



Design and Access Statement • August 2025

Land Parcels adjacent to Worsell Drive, Copthorne

Prepared by Roberts Limbrick on behalf of:
Miller Homes

11965-RLA-25-XX-RP-A-3620

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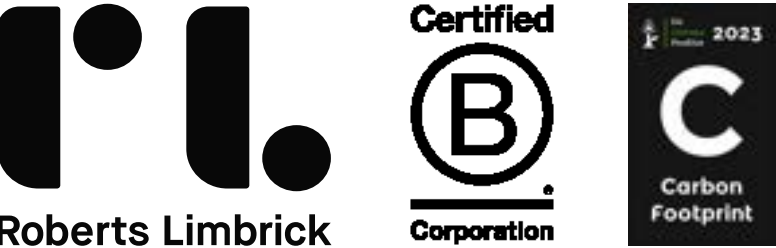
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1.0 Introduction

In this section we have set out the background to the scheme, covering all the key items relating to the client, the brief and the project need.



1.1 Purpose

This Design and Access Statement has been prepared in support of the Full planning application to deliver the proposed works.

The statement describes the proposed site, assesses the context and immediate setting and subsequently explains the design in response to these contextual issues. The design layout, massing and material approach has also been set out in this document.

All drawings in this report are for illustrative purposes only. The drawings which constitute the application have been submitted separately and should be referred to in all matters of record.

1.2 Scheme Background

This Design and Access Statement has been prepared on behalf of a Full Planning Application of two parcels of land both accessed from two existing bell-mouth junctions from Worsell Drive, Copthorne, for the erection of new homes (Use Class C3) including affordable homes, internal access roads and landscaping.

This document sets out the context for the application, progress on site to date, and the design development of the southern and northern parcels of land.

1.3 Description

The brief for this project, as agreed with the client, was as follows:

- Create a distinctive place for a new neighbourhood which responds to and reflects on the natural and man-made surroundings;
- Supports the community;
- Provides a series of attractive and accessible landscapes;
- Creates a place with clear and accessible links and strong connectivity to the existing village and surrounding local areas.



1.4 Project Brief

The Heathy Wood scheme located to the west of Copthorne received outline planning permission in 2013 (planning reference: 13/04127/OUTES) for a new mixed use neighbourhood”, following a comprehensive process of assessment, community and stakeholder engagement and design evolution. The site is now know as Heathy Wood.

The Heathy Wood outline planning permission granted the following:

- Up to 500 new homes
- A 1.93ha site for a new one-form entry primary school to serve the new neighbourhood
- Employment provision of 15,500sqm GIA of use class B1c and B8
- Land for a two GP doctors surgery of up to 500sqm GIA
- A new principal access from Shipley Bridge Lane
- A network of footpaths and cycle ways
- Associated services and infrastructure
- Retention and positive management of key landscape features
- Structural landscape planting
- Open space
- Allotments

Various Reserved Matters applications have been approved to bring forward the detailed design of the Heathy Wood scheme at Copthorne. Several parcels have been built along with the associated infrastructure and landscape. Through conversations with West Sussex County Council it has been established that the school and GP surgery were no longer required. Accordingly, this planning application seeks a new detailed planning consent for up to 73 residential units in place of the doctors surgery and school associated with the original outline consent.



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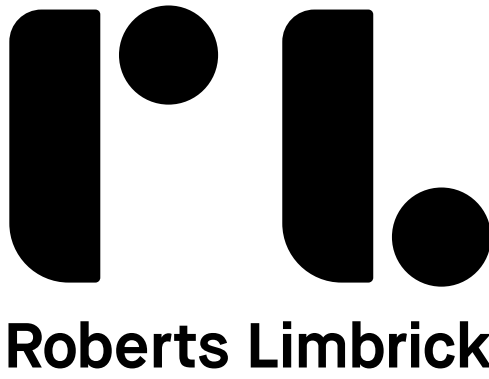
<Image caption>

1.5 Project team

The key members of the Project Team were as follows:

