

Design and Access Document

ECF485

Land at Courthouse Farm, Copthorne

Retirement Village Development

October 2025

02	Contents
03	Introduction
04	Site Context
05	Local Vernacular
06	Local Amenities
07	The Site
08	Biodiversity Net Gain Land
09	Design Principles
10	Proposed Scheme
11	Accommodation Mix
12	Natural Features
13	Built Form
14	Footpaths
15	Block Plans
16	Flat Plans
17	Hub Building
18	Street Scenes
19	Landscape Plan
20	Landscape Precedent Images
21	Car Parking Strategy
22	Accessibility, Sustainability



Introduction

Jane Duncan Architects were appointed by Option Two Developments Ltd. in March 2025 to develop proposals for a high quality, highly sustainable retirement community on land at Courthouse Farm, Copthorne.

This Design and Access Statement provides analysis of the site and the surrounding context and it describes the proposals that have been developed for this submission.



Courthouse Farm comprises 4.3 hectares of undeveloped grazing land. It is located on the south side of Copthorne Common Road, Copthorne, approximately 2km east of J10 of the M23. The site is immediately outside the defined settlement confines of Copthorne, which extend north of Copthorne Common Road either side of the Golf Course up to the shared boundary with Tandridge District Council.

The northern boundary adjoins the A264 which is characterised by a broad verge, hedgerows, trees and an embankment running parallel with the road. The land to the North of the road is mostly residential housing. The eastern boundary adjoins the tarmac road access to Court House Farm, separated from it by a fence line and verge. This boundary is heavily wooded and within this, there is a second tarmac access to residential properties immediately to the east.

The southern boundary abuts an area of dense mature mixed deciduous woodland. This returns along the western boundary of the site as a substantial belt of mature trees, forming the eastern boundary of the golf course. The site's character is strongly influenced by the golf course, which surrounds it to the north, west and south, and by the A264.

Local Vernacular

The surrounding developed area is residential in nature. It is characterised by a mix of terraced, semi-detached and detached properties in a suburban layout. The majority of the settlement extends north of Copthorne Common Road; however, there is development to the south of it too, including to the south east of the proposed site and next to the roundabout that links Copthorne with the M23 and Crawley.

There are no heritage assets nearby that would be affected by the development. The nearest is 'Tye Cottage', a Grade II listed dwelling on the opposite side of Copthorne Common Road, circa 90m from the site frontage at the north west corner. The site is adjacent to the Copthorne Common Local Wildlife Site ("LWS"), which covers the vast area of Copthorne Golf Course. Immediately east of the site there is a cluster of seven residential properties and to the south east several farm buildings and a relatively modern detached residential house associated with Courthouse Farm.





Local Amenities

Copthorne is a village in the Mid Sussex District of West Sussex, England. It lies close to Gatwick Airport, and nearby towns include Crawley to the southwest and East Grinstead to the east.

There are two primary schools within the village and one preschool. The village also has several shops, pubs/restaurants and community centres, which are distributed sporadically throughout the settlement, both north and south of the A264. The closest bus stops are in Copthorne Common Road, circa 400m from the site ('Abergavenny Gardens' and 'New Town'). The stops are served by eight bus routes including: 272, 281, 291, 400, 624, 638, 642 and 648. The bus services provide links to Brighton, Crawley, East Grinstead and Tunbridge Wells as well as the Three Bridges and Horley Railway Stations. The site is also well connected to the strategic road network via the nearby M23

Legend

- | | |
|--|--|
|  Schools/Preschools |  Grocery Stores |
|  Community Hub/Social Clubs |  Restaurants/Pubs/Cafes |
|  Surgery |  Bus Stations |

The Site

Area

The site has an area of approximately 38900m² or 3.9 hectares.

Topography

The site itself is relatively flat, the 75m contour crosses the western part of the site.

