



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
ECF485_104 Rev P1 – Site Location Plan	Jane Duncan Architects
1810-17 PL01 – Proposed Residential Access Arrangement	Transport Planning Associates
1810-17 SK01 – Ghost Island Junction Arrangement	Transport Planning Associates

TABLE 1:1 – DRAWINGS SUBMITTED FOR APPROVAL

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

TABLE 1:2 – DRAWINGS SUBMITTED FOR ILLUSTRATIVE PURPOSES ONLY

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