Consultant 2: Roberts Limbrick

Architect



Client: Miller Homes

Client



Consultant 3: Stantec

Highways Engineer



Consultant 1: Savills

Planning Consultant



Consultant

Landscaping, Trees, Ecology



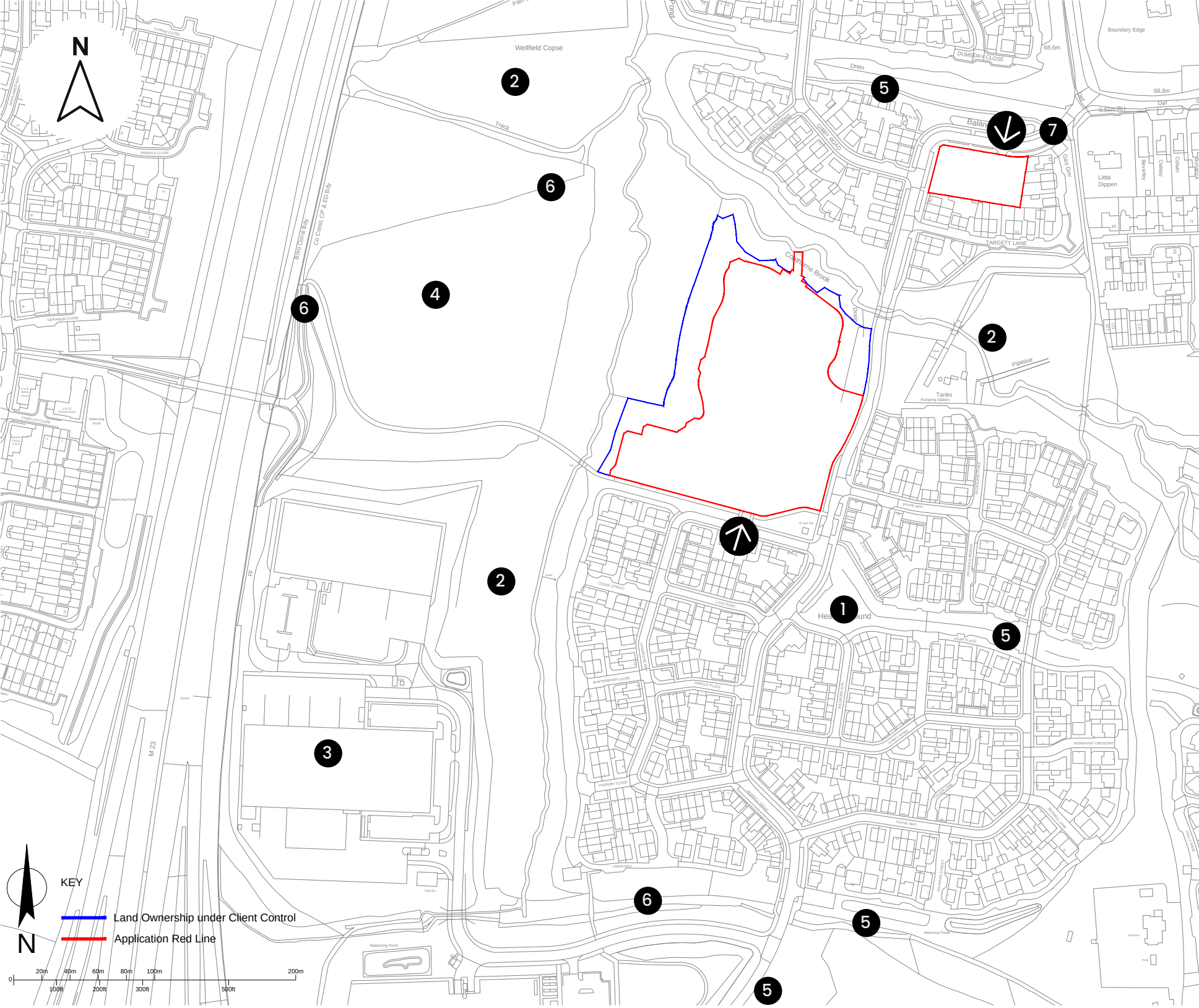
1.6 Site Location

The site is located off Worsell Drive in Copthorne, West Sussex, just north of the A264 and beside Junction 10 of the M23, giving direct links to Crawley, Gatwick, the M25, and Brighton. It adjoins Copthorne Way within the formerly named St. Modwen logistics park (now Indurgent Park Gatwick), with Worsell Drive as the main access. Key surrounding roads are the A264 (east–west to Crawley and East Grinstead) and the M23 (north–south to the M25 and south coast), making the site highly accessible and well-connected to the regional transport network.

Key ↓

- Site Boundary
- Ownership Boundary
- Site Entrance
- Neighbourhood Green
- Ancient Woodland
- Small Scale Employment
- Informal Open Space
- Swales
- Rights of Way and Proposed Connectivity
- Bus Gate

Site Location plan



2.0 Site Analysis

This section sets out to establish how the site sits within it’s surroundings, and any impact this has had on our design.

It will also look to understand how the site works at the moment, areas where work has been completed recently, and the general character of the area.

2.1 Site Constraints

Southern Plot

The southern plot benefits greatly from Ancient Woodland which provides an established backdrop to the development. The root protection areas of the existing trees and the required 15m buffer from the Ancient Woodland has subsequently informed the development red line boundary to ensure that no works encroach within this area and protect the existing landscape.

To the north, the site is constrained by an existing stream which also has an allocated buffer of 10m from the top of the existing bank. Additionally, located north is an existing Thames Water Foul rising, whereby the wayleave has been adhered to. The plots will benefit from an existing access point from Langridge Way, which the proposed layout ties in to.

Northern Plot

The northern plot also benefits from an existing access off Worsell Drive and associated footpaths already installed to the perimeter of the plot. The site sits within close proximity of a strong pedestrian link within an area of open green space and existing trees.



Opportunities and Constraints Plan



2.2 Site Photographs

This page provides a brief overview of the site through a location plan and selected photographs. The plan shows the site boundaries and access points, while the images illustrate key external views and the existing site conditions.

Site Location plan



Southern Parcel Location



Northern Parcel Location



Access of Worsell Drive to Northern Parcel



View east on to Northern Parcel.



Views towards Ancient Woodland



View north-west onto Southern Parcel.

3.0 Design Process

Having established the brief and undertaken an assessment of the existing site and it’s surroundings, we were able to start considering the best solution or solutions for the project.

This section provides an overview of the work undertaken at the early design stages, leading to a preferred option and a finalised design.

3.1 Overview

The site has been subject to previous pre-application feedback with Mid Sussex (Ref. DM/24/2241). This section provides an overview of the layout proposed under this submission, and the feedback received, of which has informed the evolution of the scheme subject of this application.