Land use

The site comprises a variety of different types including: arable fields and grazing pastures, and associated farmsteads, a private dog exercising area on the most northerly portion of the site, developed land (principally residential and roads), extensive woodland, fragmented woodland and tree belts, hedgerows. Directly to the West there is a golf course, water fishing lakes and drainage features.

Public Rights of Way

There are no Public Rights of Way within the site. The nearest public footpath approaches the site from the north

Copthorne Common Local Wildlife Site

The site sits adjacent to the Copthorne Common LWS. Evidence shows that potential recreational impacts can be adequately mitigated by providing informal open space and semi-natural grassland within the site.

Trees and Hedgerows

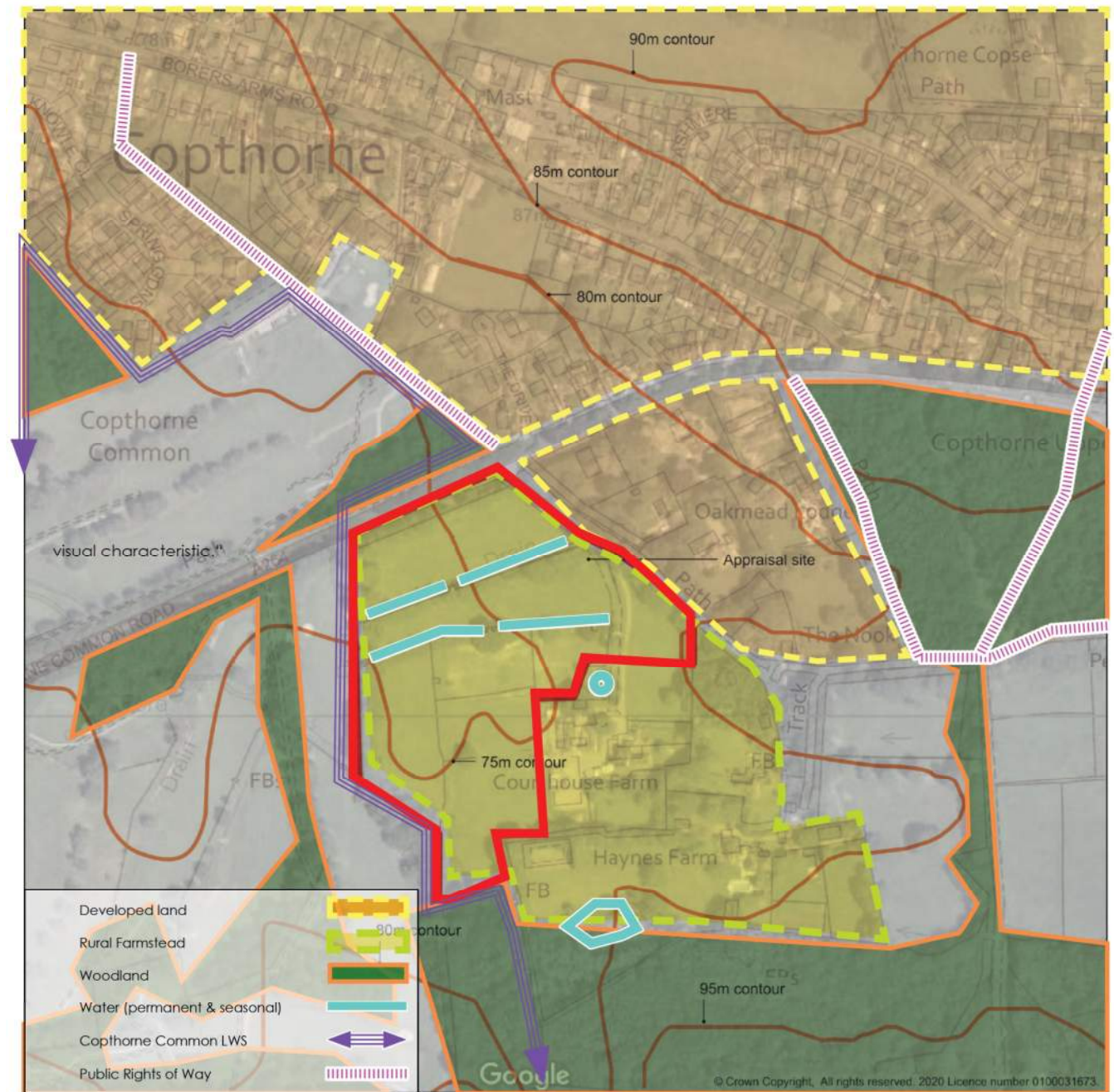
There are no Tree Preservation Orders on site, however, the site's established trees and hedges have been retained and where appropriate they have been incorporated into the design.

