

Option Two Development Ltd, Copthorne Statement of Community Involvement.

November 2025.

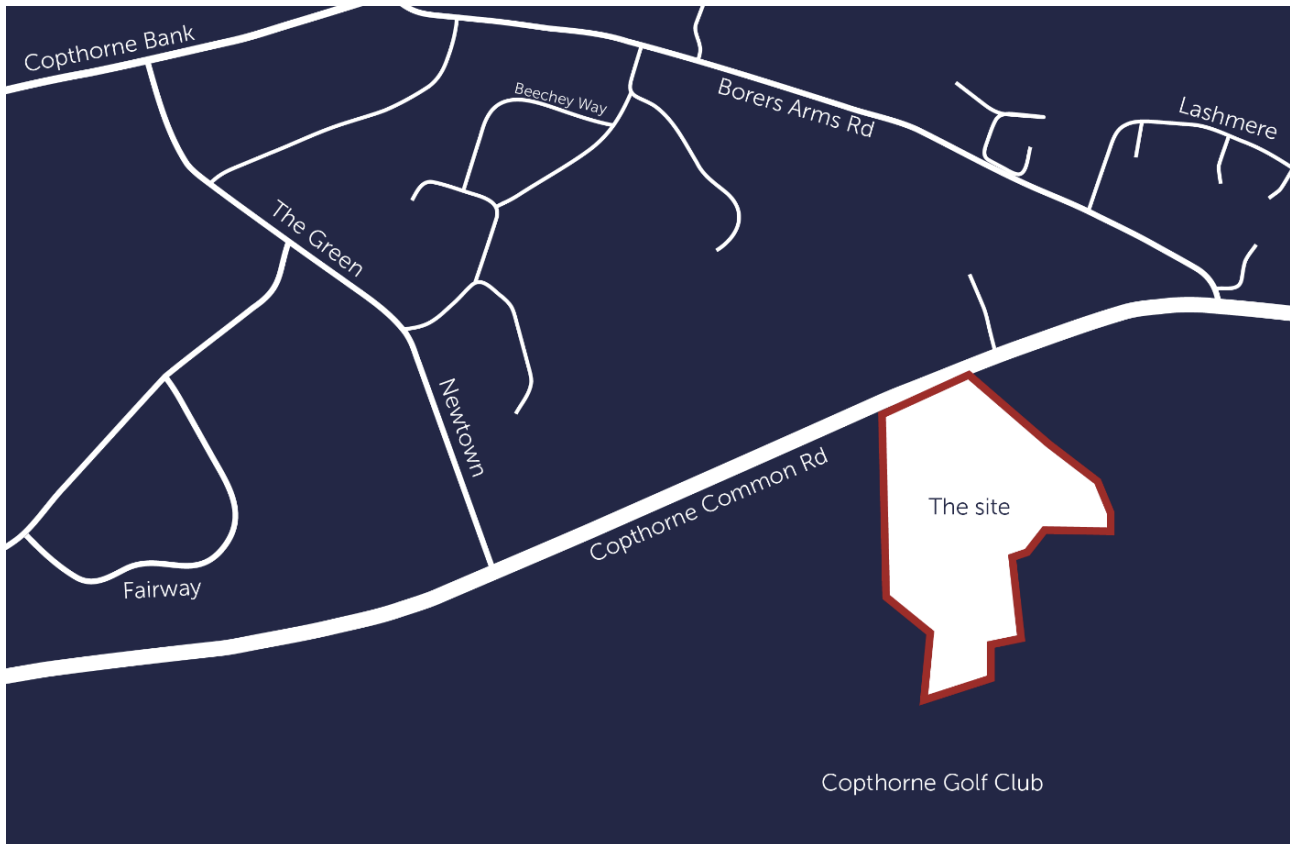
- > Option Two Development Ltd ('the Applicant') is bringing forward Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road, with all matters reserved except for the new access proposed from Copthorne Common Road at Court House Farm, Copthorne, Crawley, RH10 3LE

- > The Applicant has undertaken a programme of community engagement and consultation in line with Mid Sussex District Council's Statement of Community Involvement (SCI) and the principles of the Localism Act 2011. This document sets out the consultation process and how feedback has informed the proposals.
 - In support of the proposed scheme, engagement, including phone calls, meetings and presentations, was held with a range of stakeholders. These included:
 - Pre-application engagement with MSDC
 - Presentation to Worth Parish Council
 - Online public exhibition

The Applicant devised a programme of public consultation involving a range of engagement techniques. Invites to in online and in-person consultations were sent to 1272 households and businesses via a letter sent out on October 16th 2025 (A copy of the consultation map and invite can be found at Appendices 2 &3)

- Recipients were provided with a range of options for accessing consultation materials, including:
 - A dedicated project website www.copthorneconsultation.co.uk on which all the exhibition materials could be accessed, and an online feedback form.
 - A free post address to write to request copies of printed exhibition materials and printed feedback forms.
 - A consultation phone line to make direct contact with the project team.
 - A dedicated project email address info@copthorneconsultation.co.uk

Background:



Site location. plan.

