

Mid Sussex District Council  
 Oaklands Rd  
 Haywards Heath  
 RH16 1SS

Our ref: SCW/35569

21 November 2025

Dear Sirs,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
 LAND AT COURTHOUSE FARM, COPTHORNE COMMON ROAD, COPTHORNE, RH10 3LA.**

On behalf of our clients, Option Two Development Ltd, I am pleased to enclose an outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.

The application is submitted electronically via the Planning Portal (ref: PP-14333161).

As set out above, the application is submitted in outline with all matters reserved except for the new access proposed from Copthorne Common Road. In light of this, some drawings are submitted for approval, and some are provided for illustrative purposes only. Table 1:1 sets out the drawings that are submitted for approval. Table 1:2 sets out the drawings that are submitted for illustrative purposes only and Table 1:3 sets out the supporting reports, surveys and other information submitted in support of the application.

DRAWINGS FOR APPROVAL	AUTHOR
<b>ECF485_104 Rev P1 – Site Location Plan</b>	Jane Duncan Architects
<b>1810-17 PL01 – Proposed Residential Access Arrangement</b>	Transport Planning Associates
<b>1810-17 SK01 – Ghost Island Junction Arrangement</b>	Transport Planning Associates

TABLE 1:1 – DRAWINGS SUBMITTED FOR APPROVAL

DRAWINGS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY	AUTHOR
ECF485_101 Rev. M – Site Layout Plan – Option D – 100% Residential	Jane Duncan Architects
ECF485_201 Rev. P1- Residential Scheme-Street Elevations 1	Jane Duncan Architects
ECF485_202 Rev. P1 - Residential Scheme-Street Elevations 2	Jane Duncan Architects
ECF485_01-1000 Rev. P1 - 2B4P Aff-Terrace-Plans and Elevations	Jane Duncan Architects
ECF485_02-1000 Rev. P1 - 2B4P Aff-Terrace-Plans and Elevations	Jane Duncan Architects
ECF485_03-1000 Rev. P1 - 3B5P Aff+Market-Semi-Plans and Elevations	Jane Duncan Architects
ECF485_04-1000 Rev. P1 - 3B5P Aff+Market-Single-Plans and Elevations	Jane Duncan Architects
ECF485_05-1000 Rev. P1 - 3B6P Aff+Market-Rectangle-Plans and Elevations	Jane Duncan Architects
ECF485_06-1000 Rev. P1 - 4B8P Aff+Market-Detached-Plans and Elevations	Jane Duncan Architects
ECF485_07-1000 Rev. P1 - Flats-Plans and Elevations	Jane Duncan Architects
ECF485_08-1000 Rev. P1 - 3B6P Market-Porch-Plans and Elevations	Jane Duncan Architects
ECF485_09-1000 Rev. P1 - Single Garage-Plans and Elevations	Jane Duncan Architects
ECF485_10-1000 Rev. P1 - Double Garage-Plans and Elevations	Jane Duncan Architects
5096-LLB-XX-XX-D-Ab-0001 Rev. P02 – Tree Survey Plan 1	Lloyd Bore
5096-LLB-XX-XX-D-Ab-0002 Rev. P02 – Tree Survey Plan 2	Lloyd Bore
5096-LLB-XX-XX-D-Ab-0003 Rev. P01 – Tree Protection Plan 1	Lloyd Bore
5096-LLB-XX-XX-D-Ab-0004 Rev. P01 – Tree Protection Plan 2	Lloyd Bore
5096-LLB-XX-XX-D-L-0001 – Landscape Masterplan Residential Scheme	Lloyd Bore

TABLE 1:2 – DRAWINGS SUBMITTED FOR ILLUSTRATIVE PURPOSES ONLY

DOCUMENTS	AUTHOR
<b>ADMINISTRATIVE DOCUMENTS</b>	
<b>Application Form, Notices and Land Declaration</b>	DHA Planning
<b>REPORTS</b>	
<b>Air Quality Assessment</b>	Entran
<b>Arboricultural Impact Assessment</b>	Lloyd Bore
<b>Archaeological Desk-based Assessment</b>	Hawk Heritage
<b>BNG Feasibility Assessment</b>	Lloyd Bore
<b>BNG Metric</b>	Lloyd Bore
<b>Design and Access Statement</b>	Jane Duncan Architects
<b>Ecological Impact Assessment and supporting surveys:</b> <ul style="list-style-type: none"> <li>• Reptile Survey Report</li> <li>• Hazel Dormouse Survey</li> <li>• Bat Survey Report</li> </ul>	Lloyd Bore
<b>Energy &amp; Sustainability Assessment</b>	Whitecode Consulting
<b>Flood Risk and Drainage Strategy</b>	BDR
<b>Landscape and Visual Appraisal</b>	Lloyd Bore
<b>Noise Impact Assessment Report</b>	Entran
<b>Phase 1 Desk Study (Contamination)</b>	Ground and Environmental Services Ltd
<b>Planning Statement including:</b> <ul style="list-style-type: none"> <li>• Affordable Housing Statement</li> <li>• Statement of Community Involvement</li> <li>• Draft Heads of Terms</li> </ul>	DHA Planning
<b>Statement of Community Involvement</b>	SEC Newgate
<b>Transport Assessment including:</b> <ul style="list-style-type: none"> <li>• Stage 1 Road Safety Audit</li> </ul>	Transport Planning Associates
<b>Travel Plan</b>	Transport Planning Associates

*TABLE 1:3 – REPORTS, SURVEYS AND OTHER INFORMATION IN SUPPORT OF THE APPLICATION*

The Biodiversity Net Gain Metric (excel spreadsheet) will be submitted separately as excel spreadsheets are not yet supported by the Planning Portal.

The planning application fee of £18,426.00 will be paid electronically.



We look forward to receiving confirmation that the application has been received as valid.  
Please do not hesitate to contact me should you require further information.

Yours faithfully,

Sascha Wardley  
Associate Director

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