Landscape Visual Impact Assessment

A Landscape and Visual Impact Assessment has been carried out and is included as part of this planning application.

Drainage Ditches

There are a number of Drainage Ditches to the site perimeter and within the wildlife corridors.



Bio-Diversity Net Gain

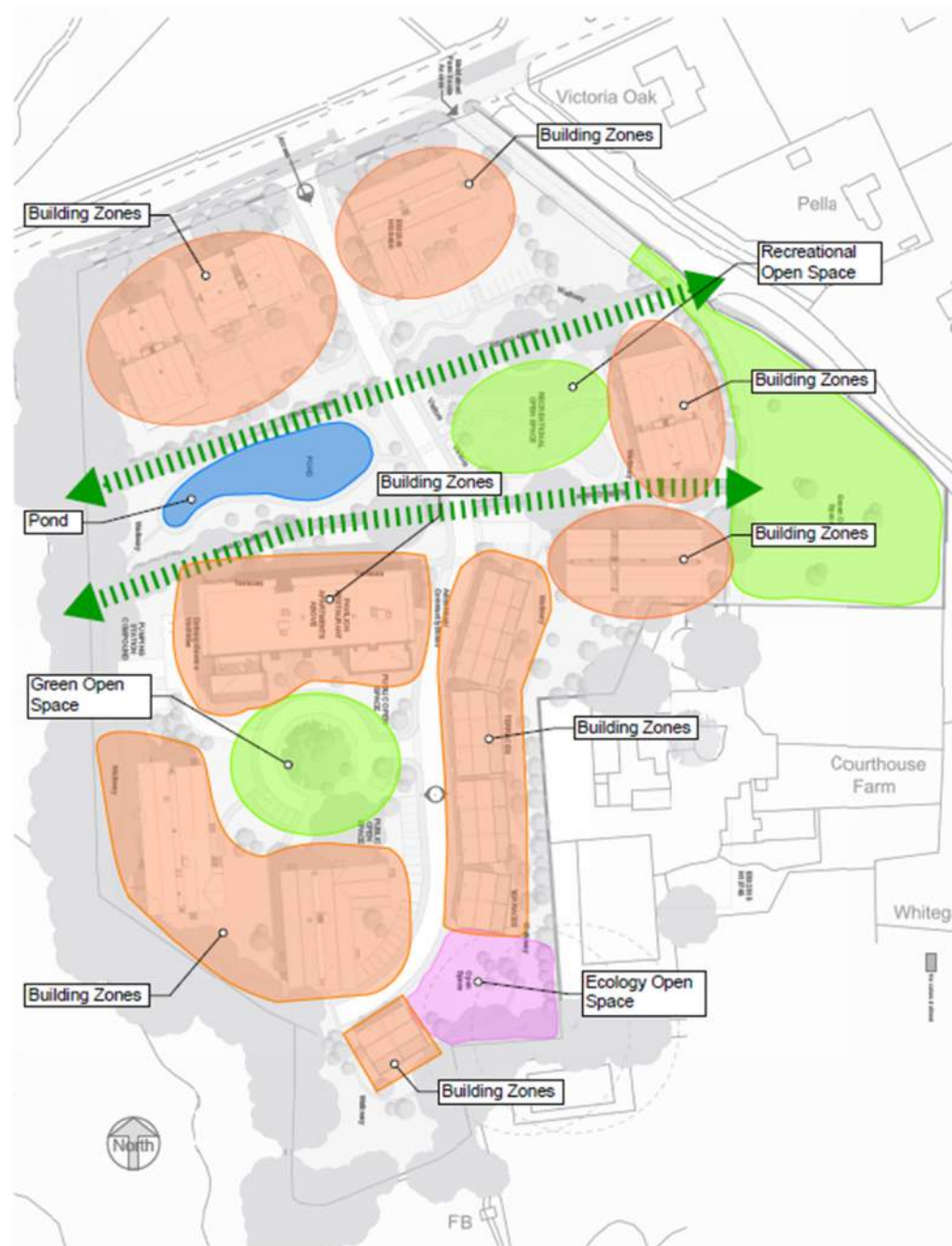
The existing field to the East of the site (shown opposite) will be reserved and managed for BNG purposes.