The site at Courthouse Farm is approximately 4.3 hectares in size and is accessed directly from Copthorne Common Road. To the immediate west and south is Copthorne Golf Club

Purpose of consultation

The Applicant recognises the potential impact that development has on local communities and believes that local people should be involved in helping shape the environment in which they live.

The importance of pre-application engagement is recognised in the Government's National Planning Policy Framework (NPPF) (2024), which states that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community" (Section 39, page 13)."

In accordance with the NPPF, the Applicant has undertaken a programme of engagement with the local community, to ensure that local people have the opportunity to inform the proposals prior to the submission of a planning application. This programme is also compliant with the National Planning Policy Guidance (NPPG).

Against this background, the objectives of this engagement strategy and programme were as follows:

- To meet the requirements for pre-application consultation on major planning applications set out in the Planning and Compulsory Purchase Act 2004 and supporting guidance, including the Council's SCI and the Localism Act.
- To ensure that the local community and its elected representatives were informed and consulted in respect of the proposed plans.
- To demonstrate how feedback has been incorporated in the revised proposals, and to explain why not, if it has not been.

Effective community involvement should ensure that people:

- Have access to information.
- Can put forward their own ideas and feel confident that there is a process for considering those ideas.
- Can take an active part in development proposals and options.
- Can comment on formal proposals.
- Get feedback and can be informed about progress and outcomes.

The Applicant is committed to fulfilling these principles and engaged SEC Newgate to co- ordinate the public consultation and report back on the results.

MSDC's Statement of Community Involvement.

MSDC's Six General Principles for Community Engagement:

Principle 1: Be timely. The community should be involved as early as possible in the decision-making process when there is more potential to make a difference. Usually it is best to 'front load' consultation activity and use it to identify potential issues and options. However, consultation can be effectively used to confirm the level of support for particular courses of action too. Reasonable timescales should be given to the distribution of information and for responses to consultation. Potential participants should be given some notice of an impending community involvement exercise that could affect them, wherever possible.

Principle 2: Be inclusive. A key principle of community involvement is that it should be accessible to all those who wish to take part. This may well vary according to the nature of the matter being looked at. Reasonable effort must be made to ensure a representative cross-section of the community is involved including seldom heard groups and groups defined as having protected characteristics under Equalities Legislation. In designing each exercise, the Council will endeavour to understand and accommodate the different ways people want to get involved, including online and via social media, where possible.

Principle 3: Be transparent. The quality of information provided to potential consultees must be clear, honest, accurate and unbiased. All written materials should use plain English and be jargon free. It is also important that the material makes it very clear what can be influenced and changed by the participant's suggestions and comments. Likewise, it needs to explain how and when decisions will be made, following the end of the consultation period.

Principle 4: Be respectful. of each other's views Community involvement exercises will usually uncover a range of views, some of which are in conflict or contradictory. The Council will listen to all the views it receives and seek to balance their relative merits, drawing on other information from the evidence base where that is available. Where the opinion being put forward is not clear it will seek to better understand what is being said. However, it is for all participants in the process to respect the views of other people and encourage a variety of contributions.

Principle 5: Be efficient. The Council will work with other organisations, where possible, to streamline consultation processes. Likewise, it will look to use existing networks to save time and resources, and to reduce duplication and 'consultation fatigue'. Town and Parish Councils can have a particularly important role in this. It is also important to ensure that community involvement exercises are proportionate to the scale and importance of the issue/matter under consideration (there is no 'off the shelf' way of conducting such exercises that can be applied to all matters). This will ensure that the Council's limited resources are spent as wisely as possible.

Principle 6: Be clear about results. It is essential that those who have contributed to a community involvement exercise are informed in a timely way about the results of the consultation and kept informed of further opportunities for being involved. This will often be in summary form, but it must be clear and objective in its presentation. Similarly, the Council will publicise the decision(s) it came to and, where this differs from the results of the consultation, it will explain why. In this way, it will demonstrate how the consultation exercise has affected the decision at hand.

SEC Newgate and Consultation

SEC Newgate is expert at developing specific programmes to ensure that its community consultations contribute positively to the planning process.

SEC Newgate is an accredited member of the Consultation Institute, which helps all those engaged in public or stakeholder consultation to absorb best practice. As a founder member, SEC Newgate also adheres to ethical standards as set out by the Public Relations & Communications Association.

The Consultation Programme

Overview

The Applicant has undertaken a thorough engagement programme, focused around individual meetings with the project team to inform and engage with residents and elected representatives.

The consultation process set out below has encompassed SEC Newgate's Seven Point Plan, used to guide public consultations and ensure that they are carried out in a clear and transparent manner:

Consultation:

Principle	Importance
Notify the public and stakeholders of the consultation programme	Notification must be comprehensive: the community must be made aware of the consultation programme along with a timescale of different activities. It is not desired that an individual or group emerge at the end of the process feeling they have been excluded.
Inform those being consulted about the proposal and the constraints of the site	Having notified people of the consultation process, information is then provided on the background of the proposed development and any constraints which may be influential, for example, planning, geographical, technical and financial.
Consult with the public and stakeholders and get their views	Members of the public and key stakeholder groups to liaise with the project team and put forward ideas and aspirations for the development. Methods can vary widely from newsletters and websites to exhibitions. Our approach is explained in the later sections of this document.
Measure responses and analyse the results	Having allowed an acceptable timeframe for everyone with an interest to comment, the results are then quantified using both qualitative and quantitative techniques.

