



Observation Report: Surface Water Infrastructure

Subject site: Courthouse Farm Copthorne Common Road, Copthorne West Sussex
Planning application: DM/25/3021 and DM/25/3020

Date: 14 May 2026
Prepared by: Matt Etheridge MBA MSc MCIOB
Version No. 01



Purpose of Inspection

DKI Property was instructed to undertake a factual visual inspection of the surrounding surface water drainage network associated with the Courthouse Farm project and wider receiving environment. The purpose of the inspection was to record observable drainage features, routes and receiving watercourse conditions at the time of inspection in support of Option Two Development Ltd planning applications, DM/25/3021 and DM/25/3020.

Scope & Limitations

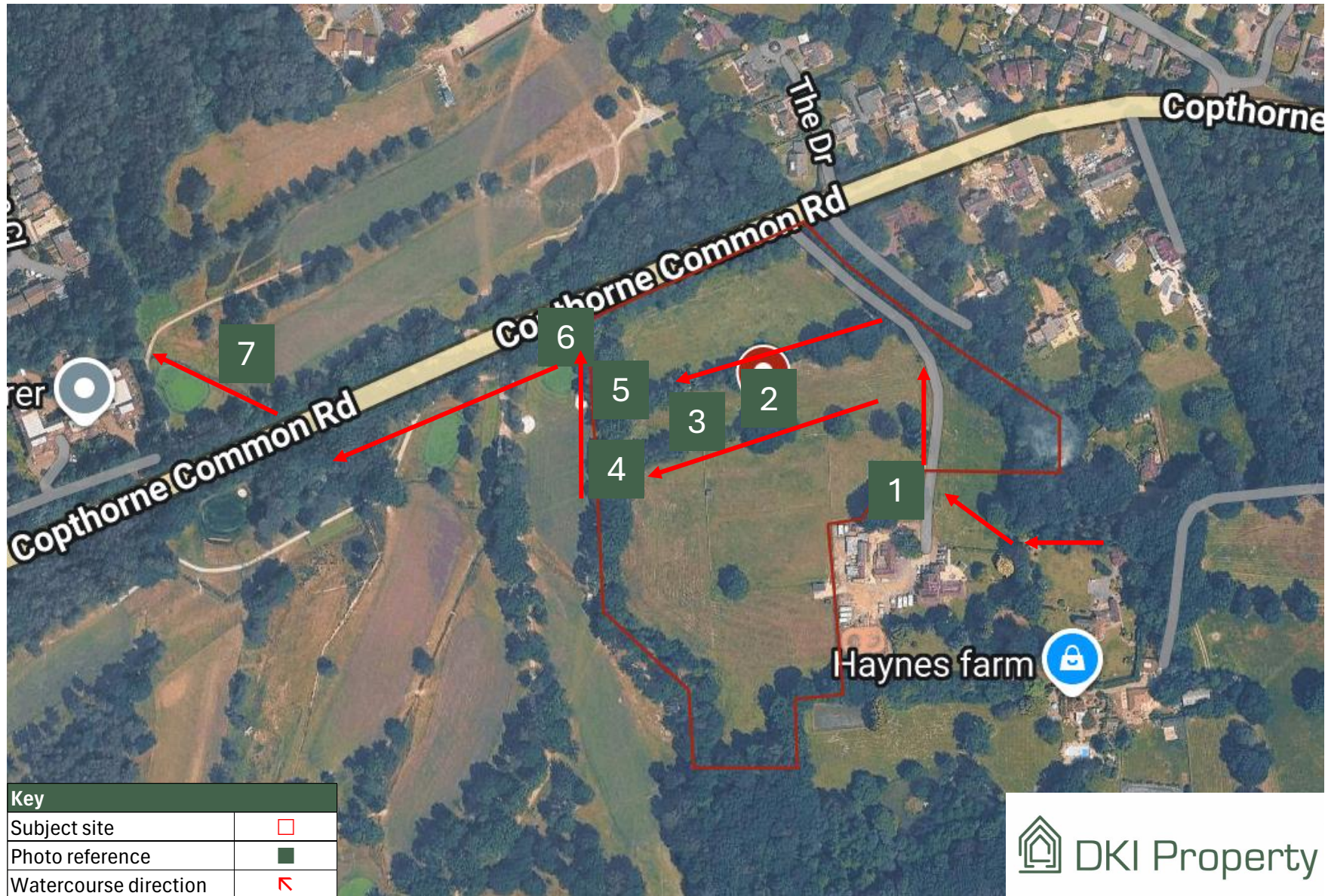
Visual inspection only
No intrusive works
Observations limited by access/vegetation/weather
Conditions may vary seasonally
No engineering conclusions
Photographs represent conditions on inspection date only

Methodology

The inspection was undertaken by walking the observable drainage route and wider receiving network where reasonably accessible from public land, public rights of way and visually accessible locations.

