

# Design and Access Document

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ECF485

Land at Courthouse Farm, Copthorne

Residential Development

October 2025

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## Introduction

Jane Duncan Architects were appointed by Option Two Developments Ltd. in March 2025 to develop proposals for a high quality, highly sustainable residential 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, 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 a 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 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 4.3 hectares.

### Topography

The site has a gentle fall from North to South.

### Land use

The site comprises a variety of different uses including: grazing pastures, a private dog exercising area, developed land (residential and roads), fragmented woodland and tree belts, and 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 Local Wildlife Site.

### Trees and Hedgerows

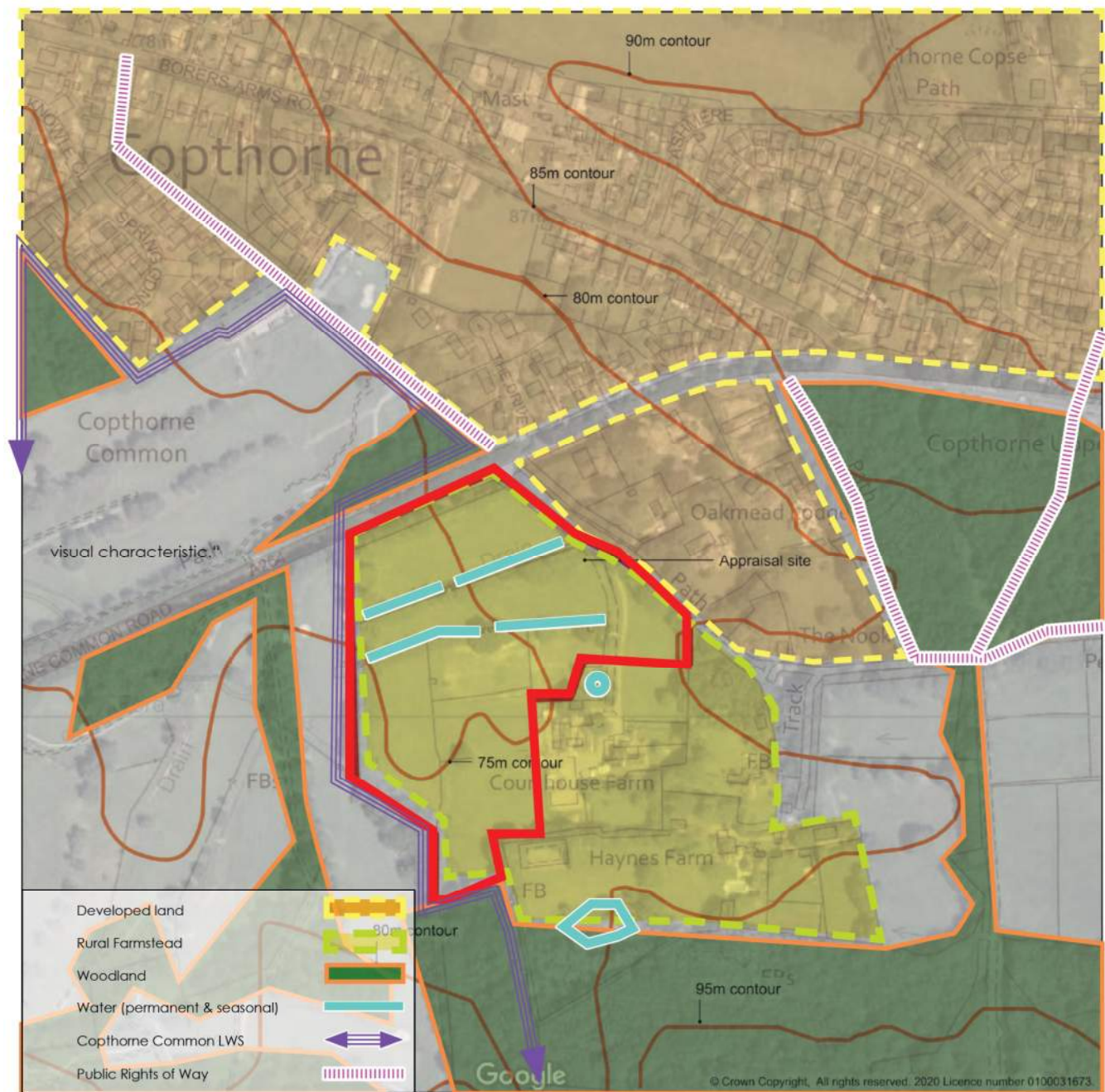
There are no Tree Preservation Orders on site, however, the site's established trees and hedges have been retained and where appropriate they have been incorporated into the design.

