



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/JG 8467

21st November 2025

Planning Services
Tandridge District Council
Council Offices
8 Station Road East
Oxted, Surrey
RH8 0BT

Major Development Team (Planning)
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

Dear Sir/Madam,

Land North of Borers Arms Road, Copthorne

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

General

On behalf of our client, Fairfax Acquisitions Ltd, please find enclosed an outline planning application proposing development of the site as described above. The application is submitted to both Tandridge District and Mid Sussex Councils as it is a cross-border application.

Only the principle of development for up to 260 dwellings together with up 1,700sqm of employment floorspace, and the means of access from Copthorne bank and Borers Arms Road are to be determined. Appearance, landscaping, layout and scale are reserved for subsequent determination.

Content of the Application

This outline planning application comprises the following plans and particulars:

- Application Form
- CIL Form
- Planning and Affordable Housing Statement (Woolf Bond Planning)
- Arboricultural Statement (Tree Survey, TCP, TPP) (Arbortrack)
- Agricultural Land Quality (Kernon)
- Archaeological Desk Based Assessment (ASE)
- Biodiversity Survey and Report (The Ecology Co-op)
- Biodiversity Net Gain Report (The Ecology Co-op)
- Design and Access Statement (Paul Hewitt)
- Flood Risk Assessment (Aqua Terra)
- Outline SuDS Strategy (Aqua Terra)

- Land Contamination Assessment (Aqua Terra)
- Landscape and Visual Impact Appraisal (Leyton Place)
- Noise Impact Assessment (Anderson Acoustics)
- Air Quality Assessment (Pinnacle)
- Energy & Sustainability Statement (Pinnacle)
- Transport Assessment (inc. Stage 1 RSA & Designers Response) (SK Transport Planning)
- Framework Travel Plan (SK Transport Planning)
- Statement of Community Involvement (Fairthorne)
- Lighting Assessment (Pinnacle)

Site Plans and Information

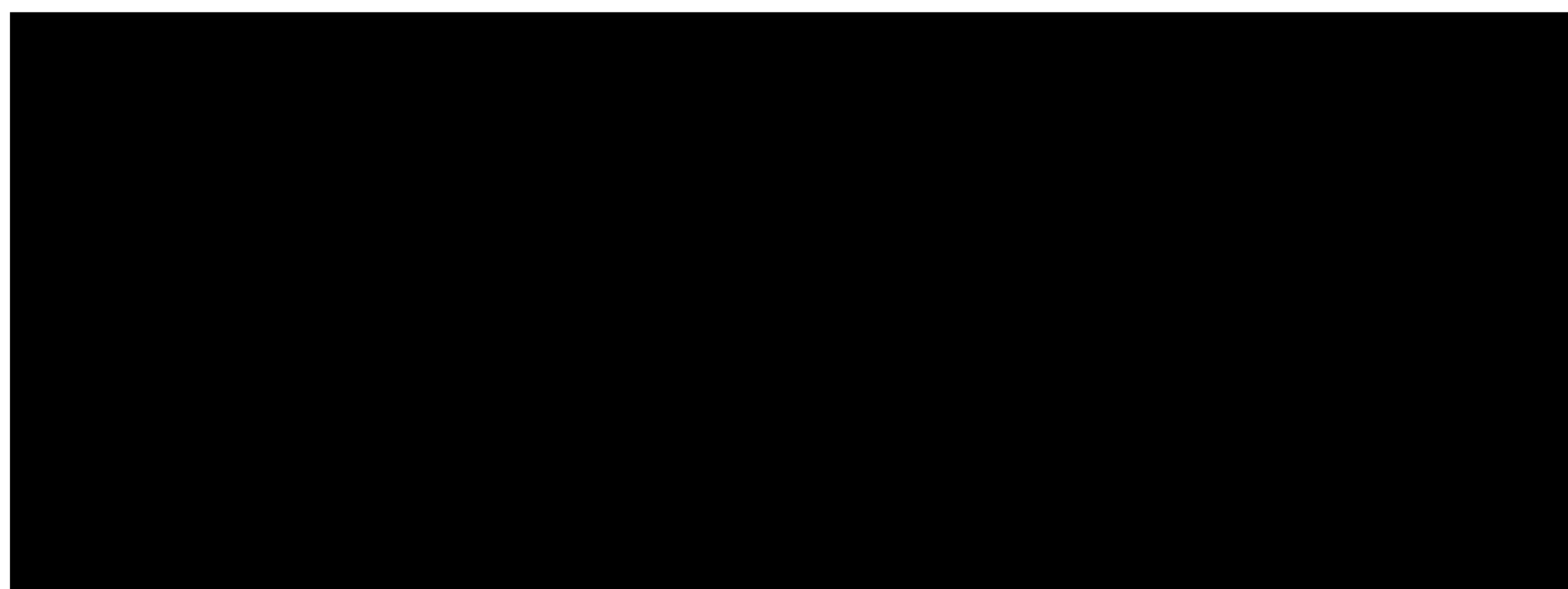
- Site Location Plan – 2512-PL01 Rev D
- Illustrative Masterplan – 2512-PL08 Rev J
- Illustrative Constraints and Opportunities Plan – 2512-PL02 Rev A
- Lighting Plan September 2025 Rev 0
- Land Use Parameter Plan - 2512-PL03 Rev A
- Access and Movement Parameter Plan - 2512-PL04 Rev A
- Green Infrastructure Parameter Plan - 2512-PL06 Rev A
- Building Heights Parameter plan - 2512-PL05 Rev A
- Overall Parameters Plan – 2512-PL07 Rev A
- Access Plans:
 - Modified Site Access onto Borers Arms Road – SK21703-14
 - Modified Site Access onto Borers Arms Road Junction Visibility Splays – SK21703-15 Rev A
 - Proposed Site Access and Traffic Calming Scheme – Copthorne Bank SK21703-15
 - Proposed Site Access and Visibility Splays – Copthorne Bank – SK21703-16
 - Proposed Site Access and Traffic Calming Scheme (Southern Section) – Copthorne Bank – SK21703-17

The planning application has been submitted on the Planning Portal, and the requisite planning application fee in the sum of £36,305 (including VAT) will be paid in full to Tandridge District Council, on account of the majority of the site falling within Tandridge District¹.

We would be obliged if you could register the application as soon as possible and, in the meantime, please confirm its receipt.

We look forward to discussing the application with the Case Officer in due course.

If there are any queries, please do not hesitate to contact us.



¹ Only a small part of the Application Site falls within Mid Sussex, comprising the means of access from Borers Arm Road and the demolition of a vacant commercial building. The remainder (and majority) of the Site is within Tandridge District.