Client: Option Two Development Ltd

Item	Detail
Inspection Date	7 May 2026
Weather Conditions	Dry / sunny
Ground Conditions	Dry/firm
Inspector	Matt Etheridge MBA MSc MCIQB



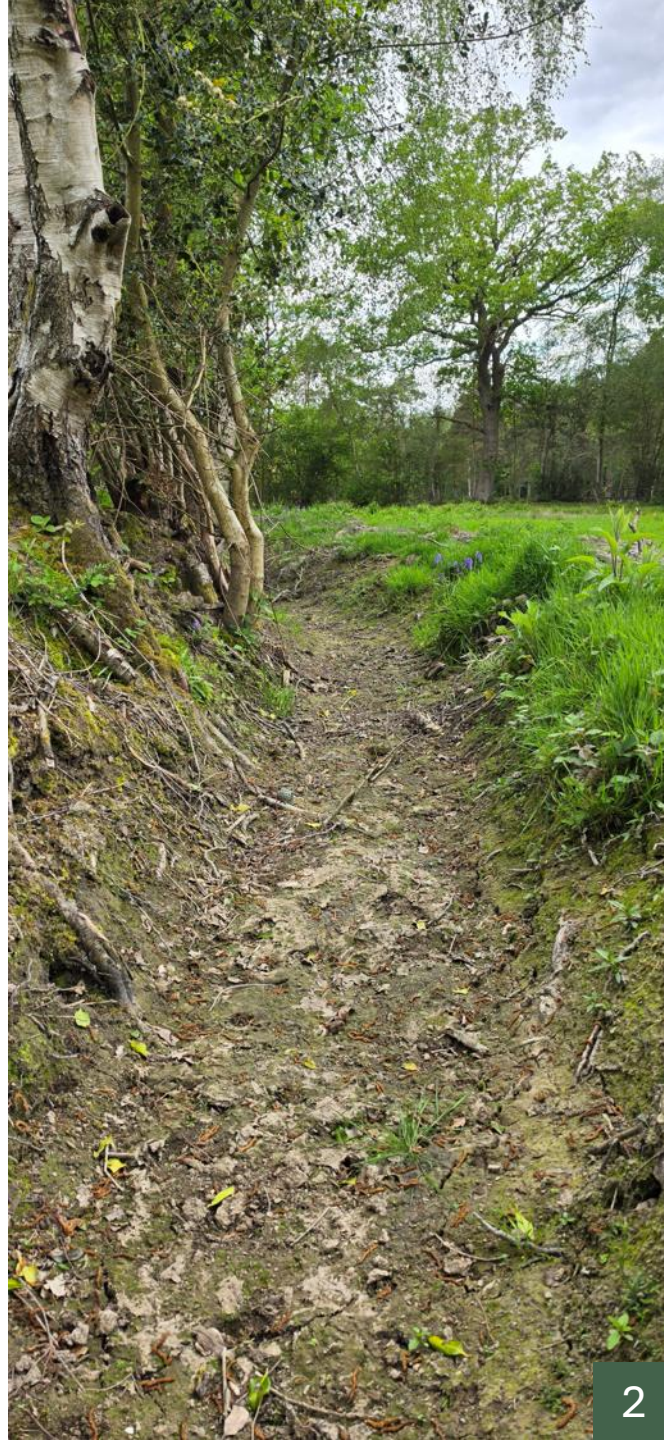
Observations

Observations are tabled below and are based upon conditions visible at the time of inspection only.

Ref	Location	Observation
1	Existing pond south of application site	View looking north-west across upstream pond. No observable water movement visible at time of inspection.
2	Drainage ditch	View looking westward along drainage ditch corridor.
3	Drainage ditch adjacent golf course boundary	View looking westward along drainage ditch adjacent golf course boundary.
4	Drainage corridor between golf course and application site	View looking westward. Drainage corridor partially obscured by vegetation.
5	Northern connection to off-site drainage network	View looking north-west toward northern drainage connection and wider off-site network.
6	North-western drainage corridor	View looking north-west along drainage corridor. Sections partially obscured by vegetation.
7	Drainage network across golf course	View looking north-west from PROW across observable drainage route within golf course.



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