVERSITY IMPROVEMENTS

Fairfax is proposing a new residential community of around 260 homes, of which 50% will be affordable, on Land North of Borers Arms Road, Copthorne.

The scheme will make significant contributions towards improving infrastructure, services and community facilities in the local area, and will include enhanced landscaping and a biodiversity net gain of at least 10%.

Our online consultation will be your first opportunity to tell us what is important to you, and your feedback is important to us and will be used to help shape our final proposals.



Our proposal site is marked by the red line

TAKE PART IN OUR ONLINE COMMUNITY CONSULTATION

The proposals are being displayed on our project website - copthorne.your-feedback.co.uk – and there is the opportunity to leave feedback up until **Sunday 2nd November 2025**.



GET IN TOUCH

- ✉ mail@your-feedback.co.uk
- ☎ Leave a message on our free-phone line, **0800 099 6712**, and our team will call you back



Scan QR code to visit our project site

For those without internet access, we would be happy to send printed consultation materials to you along with a feedback form that can be returned to our team for free.

KEY BENEFITS OF THE SCHEME

	Delivering much-needed homes, including 50% affordable housing, meeting all local policy targets		Provision of a fully equipped children's play area
	Installing footpaths and improving connectivity		Provision of electric vehicle charging to all homes
	Delivering an attractive, green scheme with biodiversity net gain		Helping Tandridge District Council to meet its housing targets including much-needed affordable homes
	Creating new public green spaces for all to enjoy, including a new community orchard and picnic area		Creating local job opportunities through construction and new commercial premises
	Strengthening of the area's economy through new residents spending locally		Significant contributions to improve local infrastructure and services

Fairfax has extensive experience of being involved with high-quality schemes – such as this in Crowborough

OUR VISION

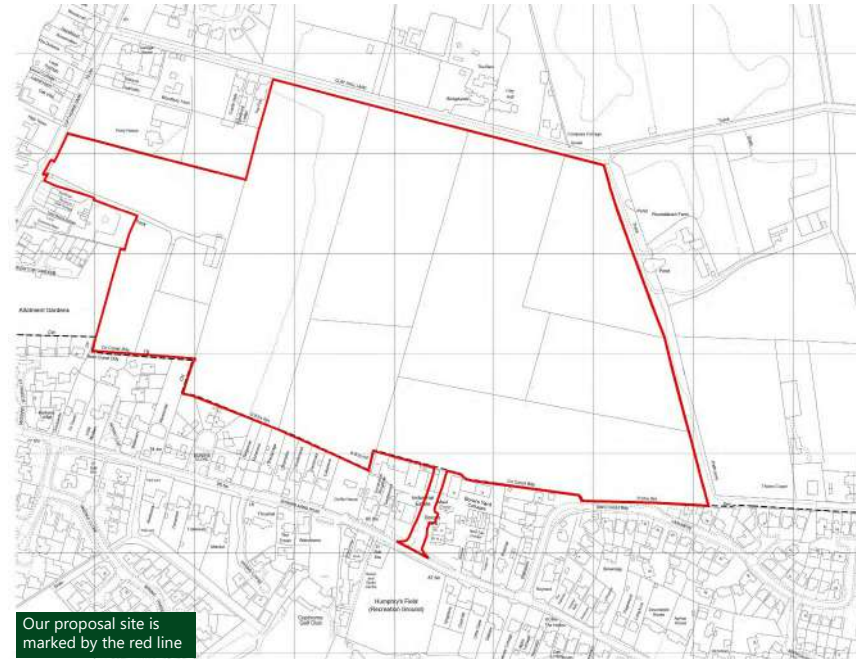
WELCOME

Welcome, and thank you for joining us today. This online public consultation is to inform you about our emerging vision for a sustainable, attractive and vibrant new residential community in Copthorne.

The proposals will provide up to 260 new homes, of which 50% (up to 130) will be affordable homes, in a range of tenures designed to help meet specific local needs. In addition, the scheme will make significant contributions towards improving infrastructure, services and community facilities in the local area.

As part of our commitment to sustainability, the plans include enhanced landscaping and a biodiversity net gain of at least 10%, alongside promoting greener travel options, such as cycling, public transport and the use electric vehicles.

This will be your first opportunity to tell us what is important to you, and your feedback is important to us and will be used to help shape our final proposals.



THE PROPOSALS AT A GLANCE

- Up to 260 homes including 50% affordable
- Contributions to improve local infrastructure
- New public green spaces including a community orchard and picnic area
- A biodiversity net gain of at least 10%
- A fully equipped children's play area
- Promotion of greener travel options
- Electric vehicle charging points
- New footpaths to improve connectivity
- Energy efficient construction methods and materials
- Sustainable drainage systems
- Benefits to the area's economy through construction and new residents spending locally

MEETING LOCAL HOUSING NEED

The land is almost entirely within the boundary of Tandridge District Council, where there is a pressing need for both market-rate and affordable homes.

This new community will deliver a wide range of housing sizes, in line with local and national policies, to meet urgent local demand. It is developments like this that will enable younger people and their families to have a suitable home that is both affordable and conveniently located for their needs.

Based on our experience of past developments, most new residents will already know and love the area. They will often have been brought up near here, have relatives here, work locally, or already live here and wish to move to more appropriate accommodation to meet their needs.



OUR EXHIBITION

We welcome comments regarding the proposals and our exhibition includes:

The exhibition includes:

- Our vision
- Indicative site layout
- Environment and landscaping
- Highways
- Sustainable drainage
- Key benefits
- Feedback and next steps

INDICATIVE SITE LAYOUT



THE SITE

The application site is 23.61 hectares in total and lies east of Copthorne Bank and north of Borer's Arms Road.