Feedback on the earlier pre-application layout highlighted several concerns regarding site response, building placement, and architectural treatment. Reviewers noted that certain plots required stronger frontages, improved articulation, and more appropriate house types for prominent or terminating locations. Issues such as blank flank walls, weak addressing of streets, and lack of clarity on key elevations were raised, alongside a need for improved integration with the existing street scene. Recommendations included reconsidering set-backs, enhancing overlooking and street presence, providing private outdoor space where missing, and introducing greater variation in materials and colour palettes to improve legibility.

For the wider southern area, comments emphasised the importance of maintaining a sense of openness and avoiding repetition of the surrounding dense urban pattern. Reviewers recommended creating larger linked open spaces, improving layout legibility, and ensuring buildings contribute positively to placemaking. Additional points included the need for private amenity space for apartments, higher-quality window and balcony detailing, avoidance of heavily engineered junctions, and better treatment of elevations, particularly those facing the motorway where noise and ventilation must be resolved. A clear sustainability strategy was also identified as necessary.

Previously Proposed Layout



Previous Layout



3.2 Comments on Layout

4 Key areas were highlighted on the following layout

1. Key frontages and vista terminating plots:

The revised layout made initial improvements to the treatment of prominent plots by adjusting house types and strengthening edges, although further refinement was still identified to fully address their role in defining key views and entrances.

2. Side Elevations and Flank Walls:

Earlier concerns regarding blank or inactive flanks were partly addressed through better window placement and articulation, with the layout showing progress in improving overlooking and the quality of side elevations, while leaving scope for additional enhancement.

3. Southern Open Space

The updated layout demonstrated a shift toward creating a more open and connected southern area, beginning to relieve the density of the previous scheme and improving relationships with the mature tree belt. Further adjustments were encouraged to maximise placemaking and deliver a more generous, coherent open space network.

4. Apartment, Noise-Sensitive Frontage, and Sustainability Measures

The layout also started to incorporate measures to address noise, ventilation, and sustainability challenges for apartments and homes facing the motorway. While initial steps were taken—such as reconsidering building positions and façade treatments—additional detail was still required to fully resolve environmental quality, private outdoor space, and architectural detailing.



Key Frontages and Gateway



Side Elevations and Flank Walls



Southern Open Space



Apartment



3.3 Previous Planning Applications

The following pages summarise the context of outline planning permission granted for the Heathy Wood scheme in 2013, including parameter plans. The approved documents part of this application remain material and the new application does not seek to change any of the principles or details they contain. The previous Design and Access Statement should be referred to for the overall project conception, planning history, public consultation process, design evaluation and supporting illustrative material.

The Outline Planning Application (planning reference: 13/04127/OUTES), approved in 2013 was prepared on behalf of St Modwen Developments Ltd. for a mixed use neighbourhood.

The following parameter plans were submitted to support the outline application. These set out the limits of the development and assessment of the environmental impact. These comprise of:

- Land use;
- Density;
- Building Heights;
- Access and Movement; and
- Strategic Landscape and Open Space.



Illustrative Masterplan (13/04127/OUTES)

Parameter Plans



- | | | |
|---|--------------------------------------|------------------------------|
| Application boundary | Proposed structure planting | Swale |
| Existing tree groups or woodland to be retained | Informal open space | Attenuation zone |
| Ancient woodland to be retained | Space for formal pitches if required | Existing public right of way |
| Ancient woodland 15m buffer | Children's play area | Proposed contour remodeling |
| Existing vegetation to be removed | Allotments | |
| | Existing watercourse | |

Strategic and Open Space Parameter Plan (13/04127/OUTES)



3.4 Parameter Plans, 2013



Density Parameter Plan (13/04127/OUTES)



Access and Movement Parameter Plan (13/04127/OUTES)



3.5 Proving Layout

The revised proving layout for the latest submission builds upon the previous design, refining key elements to better address the comments raised in earlier applications. The updated proposals aim to strengthen the site's overall clarity, placemaking, and architectural quality, ensuring that the scheme continues to evolve in response to design guidance and stakeholder feedback.

Revised Proving Layout





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4.0 Design Proposal



Following the feasibility stage and subsequent design development, the proposal submitted with this application incorporates the feedback provided by Officers under pre-application reference DM/24/2241.

As part of this next stage, Roberts Limbrick will further develop the design to a final proposal. This development will take into consideration specialist design consultants.

4.1 Overview of Proposal

The development proposals are the result of a number of contextual factors and responses to the constraints and opportunities of the Site and its environment.

The adjacent masterplan illustrates the southern and northern parcels of land set within the wider Copthorne masterplan and surrounding landscape. Both parcels are proposed for residential use and have been designed to sit comfortably within the already constructed housing in the surrounding parcels of land.

The following points provide an overview of considerations included within the proposal.

Key Frontages

Dwellings face the highway and public realm in order to provide a continuous frontage to the street scene.

Key Routes

The site will benefit from existing access such as the spine road, junctions into the parcels and the surrounding footpath links.

Key Buildings

Key buildings are proposed across with a careful consideration to the surrounding scale, architectural style, detailing and materials. These are generally located at the end of the views and vistas.

Green Infrastructure

Strong green links, landscape infrastructure and existing woodlands provide structure and a strong edge to both parcels of land.