The land measure approximately 3505m² in area. This is approximately 9% of the Development site.



Design Principles

- preserving as much established vegetation as possible
- layout pattern designed to respect the existing character of the village and natural features of the site
- organic road grid to follow the natural contours and elements of the site
- minimise the road infrastructure by maximising the usage of cul-de-sacs.
- promoting pedestrian and wildlife.
- highly sustainable design



Proposed Scheme

This scheme seeks to create a high quality, highly sustainable community which meets the needs of older residents. It provides 101 self-contained dwellings in the form of apartments and bungalows in a verdant natural setting.

The accommodation is provided as 1, 2, and 3 bedroom apartments within 2 storey blocks set on their own generous plots, and single storey bungalows with private front and back gardens.

The buildings are arranged organically around the site to respond to the existing natural features. Vehicular access is from a central spine road and pedestrian access from smaller footpaths.

All of the dwellings incorporate open-plan kitchen dining rooms, bedrooms with fitted wardrobes, ensuite bathrooms (2 beds). All accommodation has level access with shallow gradient ramps externally and passenger lifts to the second storey apartments.

At the heart of the scheme is a Central Hub building which provides complementary amenities such as a restaurant, hair salon, gymnasium, yoga studio and swimming pool. It also houses the management and care teams who ensure the management of the community and the welfare of the individual residents.

The Lake provides a focal point from the Hub building and the main communal and activity spaces (Restaurant, Gym, Yoga rooms) will open out onto a paved terrace over-looking this feature.

The site retains many of the existing natural features such as the mature trees, the hedgerows and drainage ditches, the bunded boundary to Copthorne Common Road and the Open Space to the South East corner of the site which is intended to preserve wildlife.

In elevation the buildings are designed to appear as simple 2 storey villas with low pitched roofs, large floor-to-ceiling windows, projecting balconies. Materials will be a combination of facing brick, hanging tile and stone features.



Accommodation Mix

The accommodation is provided as a mix of 1 and 2 and 3 Bedroom apartments.

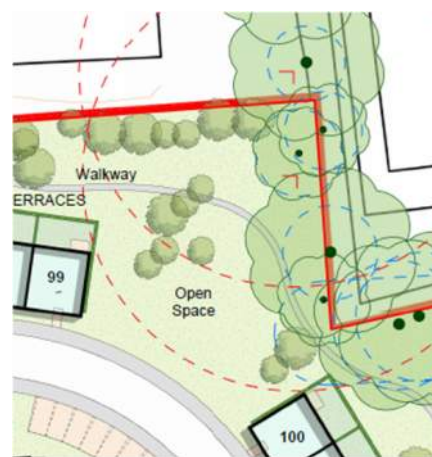
The proposals include a mix of sizes ranging from the 1 Bedroom 2 Person flats at 60+m2 to 3 Bedroom 6 Person flats at 114m2.

The following Schedule indicates the accommodation provided.