Apart from the proposed vehicular access at the southern end, which comes under Mid Sussex district, all the land lies within the boundary of Tandridge District Council. It is within Surrey, with the Sussex border immediately to the south.

The new homes and three new commercial premises would be located on the northern side of Copthorne, adjoining the existing settlement.

LAND NORTH OF BORERS ARMS ROAD, COPTHORNE

ENVIRONMENT AND LANDSCAPING



OUR GREEN VISION

The application site is 23.61 hectares and lies east of Cophorne Bank and north of Bolders Arms Road in Cophorne.

We have engaged specialist ecology and wildlife consultants to comprehensively evaluate the site. As a result, the development will provide significant enhancement and protection of the sites ecology and biodiversity through a range of measures, including retention and strengthening of hedgerows, providing green corridors for wildlife and a diverse mix of new native planting to encourage biodiversity

It is accepted by wildlife experts that residential gardens, drainage swales and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field.



The proposals include significant landscaping improvements



ENVIRONMENTAL CREDENTIALS

- 🌿 Significant landscaping improvements
- 🌿 Delivering a biodiversity net gain
- 🌿 New footpaths for connectivity, health and wellbeing
- 🌿 Extensive new planting and retaining mature trees and hedgerows
- 🌿 New public green spaces for recreation
- 🌿 Promoting greener travel options
- 🌿 Electric vehicle charging points
- 🌿 Sustainable drainage systems
- 🌿 Delivering a development that is attractive, welcoming green, and above all, sustainable

DELIVERING A SAFE AND SUSTAINABLE DEVELOPMENT

The design team has looked carefully at every opportunity to deliver a safe and sustainable residential development, prioritising pedestrian, cycle and public transport for the new residents.

The scheme has two access points, with the western access onto Copthorne Bank incorporating an extended footway and traffic calming measures to slow traffic entering the village. These measures will connect into the existing footway on the eastern side of this route.

To the south, the access onto Borers Arms Road will deliver new footways to connect into those existing. Cyclists will be able to use the vehicular access points to connect into the wider highway network.

Opportunities exist to upgrade the existing directional bus stops on Borers Arms Road, alongside promoting demand responsive public transport services, through West Sussex and Surrey County Council Passenger Transport teams.

OUR VISION FOR GREENER TRAVEL

- Secure, covered cycle parking
- Electric vehicle charging points for each residential property
- Upgrades to existing bus stops on Borers Arms Road
- New pedestrian routes through the site to improve connectivity
- A site wide travel plan

ASSESSING THE DEVELOPMENT IMPACT

To ensure that transport impacts are fully understood and appropriately addressed, the Design Team has engaged proactively with the Highways teams at both Surrey County Council and West Sussex County Council.

These early discussions have confirmed that the site is sustainably located for residential development. They have also informed the methodology for assessing the development's transport impacts and the emerging mitigation strategy.

The Travel Plan will incorporate a package of measures to encourage sustainable travel to and from the site. Together, these initiatives will provide future residents with a choice of travel options, supporting low-carbon lifestyles.

The effectiveness of these measures will be regularly monitored and reviewed through the Travel Plan process.



SUSTAINABLE DRAINAGE

OUR DRAINAGE STRATEGY

Our drainage team has carried out a detailed assessment to inform a comprehensive drainage strategy.

The proposed development is within Flood Risk Zone 1 and therefore has the lowest risk of flooding.

The proposals incorporate sustainable drainage systems (SuDS), including basins and swales, to manage surface water runoff effectively, in line with best practice.

The full drainage strategy will be submitted as part of any future planning application and will be reviewed by Surrey County Council as the Lead Local Flood Authority.



KEY BENEFITS

KEY BENEFITS OF THE SCHEME

The proposals on Land North of Borers Arms Road, Copthorne, feature a significant number of wider community benefits, including:

	Delivering much-needed homes, including 50% affordable housing, meeting all local policy targets		Provision of a fully equipped children's play area
	Installing footpaths and improving connectivity		Provision of electric vehicle charging to all homes
	Delivering an attractive, green scheme with biodiversity net gain		Helping Tandridge District Council to meet its housing targets including much-needed affordable homes
	Creating new public green spaces for all to enjoy, including a new community orchard and picnic area		Creating local job opportunities through construction and new commercial premises
	Strengthening of the area's economy through new residents spending locally		Significant contributions to improve local infrastructure and services



Fairfax has extensive experience of being involved with high-quality schemes – such as this in Crowborough

FEEDBACK & NEXT STEPS

NEXT STEPS

Thank you for viewing the proposals regarding development on Land North of Borers Arms Road, Copthorne.

Once this consultation closes, Fairfax's project team will go through the feedback received and take this into consideration before refining the plans and submitting them to Tandridge District Council.

If you provide us with your details, you will be kept up to date on progress as the proposals for the site move forward.

Thank you for your time.



Another high-quality scheme in which Fairfax has been involved – this is the St Aubyns School development at Rottingdean near Brighton



FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to **Freepost, Fairthorn Consultancy**.

No stamp is required.

NEXT STEPS

Fairfax believes the views of the local community are important. Please submit your comments by **Sunday 2nd November 2025**.

Complete the feedback form online at cophorne.your-feedback.co.uk

Email us at mail@your-feedback.co.uk

Call **0800 099 6712**, leave a message, and our project team will ring you back



Scan QR code to visit our project site