### 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 connected by a stream. These will all be preserved.



## Bio-Diversity Net Gain

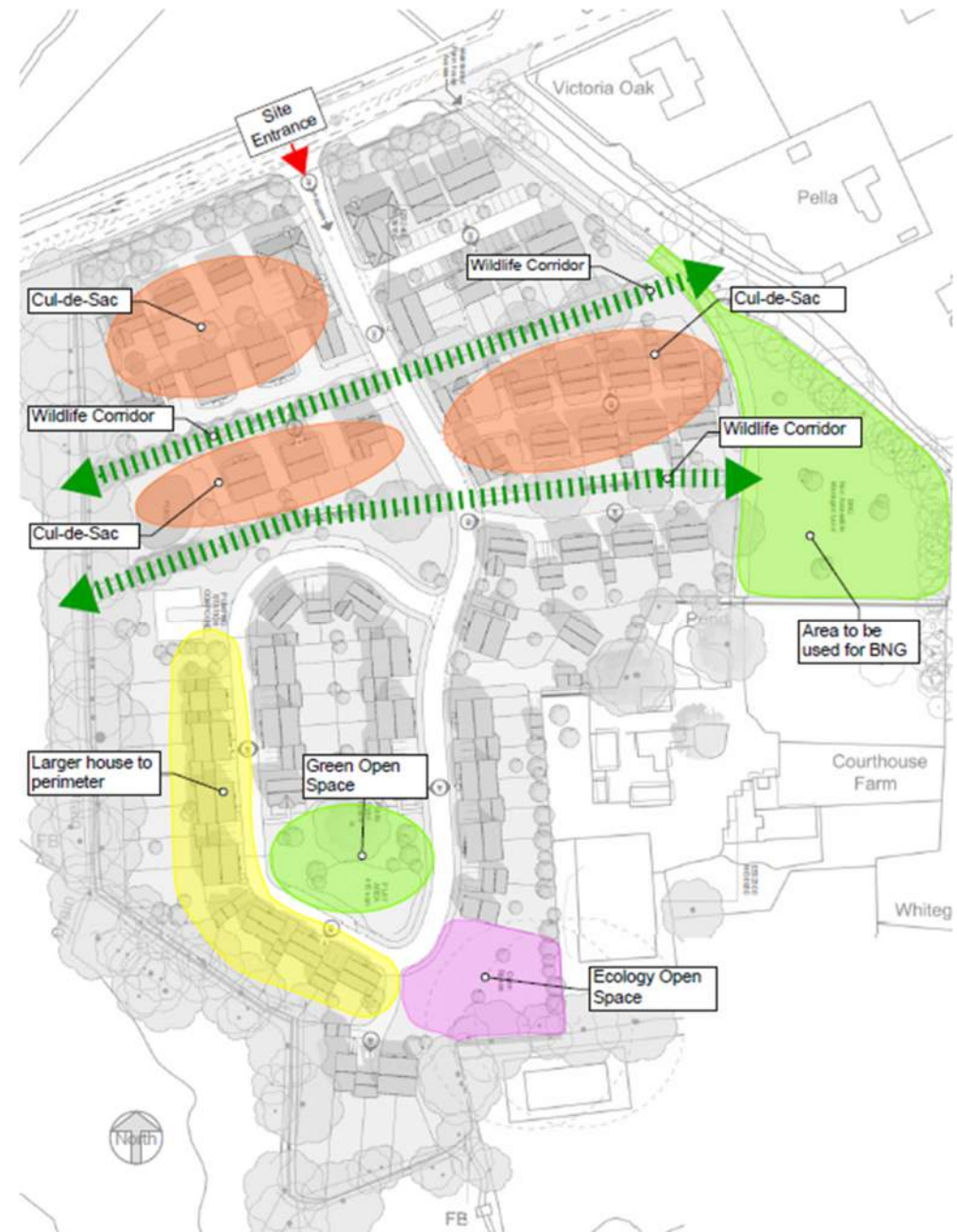
The existing field to the East of the site (shown opposite) will be reserved and managed for BNG purposes.

The land measures approximately 3505m<sup>2</sup> 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. It provides 86 dwellings in the form of apartments and 2 storey houses in a verdant natural setting.

The housing is arranged organically around the site to respond to, and incorporate the existing natural features such as hedgerows, trees, and open space to the South East corner of the site which is intended to preserve wildlife.

New features such as an Attenuation Pond and a Play Area have been incorporated to complement the existing natural features.

A pumping station has been provided on the site. This will work in conjunction with the adjacent Pond feature.