Proposed Accommodation Houses				
Occupancy	Area per Type	Total Unit Count	Total Area	Comments
1B2P	60.8 m²	4	243.4 m²	2 Storey Apps
1B2P	62.7 m²	2	125.4 m²	2 Storey Apps
1B2P	63.8 m²	2	127.7 m²	2 Storey Apps
1B2P	69.4 m²	6	416.6 m²	2 Storey Apps
1B2P	71.1 m²	2	142.2 m²	2 Storey Apps
2B3P-Terrace	63.9 m²	14	895.2 m²	Ground Floor
2B4P	88.3 m²	2	176.7 m²	2 Storey Apps
2B4P	89.6 m²	6	537.7 m²	2 Storey Apps
2B4P	89.8 m²	24	2155.1 m²	2 Storey Apps
2B4P	91.5 m²	2	182.9 m²	2 Storey Apps
2B4P	92.3 m²	4	369.0 m²	2 Storey Apps
2B4P	92.8 m²	6	556.9 m²	2 Storey Apps
2B4P	95.8 m²	2	191.6 m²	2 Storey Apps
2B4P	97.2 m²	2	194.4 m²	2 Storey Apps
2B4P-Above Pavilion	136.6 m²	9	1229.1 m²	Above Pavilion
3B6P	109.2 m²	2	218.3 m²	2 Storey Apps
3B6P	110.8 m²	2	221.7 m²	2 Storey Apps
3B6P	113.1 m²	4	452.5 m²	2 Storey Apps
3B6P	113.6 m²	4	454.2 m²	2 Storey Apps
3B6P	114.4 m²	2	228.8 m²	2 Storey Apps
Grand total		101	9119.5 m²	



Hedgerow and Bund to Copthorne Common Road
The majority of the site along Copthorne Common Road is fronted with a mature bundled hedgerow which will be retained. The housing to this side of the site has been set-back so that it does not interfere with the hedges with only the main access road forming a new opening through the existing hedges.



Retained Open Space
This corner of the site will remain in its natural state, with a small wildflower meadow and retained hedgerows and trees. It can be reached via the meandering footpath, and it will have information boards describing the local flora and fauna and wildlife.

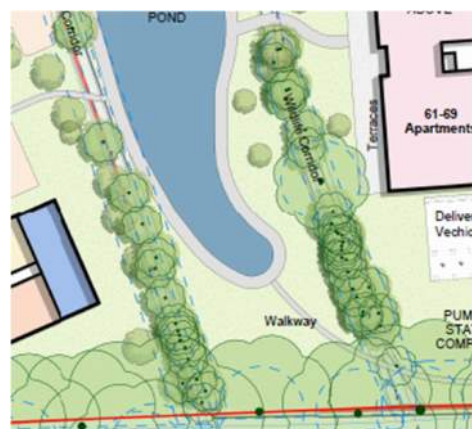
Lake
The Lake provides a significant natural feature at the heart of the community. It marks the location of the Hub Building which serves as the site's social and administrative centre. It provides a visual point of interest from the restaurant, gymnasium and yoga rooms and it provides a meeting point from the adjacent terrace.
The footpath around the lake will allow exercise and interaction with the sites natural features.



Recreational Open Area
This space provides an outdoor multi-purpose green space for use in sports, social gatherings, outdoor music events, picnics, or just sitting outside and enjoying the fresh air. The space is sized to allow activities such as boule, croquet, archery, tai-chi, yoga or outdoor board games. It can also be used as a display space for exhibitions. Events would be organized by the community management team.

The Ecological benefits of this water feature are also significant enhancing the existing natural environment.

Wildlife Corridors
The existing hedges within the site have been retained to preserve the natural features and also the existing ecology. All of the buildings and roads are designed to work around these elements.