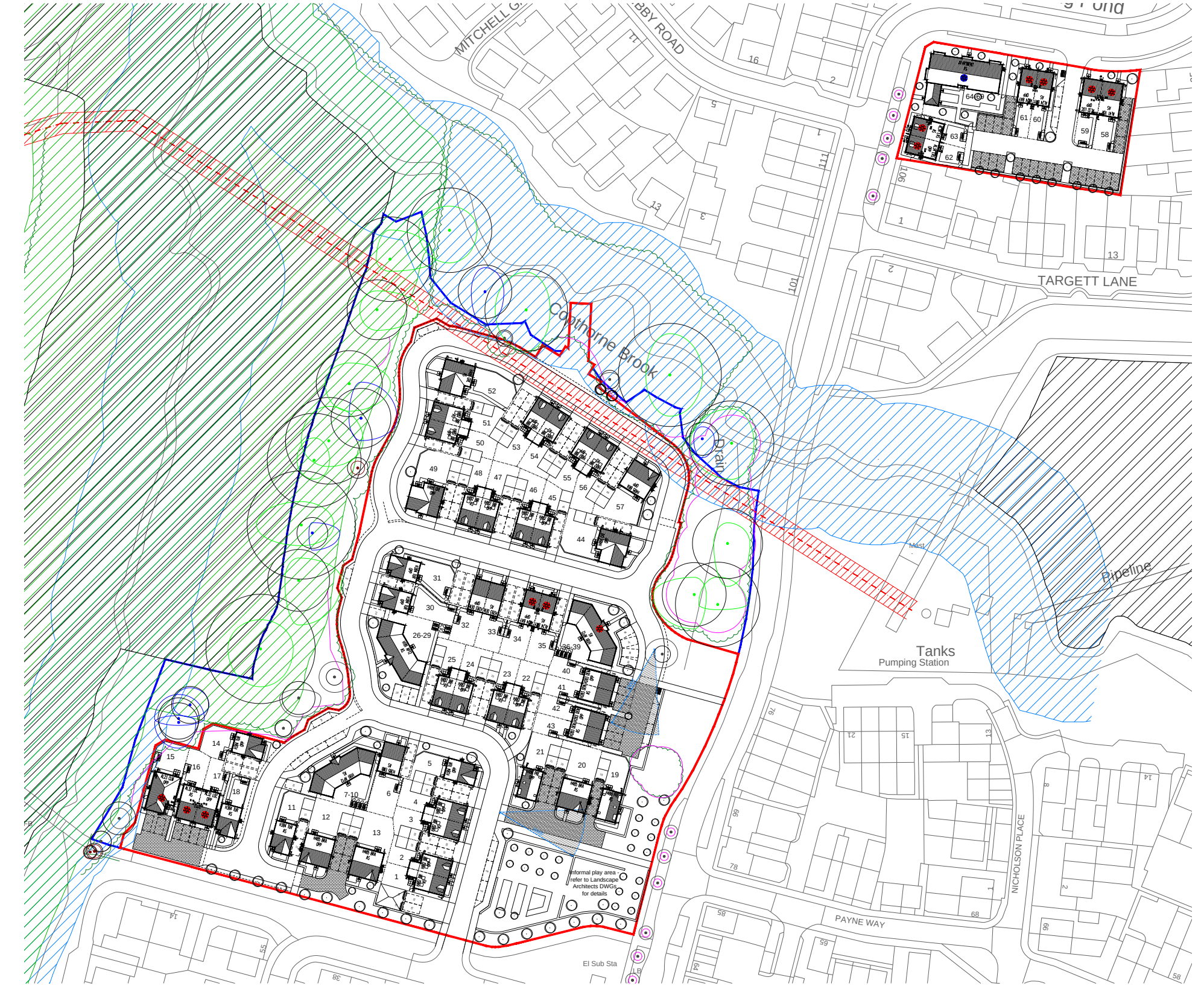
4.2 Use and Amount

This planning application to the Land Parcels off Worsell Drive includes 69 new residential units. The Schedule of Accommodation illustrates the site coverage and breakdown of the proposed units.

The development proposes a range of dwellings with housetypes ranging from single occupancy units to large family homes. Additionally, a mix in housing typologies such as terraces, semi-detached and detached units are proposed to reflect the range of housing found in the local area.

The diverse mix of housing aims to attract and foster a broad demographic and will also encourage a mixed community all furthering the cohesive and sustainability rich principles of the development.

4.2.1 Schedule of Accommodation

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4.3 Scale

The submitted proposals are predominantly 2-store in height across both the ‘northern parcel’ and ‘southern parcel’.