Report back to the local community about the views expressed	Feedback is then analysed, and the results publicised within the community and through stakeholder groups to keep consultees informed throughout the process.
Respond by Amending the Proposals where sensible	The developer responds to the views of the community and incorporates changes into the scheme where appropriate. It is important to try to include as much input from consultees as possible. This may involve, not only making amendments to the scheme, but also recording how much of the feedback accords with the original thinking about the site.
Publish details of the revised scheme and how the consultation programme has influenced it	At the conclusion of the programme, a full consultation assessment report will be submitted to the Council as part of the planning application. This document will demonstrate how the programme has been implemented, and the resultant implications for the scheme. Records of all feedback will also be made available to the Council and open to public scrutiny.

Engagement

Pre-application meeting

In relation to pre-application, the applicant held a meeting with MSDC on 10 March 2025. Those in attendance included a team leader from MSDC and two local ward members for Copthorne. It was confirmed by MSDC that the principle of development would be acceptable whilst there is not an available five-year housing land supply. It was confirmed that the mix of housing sizes should be reviewed to ensure an appropriate mix of 1,2 and 3-bedroom properties are provided.

MSDC identified that the development should seek to include car parking at the front of the development by the road and to the side and provide discreet parking where necessary with the remainder of the development to promote a good design throughout the development.

Appropriate boundary treatment is required throughout the development to ensure screening and protection. In relation to flood risk, MSDC considered that the location of development would need to be justified and to demonstrate how it can be designed to reduce flood risk. Moreover, MSDC noted that the site should provide the 10% statutory BNG requirement and consider the impact on Great Crested Newts.

Following pre-application engagement with MSDC, the applicant has sought to engage separately with the highways authority.

Consultation with the highways authority was undertaken on 03 June 2025. It was noted that the proposed footway and access was considered to be sufficient but would need to demonstrate through a swept path analysis that it could accommodate necessary traffic movements. It was advised that a 7-day speed survey and Road Safety Audit should be undertaken, alongside a formal Transport Assessment which includes a junction capacity assessment.

Stakeholder Engagement

Approaches were made to MSDC ward members Councillors Graham Casella, Councillor Christopher Phillips, WSCC division member Councillor Bruce Forbes, and Worth Parish Council to offer briefings on the Applicant's proposals. Councillor Phillips advised that he sat on Worth Parish Council, and is also the Chair of MSDC Planning Committee, so would be unable to attend a briefing but would attend our briefing to Worth Parish Council. Councillor Forbes advised that planning was not part of his duties as division councillor and referred us to Worth Parish Council.

The applicant met with Worth Parish Council. The details of this meeting are detailed below:

Title: Courthouse Farm, Worth Parish Council Meeting

Date: Monday 10th November 2025

Attendees:

Liz Williams (LW) - Worth Parish Council
Tony Hodsdon (TH) - Worth Parish Council
Hannah Smith (HS) - Worth Parish Council
Leanne Bannister (LB) - Worth Parish Council
Peter Bingle (PB) - Worth Parish Council
Graham Casella (GC) - Worth Parish Council and MSDC
Trevor Dorey (TD) - Worth Parish Council
Chris Phillips (CP) - Worth Parish Council and MSDC
Tricia Wilson (TW) - Worth Parish Council
Matt Etheridge (ME) - DKI Property
Jonathan Buckwell (JB) - DHA Planning
Philip Trueman (PT) - JDA
Chris Mellett (CM) - BDR
David Scane (DS) - SEC Newgate

Comment	Actions
Introductions and Meeting Context <ul style="list-style-type: none"> LW opened the meeting, noting the presence of members from the Copthorne Working Party and some members of the planning committee. All attendees, she said, were aware of the status of the MSDC Local Plan and the five-year housing land supply. TH, as Chairman of the Council, explained that the Copthorne Working Party is not a decision-making body but provides recommendations to the Council. DS introduced the project, emphasising that their purpose was to answer questions rather than simply present information. 	
Other Planning Applications <ul style="list-style-type: none"> GC asked whether the team was aware of another application immediately to the north of the site. JB confirmed that they were aware of other applications in the area. 	
Project Timeline <ul style="list-style-type: none"> LB enquired about the timeline for the proposals. JB explained that two outline applications were ready to be submitted, with determination expected in around six months, subject to legal agreements. Detailed applications would follow towards the end of the following year. 	
Details of Option Two Development Ltd and Land Promotion <ul style="list-style-type: none"> ME provided further details about Option Two Development Ltd. PB suggested that this meant the site would be sold rather than built out, describing it as “flipping.” ME confirmed that this was standard practice for land promoters. TD raised concerns about the lack of information on Option Two Development Ltd, noting the absence of a website and questioning evidence of previous buildouts with national housebuilders. ME explained 	

that many agreements are commercially sensitive but cited a 1,500-home site in Surrey as an example.