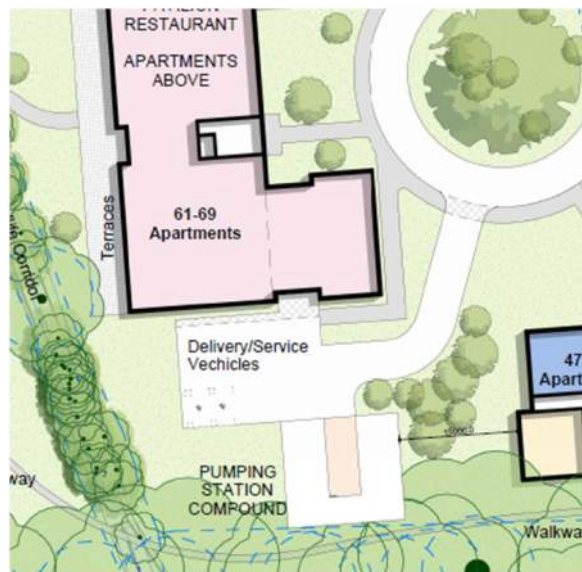


Retained Trees and Open Space
The trees within the site boundary have been retained and all buildings have been positioned outside of the Root Protection Areas.



Cul-de-Sacs

Many of the Market houses are located on Cul-de-sacs off the primary road. These roads will be formed as a shared vehicular/ pedestrian surface with block paving. They provide a more private arrangement of houses and a sense of ownership and exclusivity.



Pumping Station

Given the natural topography and the presence of drainage ditches to the perimeter it is not possible to have a gravity fed drainage system so a Pumping Station is necessary. This is located West side of the Hub building with the delivery area so it is not visible to residents but it is still accessible for service vehicles. It will have newly planted trees to its perimeter to screen it from the residents.



Driveway to Courthouse Farm

The existing access driveway serving Courthouse Farm will be retained with a new open timber fence installed to mark the line of the residential site boundary. This driveway will be for the use of the owners of Courthouse Farm only and any service vehicles needing to access the farm grounds.

Footpaths

A 750m long meandering footpath runs around the perimeter of the site connecting the accommodation blocks and hub building to the Lake, the Natural Open Space, and the Recreational Open Space.

The path will be level with no steep gradients or steps so it provides an opportunity for the residents to take regular exercise and at the same time experience the natural setting of the site.

Footpaths are also provided to either side of the main road and as access routes to the accommodation buildings.