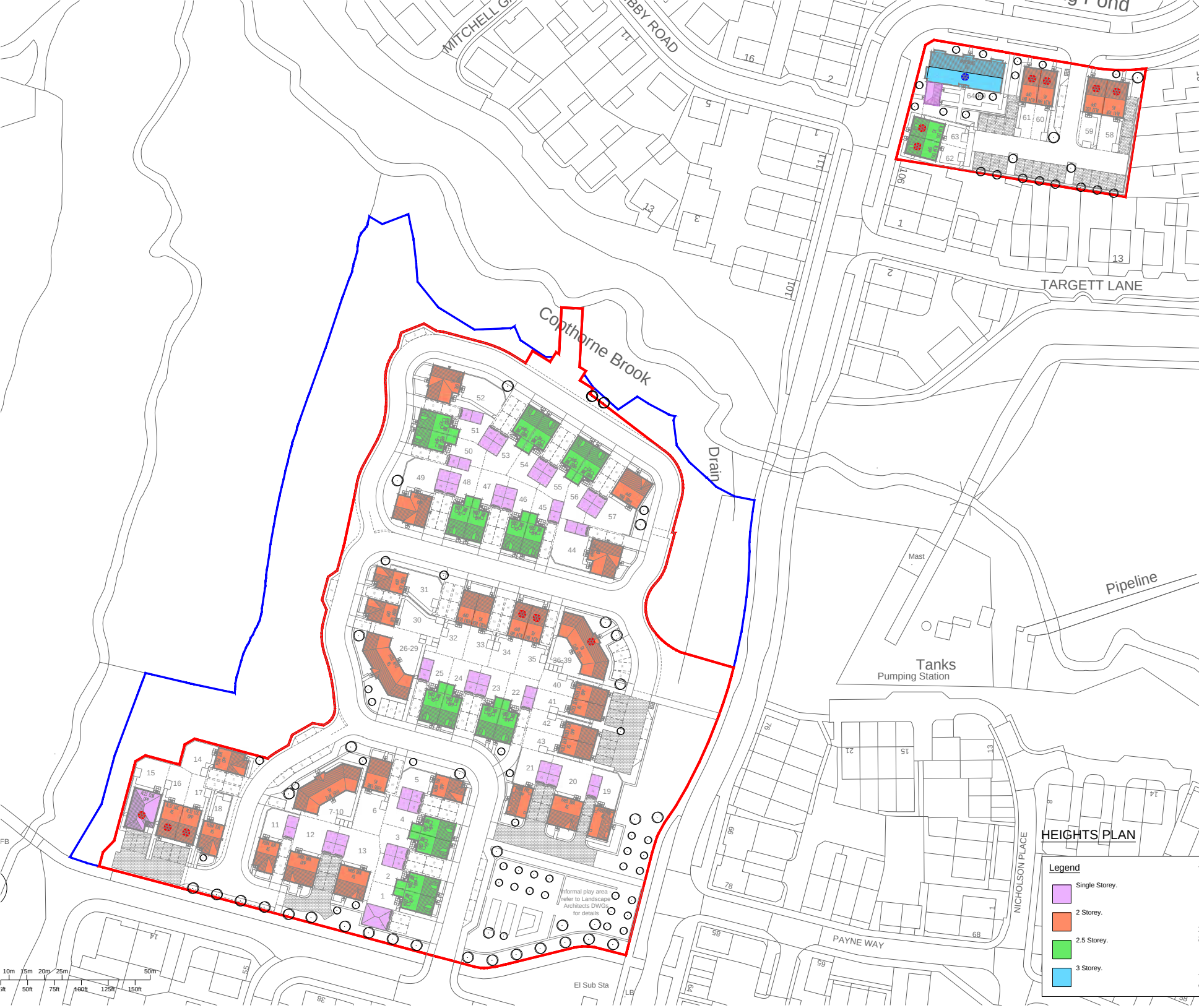
Within the ‘southern parcel’, a gateway feature has been created at the site access off Langridge Way through the use of 2.5 storey dwellings facing onto the public open space on the ther side of the gateway road. This approach into the site is then terminated through the further use of 2.5 storey dwellings at the termination of the road. Across the rest of the site, 2.5 storey dwellings have been used sparingly, generally to key areas that front onto the existing Ancient Woodland and as a dual aspect dwellings to develop upon and reinforce ythe principles of road hierarchies in the previously approved phases.

Within the ‘northern parcel’, the corner of the development provides a landmark feature along the existing Worsell Drive sping road through the proposed 3 storey apartment block. This is inkeeping with previous phases of the development where the frontage to Worsell Drive has included landmark 3 storey dwellings at key nodal points.

Dual aspect dwellings are proposed to all corners within the development to provide a continuous active frontage to the perimeter block layout design.

These all demonstrate principles of good urban design and allows for easy site navigation by promoting a street hierarchy and legibility witin the overall development.

Heights Plan



4.4 Internal Access

Vehicular access to the application site is to be obtained via the existing constructed estate roads within the Heathy Wood development.

For the ‘southern parcel’, a single point of access is provided to the south of the development parcel off Langridge Way, and for the ‘northern parcel’ a single point of access is provided to the north of the development parcel off Worsell Drive to the east of the bus gate. In both instances these access points are constructed as approved to serve the previous proposed site.

The ‘southern parcel’ seeks to increase connectivity to other phases of development by connecting the proposed estate road footpaths to existing public amenity through proposed footpath links. This includes; a footpath link from the turning head in front of plot 40 that connects to the existing footpath running alongside Worsell Drive, a second footpath link running adjacent to plots 19-21 that runs past the informal play area and connects to the existing footpath running adjacent to Worsell Drive, and a footpath link from the turning head in front of plot 12 that connects into the existing footpath and cycleway adjacent to Langridge Way.

By contrast, the ‘northern parcel’ is much smaller, so, proposed footpath links are intended for residents use only with direct access for the residents onto the existing constructed spine road footpath.

Public footpaths will be provided as a minimum of 2m in width to ensure that they are suitable for push chairs and wheelchairs. As noted, these paths extend through the site and beyond linking into the existing network to ensure convenient, public pedestrian access to all properties and the surrounding area is achieved.

Access Plan





4.5 Appearance and Massing

During the Pre-Application Consultation, it was noted that the southern parcel should seek to demonstrate its own architectural style that differs from the previous phases by varying the palette of materials.

The previous phase of development immediately south of the ‘southern parcel’ on Langridge Way that has been delivered by St Modwen Homes and delivered a mix of red and blue brick Flemish bond detailing to frame the fenestrations or tile hanging between the windows and rise and fall brackets with corbelled eaves. Grey concrete roof tiles and grey window frames to provide a more industrial aesthetic house type design.