- TD also commented on the company's balance sheet, highlighting losses and its Latvian base, which he felt would not resonate well with the community. ME clarified that the company is owned/operated by an American investment firm with a European regional base in Latvia and a UK base in Woking. ME noted that site promotion involves significant upfront costs before a site can be sold.
- TD said that answered many questions, but the community believed there was a conspiracy to build all the way down to Crawley. ME responded that the site is very constrained and does not provide the opportunity for further sprawl.

Landowner Preferences and Site Options

- TH asked if there was any preference from the landowner about which option they preferred, noting that the site is self-contained and does not lend itself to residential development. ME replied that they had been approached by both residential and care home developers over the years.
- TH asked if the best-case scenario was to get two consents and then choose the best option. ME said this provided flexibility and gave background on the site's history, noting that the original plan was for around 130 homes, but the layout and presence of trees reduced the number of homes that could be delivered. The focus was on achieving the best layout for the site rather than maximising numbers.

Community Engagement and Application Transparency

- PB commented that having two options meant the community would not know what was coming forward and asked if the team was currently talking to potential buyers. ME said there had been a couple of early approaches.
 - PB stressed the importance of watertight outline applications so the community would have a clear sense of what was coming forward. ME
-

described the application as a “detailed outline,” explaining that the team had considered all site constraints at this stage.

- JB confirmed that all agreements would be tied into the site’s planning permission.

Care Village Proposal and Healthcare Provision

- GC noted that the community had shown a preference for the care village but raised concerns about a lack of GPs, suggesting a care village might put more strain on healthcare. JB replied that the lack of GPs is a national issue, but care villages can be efficient in terms of GP time, as appointments can be grouped. JB also noted that older people often see GPs out of loneliness, which a care village could help address.
- LW acknowledged the planning argument but questioned NHS funding and whether older people would come from the local community or elsewhere. JB said the vast majority of care village users come from within five miles or relocate to be nearer family.
- PB asked if the quality of care increased as residents got older. JB explained that residents pay for different care packages, which can include nursing.
- PB asked if the local authority would get information about the operator ahead of the determination of the outline applications. JB said details would need to be included in the Section 106 agreement to set minimum service requirements.
- LW asked how this would impact the amount of Section 106 funding available to the rest of the community. JB replied that there would be funding for a range of services as part of the Section 106.

- TD noted that the A264 is hard to cross and that care village residents would have trouble accessing amenities, suggesting some should be provided on site. JB said there would be a restaurant on site for residents.

Neighbourhood Plan and Education

- TD asked if there were any issues identified in relation to the site in the Copthorne Neighbourhood Plan. JB said that, aside from the site not being allocated in the plan, there were no other issues.
- TH noted there was no mention of schooling, pointing out that 86 homes would generate several school-aged children. JB said there would be contributions towards education, and that schools are designed to be full to receive funding.

Local Plan, Housing Supply, and Delivery

- LW mentioned that Gatwick wants 3,000 more homes, which would lead to more children. LW also noted that the site is not in the DPD or the local plan, and that the application was being brought forward due to the lack of a local plan and a five-year housing supply. LW pointed out that, as an outline application, there was no guarantee that either scheme would be built out, which would not help the five-year housing land supply.
- JB said there was no reason to think the site would not come forward, as it is not complex and developers want to build in the area.

Section 106 Funding and Parish Involvement

- GC said the parish would like to be involved in discussions about where Section 106 funding would be allocated. TH provided an example of a recent development where the parish had not been involved but would have liked to be.
- JB asked if the parish had any plans that would need funding. TH highlighted the Vision Document, which contains aspirations for

Copthorne, Crawley Down, and joint aspirations. TH noted that the recent Wates development was the first time a developer had involved the parish council in Section 106 discussions.

- LW said Wates had been very involved in negotiations with the parish and community, and had taken the outcome to MSDC.
 - PB said this was why the community supported the application, as they felt there was something in it for them.
 - TH concluded that it would be important to ensure there were both specific commitments in the Section 106 agreement and enough flexibility to adapt to changing circumstances.
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Through this engagement, the Applicant gained a better understanding of the community's concerns and the issues that need to be addressed. The Applicant will continue to seek opportunities for dialogue with local representatives and stakeholders as the project progresses.

Online Exhibition

The applicant arranged an online exhibition which ran 20th October – 3rd November 2025, giving sufficient time for residents to view and consider the plans and feedback. A summary of both schemes and the proposed plans were accessible online at copthorneconsultation.co.uk.

The website contained an introductory page which introduced the premise of the dual application approach and then two further pages which focussed on the care village and residential applications respectively. A copy of the website can be seen in appendix 3.

