



PLAN KEY 13

Legend

Application Boundary.

15m Offset from Ancient Woodland

20m Offset from Watercourse

3m Offset from Rising Main

Development Schedule											
11965-Land Parcels off Worsell Drive, Copthorne											
Based on Drawing:		11965-RLA-25-XX-DR-A-3200 C01 Proposed Site Plan									
Client:		Miller Homes									
Dwelling Type	Number	Percentage	Beds	Parking Spaces*	ND55	M4(2)	M4(3)	Floor Area (GIA)		Total Coverage	
								Sqm	SqFt	Sqm	SqFt
Open Market											
1 Bed Apartments											
1 Bed APT	8	17%	1	1	Yes	Yes GF Only	-	51.6	555	412.5	4440
Sub-Total 2 Bed Houses	8	17%									
2 Bed Housetypes											
H283 - The Denson	6	13%	2	2	Yes	Yes	-	70.4	758	422.5	4548
Sub-Total 2 Bed Houses	6	13%									
3 Bed Housetypes											
H384 - The Turnley	6	13%	3	2	Yes	Yes	-	88.9	957	533.4	5742
H385 - The Embley	1	2%	3	2	Yes	Yes	-	96.2	1036	96.2	1036
H482 - The Birchgate	18	38%	3	3	Yes	-	-	113.2	1218	2036.8	21924
Sub-Total 3 Bed Houses	25	52%									
4 Bed Housetypes											
H485 - The Bramgate	4	8%	4	3	Yes	Yes	-	128.1	1379	512.5	5516
H486 - The Presgate	2	4%	4	3	Yes	-	-	129.1	1390	258.3	2780
H488 - The Greengate	3	6%	4	3	Yes	Yes	-	136.8	1473	410.5	4419
Sub-Total 4 Bed Houses	9	19%									
Sub-Total Open Market											
	48	70%								4270.3	45965
Affordable - Social/Affordable Rent											
Apartments											
1 Bed APT	4	19%	1	1	Yes	Yes GF Only	-	51.6	555	206.2	2220
Sub-Total Apartments	4	19%									
2 Bed Housetypes											
AL23 - The Clevefont	1	5%	2	2	Yes	-	Yes	72.2	777	72.2	777
AL24 - The Baymont	4	19%	2	2	Yes	Yes	-	79.0	850	315.9	3400
Sub-Total 2 Bed Houses	5	24%									
3 Bed Housetypes											
AL32 - The Lockton	3	14%	3	2	Yes	Yes	-	93.0	1001	279.0	3003
AL34 - The Easton	2	10%	3	2	Yes	Yes	-	108.5	1168	217.0	2336
Sub-Total 3 Bed Houses	5	24%									
4 Bed Housetypes											
AL41 - The Torwood	1	5%	4	3	Yes	Yes	-	106.2	1143	106.2	1143
Sub-Total 4 Bed Houses	1	5%									
Sub-Total Affordable Social											
	15	71%								1196.5	12879
Affordable - First Homes											
2 Bed Apartments											
2 Bed APT778	6	29%	2	2	Yes	-	-	72.3	778	433.7	4668
Sub-Total 2 Bed Apartments	6	29%									
Total Affordable New Homes											
	6	29%								433.7	4668
Sub-Total Affordable											
	21	30%								1630.2	17547
Totals											
	69	100%								5900.5	63512
* (Including Garages)											
Net Development Area											
	15760	Sqm									
	1.576	Hectares									
	3.89	Acres									
Coverage											
	16309	SqFt/Acres									

This line should measure 70mm when printed correctly

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Rev	Date	By	Chk	Description
C01	02.12.2025			Issued for planning
C02	10.12.2025			Landscaping design revised

rl.

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Project Name

Residential Development

Land Parcels adjacent to

Worsell Drive, Copthorne

Client Name

Miller Homes

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Drawing Title

Proposed Site Plan

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Scale

1/500 • A1

Project No.

11965

Status

A3

Purpose Of Issue

Issued for Planning

Project

Org

Year

Level

Form

Role

11965 • RLA • 25 • 00 • DR • A

Number

3200

Revision

C02