The house type designs that are being submitted for this planning application propose a contemporary approach to traditional detailing, by comparison the housetypes utilise brickwork detailing between fenestrations, but these windows are framed be a render band. In addition, dwellings have white boxed facias and soffits, grey roof tiles and white window frames.

This helps to demonstrate a sense of place within the southern parcel. The northern parcel seeks to integrate within the existing street scene as an extension of the Taylor Wimpey development.



Clevemont



Hasting



Turnley



Baymont



4.5.1 Proposed Street Elevations



4.6 Palette of Materials



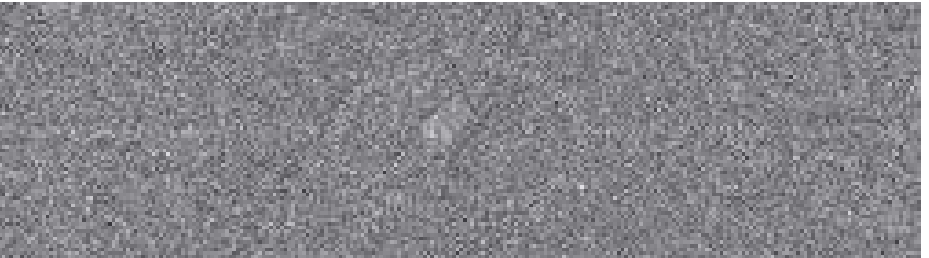
#Red Brick

Colour: Red Multi
Location: Housetype Exterior



#Concrete Roof Tiles

Colour: Slate Grey
Location: Housetype Roofs



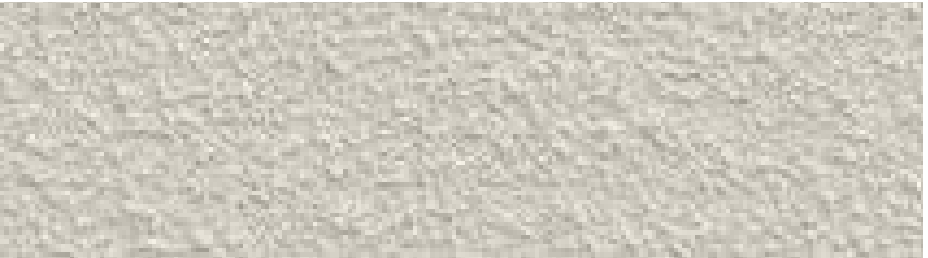
#Tarmac

Colour: Tarmacadam
Location: All roads and pavements where brick paving or surface dressed tarmac is not shown.



#Blue Brick

Colour: Staffordshire Blue
Location: Brick Detailing Panels



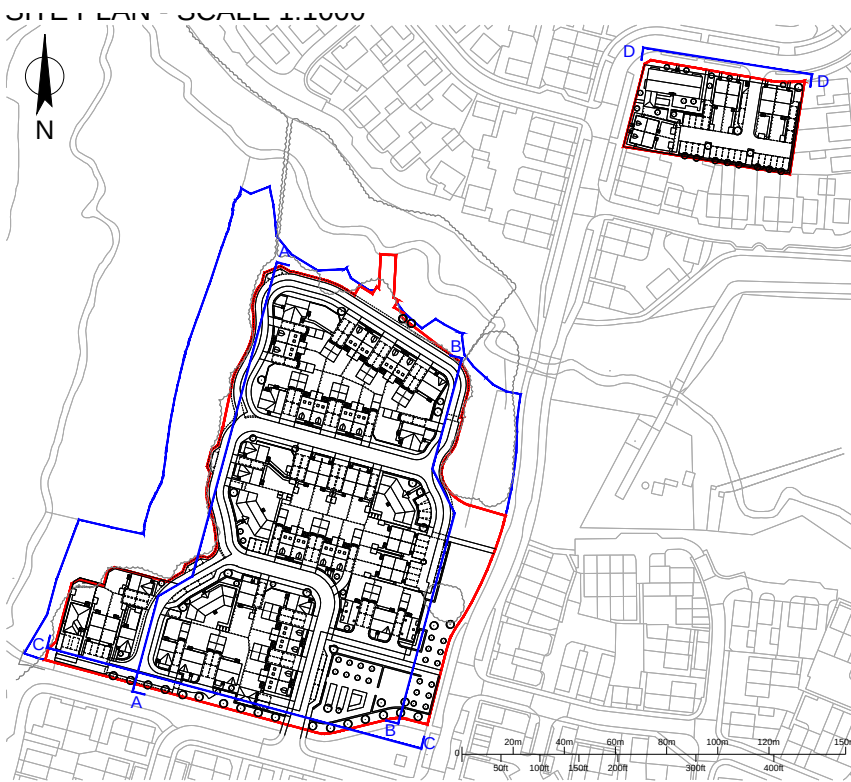
#Render

Colour: Buff
Location: Window Surrounds



#Tegular Paving

Colour: Red
Location: Private Drives and Parking Courts



4.7 Lansdcaping Layout

The landscape design responds to the plot layouts and infrastructure, as well as the surrounding landscape, such as the Ancient Woodland. Shrub and herbaceous planting has been located to the fronts of plots where space allows, along with trees.