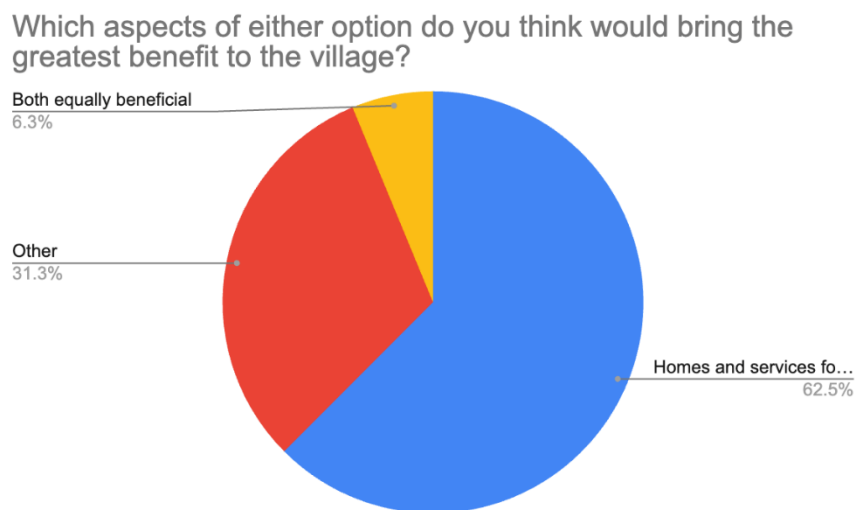
Feedback

A total of 16 pieces of feedback were received:

Q1 Thinking about Copthorne's future, which do you feel is the more pressing local need: new family housing, or homes and services for older residents?

100% of respondents favoured homes and services for older residents.

Q2 Which aspects of either option do you think would bring the greatest benefit to the village?



62.5% felt that "Homes and services" would bring the greatest benefit to the village, making this the dominant view among participants. A small minority, 6.3%, believed both options would be equally beneficial, indicating some openness to a balanced approach.

This distribution shows a clear preference for housing and associated services.

Q3 Are there particular design features (e.g. materials, building height, layout) that you feel should be reflected in new development here?

Theme	Example Comments
Parking & Play Areas	Adequate parking off road for the residential option is essential.
Building Height	Single storey.; No building above 2 storeys and well back from the A264.; Low rise, eco friendly.
Design Style & Materials	Traditional look better than ultra modern.; Brick construction.; Eco friendly.
Care Village Layout	2 storey care village built in style and materials to fit in with local housing.

Q4 What local services (e.g. healthcare, schools, transport) do you feel most need support if new homes are built in Copthorne?

Local Service	Frequency
Healthcare (GP, doctors, dentists)	12
Schools	9
Roads / Transport	6
Bus Services	3
Shops / Convenience Store	3
Parking	2
Recreation Space	1

Healthcare services were the most frequently mentioned concern (12 mentions), followed by schools (9) and roads/transport (6), indicating that infrastructure and essential services are top priorities for respondents. Bus services, shops, parking, and recreation space were mentioned far less often, suggesting these are secondary considerations compared to healthcare, education, and transport improvements.

Q5 Are there specific improvements to roads, drainage, or footpaths that you feel should accompany development?

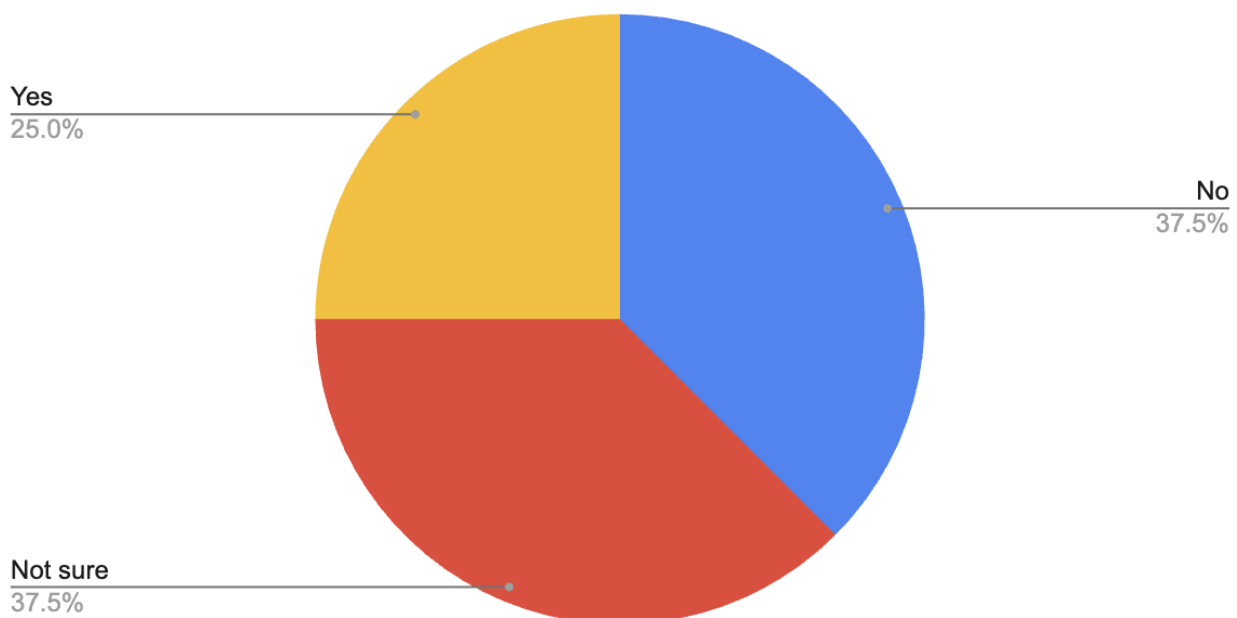
Improvement Theme	Example Suggestions
New junction with traffic lights	"Any development should incorporate a proper junction - controlled by lights to make access easy."
Safe right turn	"Must be able to safely turn right onto the main road towards East Grinstead."
New footpaths	"Footpaths to walk in both directions safely"; "Inadequate footpaths throughout the village will have to be improved"; "Adding a footpath from the Copthorne Hotel to link up with the path at the Garden Centre"; "Footpaths are poor or non-existent"; "Footpaths should be provided throughout Copthorne, including Copthorne Bank."
Wider footpaths	"Wider footpaths, A269 is very busy and entering the proposed development may cause traffic delays."
Drainage management	"Drainage must be managed to avoid risk of flooding"; "All roads need proper drainage, regularly gulley sucking"; "Drains continually blocked due to lack of maintenance."
Road resurfacing	"Adequate resurfacing of roads rather than constant refilling holes."

