

Our Ref: 8467

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Dear Mr S King (and Ms A Song)

Land North of Borers Arms Road, Copthorne - MSDC LPA Ref: DM/26/0303 and Tandridge LPA Ref: 2025/1376

Amended and Additional Planning Application Particulars

General

On behalf of our client, Fairfax Acquisitions Ltd, please find enclosed the revised information, as requested by Mid Sussex District Council ("MSDC") and West Sussex County Council ("WSCC") as the Local Highway Authority (LHA).

As part of the consultation process meetings have been held with the WSCC, and an agreed position was reached in regard to specific parking and access matters raised by WSCC and MSDC.

The agreed changes only affect that part of the Planning Application Scheme within the MSDC area. The changes **do not** affect the Tandridge District Council ("TDC") element of the Scheme.

This letter sets out how we have addressed consultee comments and what additional information is being provided.

Revised Information

The **bold references** on the plans and documents relate to the updated revision of that plan or document.

If the document is in **bold completely** then it is a new document that is being submitted.

Site Plans and Information

- **Highways Technical Note¹ – SK Transport Planning 22 July 2026**
- Site Location Plan – 2512-PL01 Rev **E**
- Illustrative Masterplan – 2512-PL08 Rev **K**
- Illustrative Constraints and Opportunities Plan – 2512-PL02 Rev **B**
- Land Use Parameter Plan - 2512-PL03 Rev **B**
- Access and Movement Parameter Plan - 2512-PL04 Rev **B**
- Green Infrastructure Parameter Plan - 2512-PL06 Rev **B**
- Building Heights Parameter plan - 2512-PL05 Rev **B**
- Overall Parameters Plan – 2512-PL07 Rev **B**
- Access Plans (included within the Highways Technical Note):
 - **Swept Path Analysis Large Rigid Outbound Movement – SK21703-41**
 - **Swept Path Analysis Large Rigid Inbound Movement – SK21703-42**
 - **Swept Path Analysis 16.5m Artic Outbound Movement – SK21703-43**
 - **Swept Path Analysis 16.5m Artic Movement – SK21703-44**
 - **Pedestrian Movement Plan Through Borers Arms Estate - SK21703-29 Rev B**
 - **Existing Car parking Provision – SK21703-50**
 - **Borers Arms Estate Access Route and Relocated Parking SK21703-28 Rev C**

Highway Matters

General

A Technical Note ("TN") has been produced by SK Transport Planning Limited to respond to specific parking and access matters raised by WSCC, as LHA, and yourself as the case officer. The TN includes a Road Safety Audit ("RSA") which confirms the acceptability of the minor changes proposed.

Following the issue of formal comments from the LHA, discussions have taken place between representatives from MSDC and WSCC. These discussions have shaped the revised access design and parking arrangements within the Borers Industrial Estate, as well as enhanced pedestrian connectivity from Borers Arms Road through to the development site.

Access Design and Footways

The revised access proposals will deliver continuous footways on both sides of the carriageway, allowing both end occupiers of the proposed development and pedestrians wanting to access the industrial estate safe, segregated access from Borers Arms Road. The footways will provide tactile paving at each crossing point, to assist the visually impaired when using these routes. The changes to the access design have also ensured that there is no impact on the existing operation/access to buildings/parking within the industrial estate.

¹ The Technical Note includes a Road Safety Audit and Designer's Response.

Car Parking

The access review has also required the replanning of a proportion of the car parking within the industrial estate. Through the demolition of units 5 and 6, which is required to deliver the access through to the development site, there is the opportunity to replan parking in this area, and along the access route corridor.

The replanning of the parking has resulted in an overall net reduction of eight parking spaces in this area. The proposed development has been planned to provide 1,700 sqm of commercial floorspace, with 64 parking spaces provided for this use. This parking provision has been confirmed to be close to the maximum provision required in this location, based on Tandridge District Council's adopted parking standards, meaning any reduction in parking in the existing industrial estate will be offset through the increased commercial parking provision within the site.

Other matters agreed

Through discussions with MSDC and WSCC Officers, agreement has also been reached that the access route will be subject to a 20mph speed limit, and the development can make appropriate financial contributions towards RTPI infrastructure at bus stops on the Bowers Arms Road corridor.

Summary

We are grateful to you and WSCC for your advice during the process, which helpful and constructive comments have informed the minor amendments as now proposed.

We hope the amended and additional plans and particulars, which have been informed by constructive and positive discussions with Officers can now be agreed, allowing WSCC to issue their final positive response to MSDC on all traffic, transport and sustainable access matters

We would hope we can therefore move forward to a positive resolution to grant this outline planning application.

Following the next steps of re-consulting WSCC, we would welcome arranging a meeting to discuss your recommendation for the application and any conditions that may need to be imposed to enable the positive determination of the application. We also welcome the opportunity to discuss planning obligations with MSDC, WSCC, Surrey and Tandridge.

Thank you again for your cooperation to date. It is much appreciated.

We look forward to hearing from you.

Yours sincerely

Woolf Bond Planning

For Woolf Bond Planning Ltd obo Fairfax Acquisitions Ltd

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