Pre-application comments have heavily influenced the entrance space within the south east corner of the southern plot. A community orchard is proposed in this location which will provide a community resource, as well as a gathering space for residents, with seating and informal play equipment. Enclosed by beech hedge and areas of herbaceous and shrub planting, this spaces provides a safe, enclosed area for residents to relax and enjoy the surrounding landscape.

A more informal space is proposed north of the orchard, with wildflower meadow, eco rich lawn and parkland trees to the edge, located outside of the below attenuation tank extents. Picnic benches provide areas for residents to gather. A small group of existing trees are to be retained within this space, which will give character and structure to the space.

A woodland buffer is proposed along the woodland edge to the west and north to help reduce access in to the Ancient Woodland and therefore any disturbance to existing habitat and wildlife.

The same planting palette is proposed within the northern parcel, with planting to the fronts of buildings and small upright street trees. A small courtyard space has been proposed to the rear of the flats which provides an outdoor space for the residents to utilise.



Optimisation Plan, Landscape layout, 2025

4.8 Landscape Strategy

Key ↓

- 1 Street trees adjacent to existing cycle way and footpath
- 2 Community orchard with seating and informal play, benches and cycle stands, enclosed by a beech hedge
- 3 Existing highways junctions
- 4 Ancient Woodland with proposed woodland edge planting to enhance biodiversity
- 5 Picnic area with seating, parkland trees and wildflower meadow
- 6 Parkland area with shrub and herbaceous planting and wildflower meadow
- 7 Existing group of trees to be retained
- 8 Courtyard space with benches and planting





4.9 Trees

The tree species have been chosen to suit their location, with certain species chosen for street locations and larger species within more open space. Reference was also made to Mid Sussex Landscape Character Assessment, Appendix 6, indicative tree planting guide, as per the 2013 Copthorne DAS. Where suitable those native species have been utilised.

Form and seasonal interest has also been a key factor to ensure they offer interest throughout the year and ecological benefits. Smaller multi stems and small trees with an upright form have been specified where space is constricted due to underground services and building envelopes, to try and maximise the number of street trees. The fruit trees make up the community orchard, providing colourful interest in the spring and summer months, as well as offering fruit towards the end of September, promoting social gatherings and activities.



Optimisation Tree Strategy Diagram, 2025



4.10 Street Trees

Aesculus Hippocastanum	Amalanchier lamarckii	Bethula Pandula	Pyrus Calleryana 'Chanticleer'	Salix Caprea	Sorbus Aucuparia
Heritage Fruit Trees					
Carpinus Betulus	Carpinus Betulus 'Frans Fontaine'	Prunus Avium	Tilia Cordata	Prunus 'Amanogawa'	Magnolia x Leobneri 'Leonard Messel'



4.11 Shrubs and Herbaceous Planting

Shrub and herbaceous planting is proposed throughout the scheme for their aesthetic value and to provide new habitats and ecological value. Designed to be low maintenance with species planted in blocks, the herbaceous borders offer a variety of, colours and textures, creating soft boundaries to buildings and a strong edge to the north and west.

Three planting mixes have been specified, a north facing mix to be used on north facing boundaries, an alternative street mix to provide variety and to suit alternative aspects and the third mix to enhance public spaces and dwarf feature walls. Whilst aspect was a consideration, species have primarily been chosen for their wildlife value, providing habitat and food for birds and bees, and low maintenance and seasonal interest. Bulbs have also be specified within some mixes. All the mixes consist of shrubs, forming the base of the mix, herbaceous plants and some include a mix of ornamental grasses and ferns.

To the edge of the ancient woodland a, woodland edge mix is proposed, a predominately native mix of lower level shrubs and herbaceous plants which will blend in to a taller mix of woodland shrubs which will help reduce easy access in to the ancient woodland, therefore protecting existing habitat as well as enhancing the biodiversity.

Hedges are also proposed in certain areas, primarily beech due to its ability to retain its shape and therefore be easy to maintain and its seasonal interest. Where suitable a native hedge has been specified.



Optimisation Planting Strategy Diagram, 2025



North Facing Mix



Herbaceous - Brunnera macrophylla



Ferns - Asplenium scolopendrium



Bulbs - Cyclamen coum



Shrubs - Pachysandra terminalis

North Facing Mix



Herbaceous - Persicaria bistorta 'Superba'



Ferns - Matteuccia struthiopteris



Herbaceous - Geranium 'Johnson's Blue'



Shrubs - Daphne 'Aureomarginata'

Street Mix 2



Herbaceous - Rudbeckia fulgida sullivanii 'Goldsturm'



Herbaceous - Alchemilla mollis



Shrub - Pachysandra terminalis



Shrubs - Hydrangea arborescens 'Annabelle'