Traffic congestion relief

"A264 is extremely busy with congestion at the Copthorne Hotel"; "The A264 is a very busy road at all times"; "Traffic delays entering proposed development."

Q6 Do you feel that the types of homes proposed (family homes or retirement accommodation) would help people like you, your family, or your neighbours stay in the area?

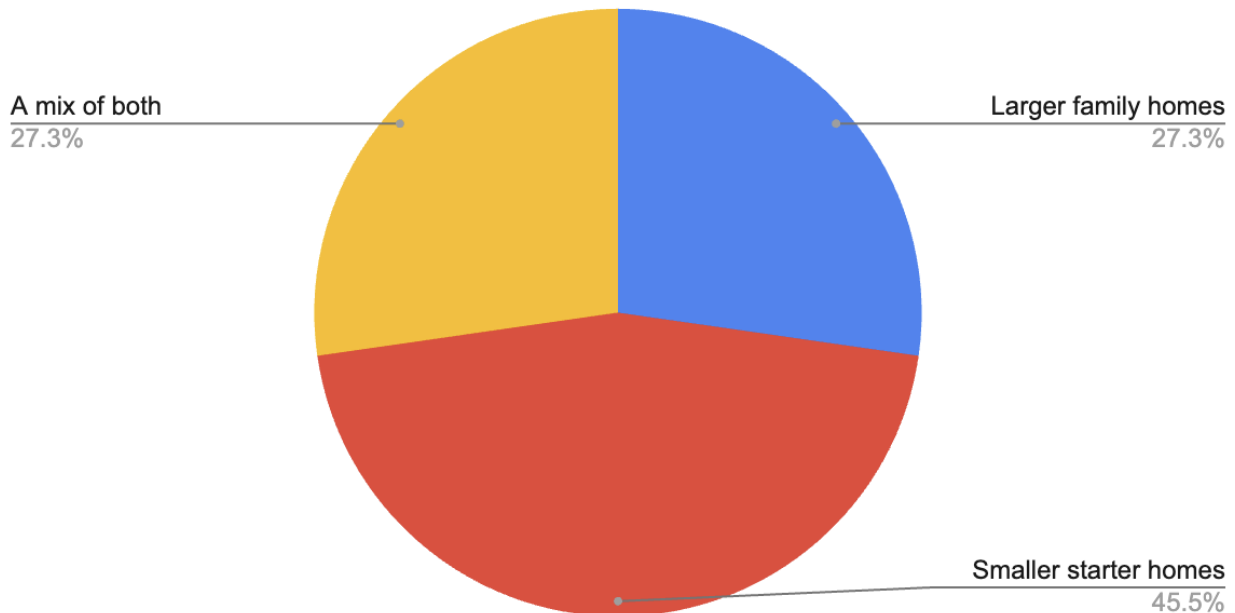
Do you feel that the types of homes proposed (family homes or retirement accommodation) would help people like you, your...



25% of respondents believe the proposed housing types would help them or their community, while 37.5% said no and an equal 37.5% were unsure.

Q7 For family housing: what types would be most useful locally, smaller starter homes, larger family homes, or a mix?