The scheme includes a total of 166 car parking spaces with each Market House having 2 spaces (garage + driveway) and each Affordable dwelling having on-street parking.

There are 12 spaces for visitors which are distributed throughout the site in convenient lay-bys.



## Housing Mix

The accommodation is provided as a mix of 1 and 2 Bedroom apartments, and 2, 3, and 4 Bedroom houses.

The housing mix is 26 Affordable dwellings and 60 Market Sales dwellings – a ratio of 30% / 70%.

The proposals include a mix of sizes ranging from the 1 Bedroom 2 Person flats at 51m<sup>2</sup> to 4 Bedroom 8 Person at 141m<sup>2</sup>.

The Affordable Housing is located to the North of the site adjacent to the entrance road. This takes the form of 2 storey terrace and semi-detached houses and 2 blocks of 2 storey flats.

The Market Housing is located to the centre and rear of the site and accessed directly from the primary road or via secondary cul-de-sacs. This takes the form of 2 storey houses.

The following table provides a breakdown of the unit types, sizes and numbers.

Occupancy	Affordable	Area per Type	Total Unit Count	Total Area	Comments
1B4P- Aff Apartment	Affordable	51.4 m <sup>2</sup>	1	51.4 m <sup>2</sup>	2 Storey Flats
2B3P- Aff Apartment	Affordable	65.7 m <sup>2</sup>	4	262.8 m <sup>2</sup>	2 Storey Flats
2B4P- Aff Apartment	Affordable	73.6 m <sup>2</sup>	15	1104.0 m <sup>2</sup>	2 Storey Flats
3B5P- Aff Apartment	Affordable	117.1 m <sup>2</sup>	2	234.2 m <sup>2</sup>	2 Storey Flats
4B8P- Aff Apartment	Affordable	141.1 m <sup>2</sup>	1	141.1 m <sup>2</sup>	2 Storey Flats
1B2P- Mkt	Private	50.2 m <sup>2</sup>	26	1305.2 m <sup>2</sup>	2 Storey Flats
2B3P- Mkt	Private	65.7 m <sup>2</sup>	35	2309.5 m <sup>2</sup>	2 Storey Flats
3B6P- Mkt	Private	117.1 m <sup>2</sup>	17	1990.7 m <sup>2</sup>	2 Storey Flats
4B8P- Mkt	Private	141.1 m <sup>2</sup>	2	282.2 m <sup>2</sup>	2 Storey Flats
Grand total			86	8341.4 m <sup>2</sup>	



**Hedgerow and Bund to Copthorne Common Road**  
The majority of the site along Copthorne Common Road is fronted with a mature banded 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.

**Pond**  
The Pond is positioned to work in conjunction with the pumping station while also serving as a feature in the landscape. The Ecological benefits of this type of water feature are also significant enhancing the existing natural environment.



**Play Area**  
This portion of the site provides a green Open-Space and a Play Area for young children. It is sited around the existing Oak Tree which is an important retained feature on the site. The space benefits from natural surveillance on all sides from the adjacent housing.



#### 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 to the Western 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.



**Level 0-Ground Floor**  
Scale 1:30



**Level 1-First Floor**  
Scale 1:30



**Front Elevation**  
Scale 1:100



**Rear Elevation**  
Scale 1:100



**Side 1 Elevation**  
Scale 1:100



**Side 2 Elevation**  
Scale 1:100



**Level 0-Ground Floor**  
Scale 1 : 50



**Level 1-First Floor**  
Scale 1 : 50



**Front Elevation**  
Scale 1 : 100



**Rear Elevation**  
Scale 1 : 100



**Side 1 Elevation**  
Scale 1 : 100



**Side 2 Elevation**  
Scale 1 : 100



01 Main Entrance 01  
1 : 200



7 Street Scene 07  
1 : 200

The Landscape scheme has been prepared by Lloyd Bore.

The Landscaping has been designed to retain and enhance the existing environment and provide attractive natural open spaces that allow for play, exercise, recreation and socialising.

The Landscaping will provide biodiversity enhancements with new habitats and species of flowers that attract birds and small mammals.

The Landscape will stimulate the residents in both appearance and also interaction.





Retained Mature Trees integrated within development



Fun, challenging Play Space



Street Tree Planting



Species rich Wildflower Grassland

## Car Parking Strategy

The scheme includes a total of 166 car parking spaces with each Market House having 2 spaces (garage + driveway) and each Affordable dwelling having on-street parking.

There are 12 spaces for visitors which are distributed throughout the site in convenient lay-bys.



## 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.