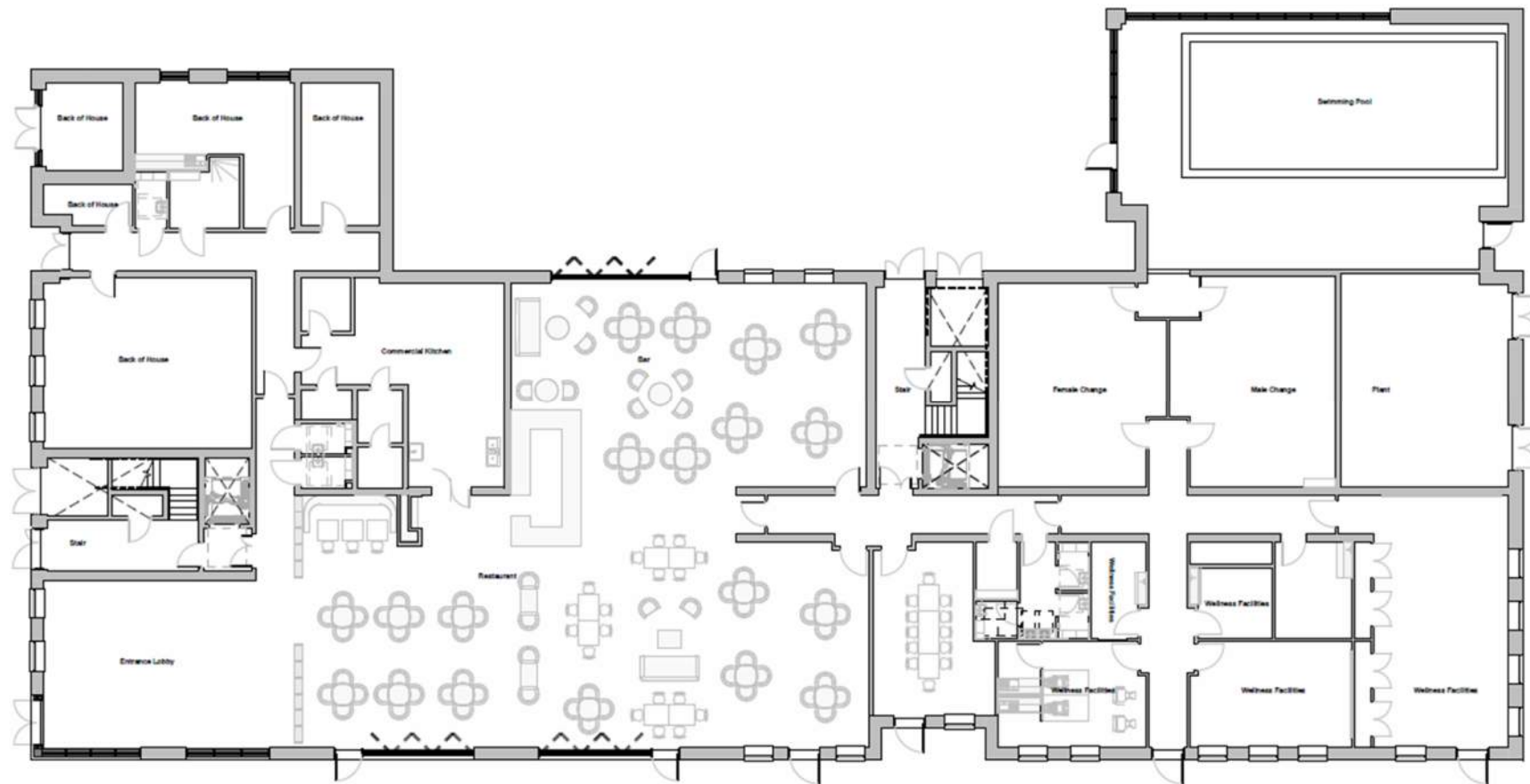


Block C-Ground Floor
Scale 1:100



Rear Elevation
Scale 1:100







1 Main Entrance 01
1 : 200



3 Street Scene 03
1 : 200



Communal Gardens



Communal Gardens



Retained Mature Trees integrated within development



Tree-lined paths through open-space



Recreational open-space with species-rich wildflower grassland

Car Parking Strategy

The scheme includes a total of 61 car parking spaces for residents (adjacent the accommodation blocks), 11 car parking spaces for visitors, and 2 spaces for Service Parking.

There is a separate Parking Area for Delivery and Service Vehicles, and a Parking bay for Ambulances and Community Buses.



Accessibility

All aspects of this scheme have been designed to be wheelchair friendly and fully accessible.

From the parking spaces to the entrance doors of the accommodation blocks all access paths will be flat or gently sloping and doors will have level thresholds.

Within the blocks all corridors will be generously proportioned and passenger lifts will serve each floor level. The flats are designed as spacious open-plan Living/ Kitchen/ Diners. Further provision such as adapted kitchens and bathrooms will be provided in the wheelchair accessible flats.

All internal and external communal spaces will be fully accessible and meet the needs of both the elderly and the physically and cognitively impaired.

Sustainability, waste and recycling

The scheme is designed to be highly sustainable. This will be achieved using well insulated walls, floors and roofs, energy efficient double glazing and robust detailing.

The scheme will utilise air source heat pumps and photo-voltaic panels with battery storage to provide renewable power and hot water. Water conscious white goods and sanitaryware will be specified throughout and consideration is being given to installing rainwater harvesting tanks to collect water to irrigate the garden and reduce water usage.

Where possible construction materials will be sourced locally, and local labour utilised throughout all phases of the construction process.

Household waste will be stored in a dedicated location adjacent to the accommodation blocks, and within easy access of the residents. Recycling waste will be segregated and similarly stored.