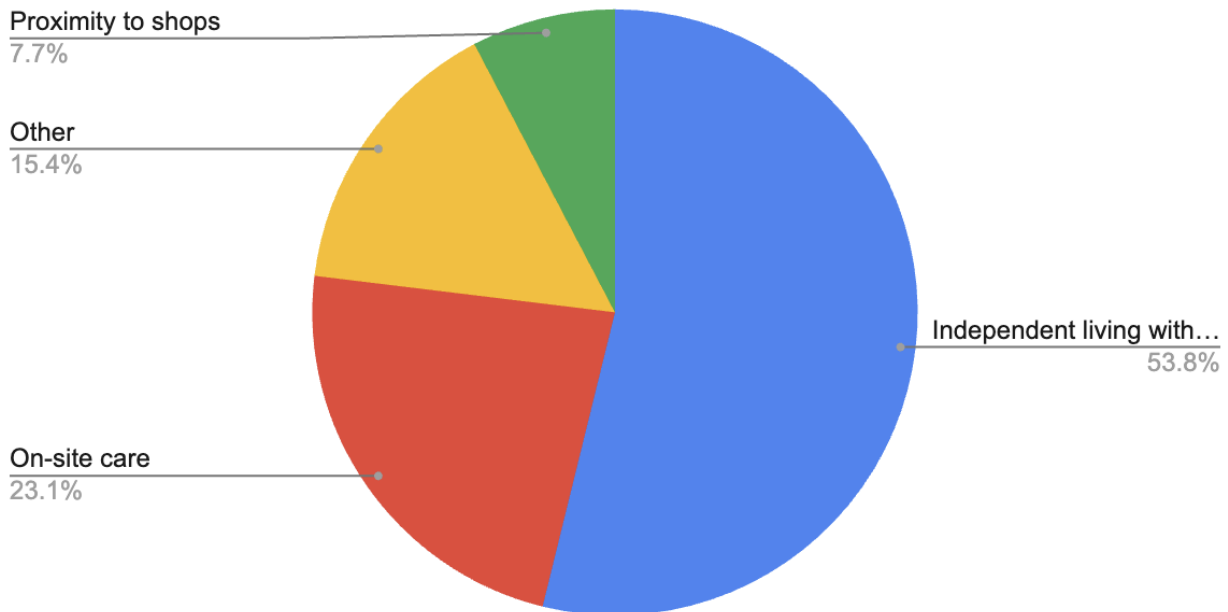
For family housing: what types would be most useful locally, smaller starter homes, larger family homes, or a mix?



Smaller starter homes are the most preferred option (45.5%), while larger family homes and a mix of both are equally favoured at 27.3% each. This suggests a stronger demand for affordable, entry-level housing, though there is still notable interest in providing a balanced mix to cater to diverse family needs.

Q8 For retirement housing: which facilities would make it most attractive (on-site care, independent living with shared amenities, proximity to shops, other)?

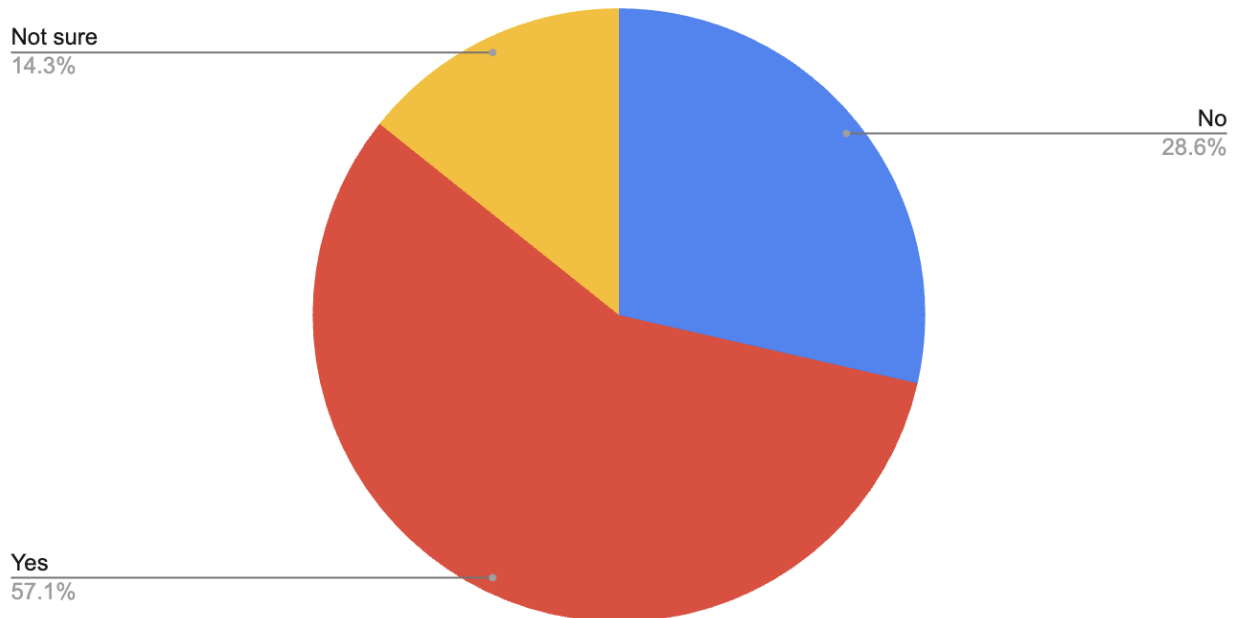
For retirement housing: which facilities would make it most attractive (on-site care, independent living with shared ameni...



Independent living with shared amenities is the most preferred option (53.8%), followed by on-site care (23.1%). Smaller proportions favoured other facilities (15.4%) and proximity to shops (7.7%). This suggests that retirees value autonomy and community interaction most, while still recognising the importance of care services and convenience.

Q9: Do you think landscaped buffers (trees, hedgerows, woodland edges) would be effective in screening the site from the wider countryside?