Woodland Edge



Shrub - Viburnum opulus



Herbaceous - Galium odoratum



Shrub - Cornus sanguinea



Bulbs - Narcissus pseudonarcissus

Woodland Planting



Climber - Lonicera periclymenum



Shrub - Corylus avellana



Shrub - Rosa canina

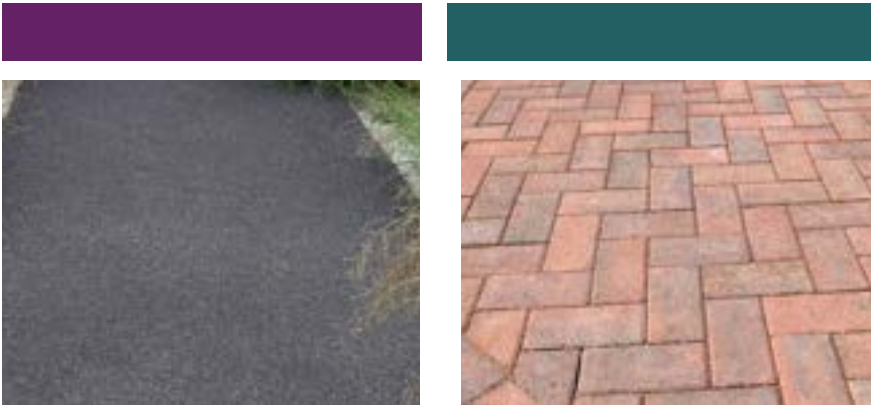


Tree - Crataegus monogyna

4.12 Hard Landscaping

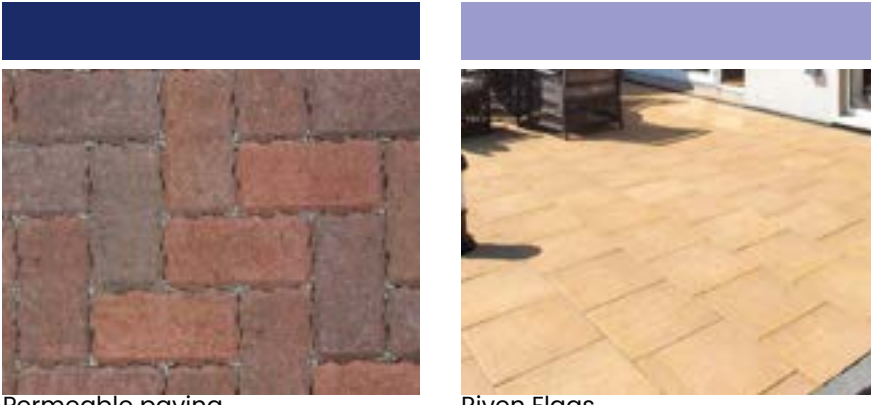
A small palette of low maintenance materials have been chosen for the southern and northern parcel. The primary material is asphalt, which will be used for the majority of roads and parking spaces, and all driveways. Some smaller sections of permeable paving have been specified within parking areas and for part of the SUDS strategy. A more domestic flag is to be used within front entrances to houses and a block paver within the community orchard, to enhance the character of the space.

Boundaries consist of closed timber board fence to rear gardens and feature dwarf walls, refer to architect details. Street furniture is located within public spaces and consist of, refuse bins, cycle stands, benches and picnic benches. Within the community orchard are some small pieces of play equipment, set within hedging and near seating.



Asphalt

Block Paving



Permeable paving

Riven Flags



Optimisation Hard landscaping Strategy Diagram, 2025

4.13 Grasses

Three grass mixes have been specified, the management regime will be specific to the location and proposed use of the area, with some areas left to grow longer.

Amenity grass is proposed for the verges and any area where the grass is to be kept short and maintained, this will be under planted with bulbs for seasonal interest. A species rich lawn is proposed, for its biodiversity and habitat improvement value, in areas where the grass can be kept to grow longer and will therefore have a maximum of twice yearly cut. Some smaller sections of wildflower meadow are proposed on the east for both it's aesthetic value and to create a diverse mix of grasslands.



Amenity Lawn

Wildflower

Species rich lawn



Mown paths through wildflower and long grass



Optimisation Grass Strategy Diagram, 2025

5.0 Conclusion

This section provides an overview of the scheme and the documents included within the planning application package.

5.1 The Planning Package

5.1.1 Roberts Limbrick Drawings

Site Location Plan

Existing Site Plan

Proposed Site Plan

Proposed Boundaries Plan

Proposed Materials Plan

Proposed Affordable Housing Plan

Proposed Heights Plan

Proposed Unit Mix Plan

Proposed Street Elevations

Proposed Site Sections

Proposed Waste Management Plan

Proposed Car Parking Plan

Proposed PV Layout Plan

Proposed Bin Collection point Details

Proposed Garage Plans and Elevations

Full Housetype Pack

5.1.2 Roberts Limbrick Reports

Design and Access Statement

5.2 Project Review

The presented document was created to support the application for the Land Parcels adjacent to Worsell Drive, Copthorne.

The Statement illustrates the design process and proposals for new development. It illustrates how the scheme has evolved from the initial framework layout into a layout following feedback during design discussions and project reviews. The resulting layout has been developed through both consultation with the local authority, with reference to the relevant Design and Construction Supplementary Planning Documents and the approved parameters plans.

The proposal works hard to achieve the requirements set out from the councils design guidance.

The main assignment of the document was to aid cohesive design, with existing features of Copthorne being included into the scheme.

It can be seen that the proposal following the discussed framework plan would create a place that responds to the need for a cohesive expansion to the existing built edge. In this way, this high quality design helps to integrate development within the landscape and create a distinctive sense of place.

The main site plan shows a residential development with a red boundary. The development includes a central area with buildings numbered 1 through 64, surrounded by green spaces and trees. A red line indicates a specific boundary or path. An inset in the top right corner provides a detailed view of a building complex, showing individual units and their layouts. The inset shows a building with units numbered 58, 59, 60, 61, 62, 63, and 64. The building is surrounded by a red boundary. The inset also shows a red line indicating a specific boundary or path. The main site plan also shows a 'Tanks Pumping Station' and a 'Pipeline' area. The site is located near 'NICHOLSON PLACE' and 'PAYNE WAY'.



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