

SITE VISIT REPORT SHEET

Ref:	DM/26/0303
Site Address:	Land North Of, Borers Arms Road, Copthorne, West Sussex
Officer:	Steven King
Date of Visit:	25/02/2026

The Site (Is block plan correct, levels, trees, highways/access, materials?)	
<p>Site as per plan. Majority of site within Tandridge. Majority of site are fields laid to grass. Fall in levels to north through site.</p> <p>Mid Sussex: Borers Yard</p> <p>Borers Yard contains mix of commercial building, some single storey with pitched roofs, some two storey. Pitched roof brick building proposed to be removed to provide access. Step down in levels to fields in Tandridge to north. Hardstanding to south of building to be demolished. Provides access road, marked path and car parking.</p> <p>Most of southern boundary of site backs on to residential properties.</p> <p>Western access to site in Tandridge on Copthorne Bank</p>	
Adjoining Land (Land use, adj. trees, boundary treatment, materials?)	
North:	Fields subdivided by trees and hedging. Within Tandridge DC
South:	Fall in levels on access road, then fall in levels to recreation field on opposite side of road
East:	East of access road is car parking for Borers Arms Yard units

West:	Hardstanding around access road, then other commercial buildings

Street Scene (What is the general character like? Would this be sympathetic?)

Borers Arms Rd is residential, variety of styles of housing. Road is a bus route. Footpath on northern side of Borers Arms Road by site. Varies along the length of Borers Arms Road. Double yellow lines on southern side of Borers Arms Road around site.

Footpath stops by Discovery Mews on Copthorne Bank.

Other Comments (Main issues, Neighbour Notification correct, any action required?)

**Cross boundary application. Liaise with Tandridge DC.
Highways, infrastructure, policy SA34**