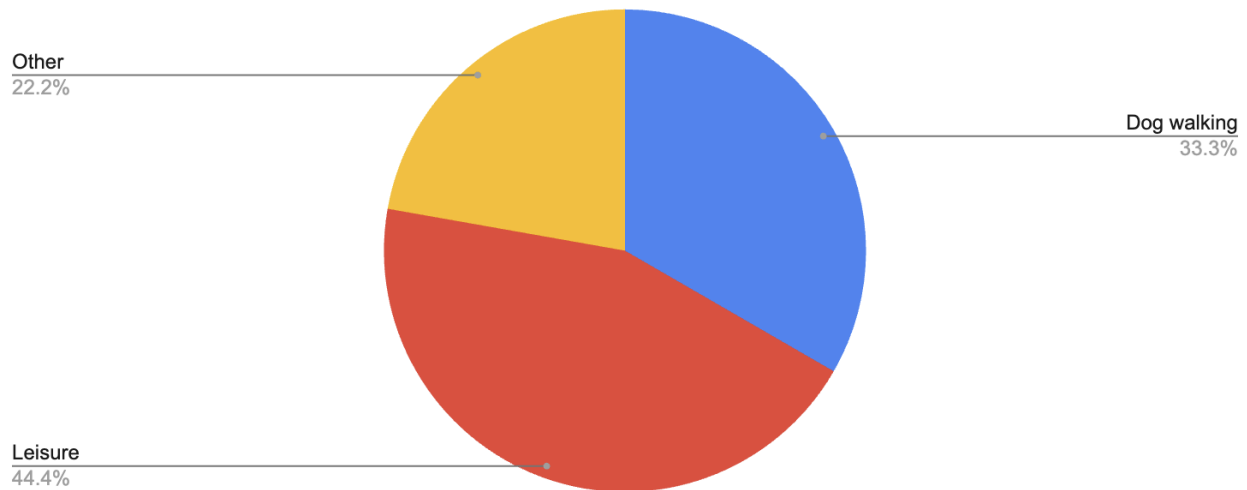
Do you think landscaped buffers (trees, hedgerows, woodland edges) would be effective in screening the site from the wider countryside?



57.1% of respondents believe landscaped buffers would be effective in screening the site, while 28.6% said no and 14.3% were unsure.

Q10: Would you make use of new footpaths through the site linking into the wider village? If so, for what (commuting, dog walking, leisure, school run, other)?

Would you make use of new footpaths through the site linking into the wider village? If so, for what (commuting, dog walking, leisure, school run, other)?



Most respondents would use new footpaths for leisure (44.4%) and dog walking (33.3%), with a smaller share (22.2%) for other purposes, indicating strong recreational demand rather than commuting.

Responding to feedback

Issue	Assessment	Response
Healthcare capacity	Current GP and dental services overstretched	The development will be providing funding for local health facilities in line with S106 commitments.
School capacity	Existing schools under pressure	The development will contribute funding towards local healthcare facilities in accordance with Section 106 obligations.
Traffic and road safety	A264 and Copthorne Common Road heavily congested	The development will be providing funding for local health facilities in line with S106 commitments. A full traffic impact assessment will be submitted as part of this application.
Parking	Concerns about inadequate parking and safe access	Parking will be in line with MSDC standards.
Flood risk and drainage	Previous developments caused flooding	The proposals include a robust drainage strategy designed to manage 1 in 100 year (plus climate change allowance) rainfall event .
Wildlife and biodiversity	Area supports deer, bats, badgers, birds	The site will deliver a 10% net gain in on site biodiversity. A full ecological report has been submitted with this application.

Conclusion

In line with local and national guidance, the Applicant has undertaken a programme of consultation to engage with local representatives in respect of proposals for development at Court House Farm, Copthorne, Crawley, RH10 3LE

SEC Newgate, on behalf of the Applicant, undertook engagement with the local community prior to the planning application being submitted. Local stakeholders have had the opportunity to engage with representatives of the project team, as well as direct engagement via email and phone during the formal public consultation process.

The Applicant has demonstrated a willingness and desire to meet and engage with a wide range of stakeholders, and to continue this dialogue post submission, and will make every effort to incorporate comments received from the consultation where possible in the final plans.

Appendices.

Appendix 1 - Invite

Online Exhibition Courthouse Farm - October 2025

Courthouse
Farm



07915 744753



info@copthorneconsultation.co.uk



copthorneconsultation.co.uk

Option Two Developments will shortly be bringing forward two outline planning applications at Courthouse Farm in Copthorne.

We are pleased to present our proposals via an online exhibition where you can find out more information and ask any questions you may have.

To view the online exhibition, please visit www.copthorneconsultation.co.uk or scan the QR code below.

Why are we bringing forward two applications?

Copthorne and the wider Mid Sussex District faces dual pressures: young families being priced out of the local market, and older residents living in homes that no longer suit their needs. This strategy gives Copthorne the flexibility to respond to whichever pressure is most significant when development begins.

Proposal 1: 86 new homes, offering a mix of private and affordable houses and flats to help meet the identified local demand for a range of housing types.

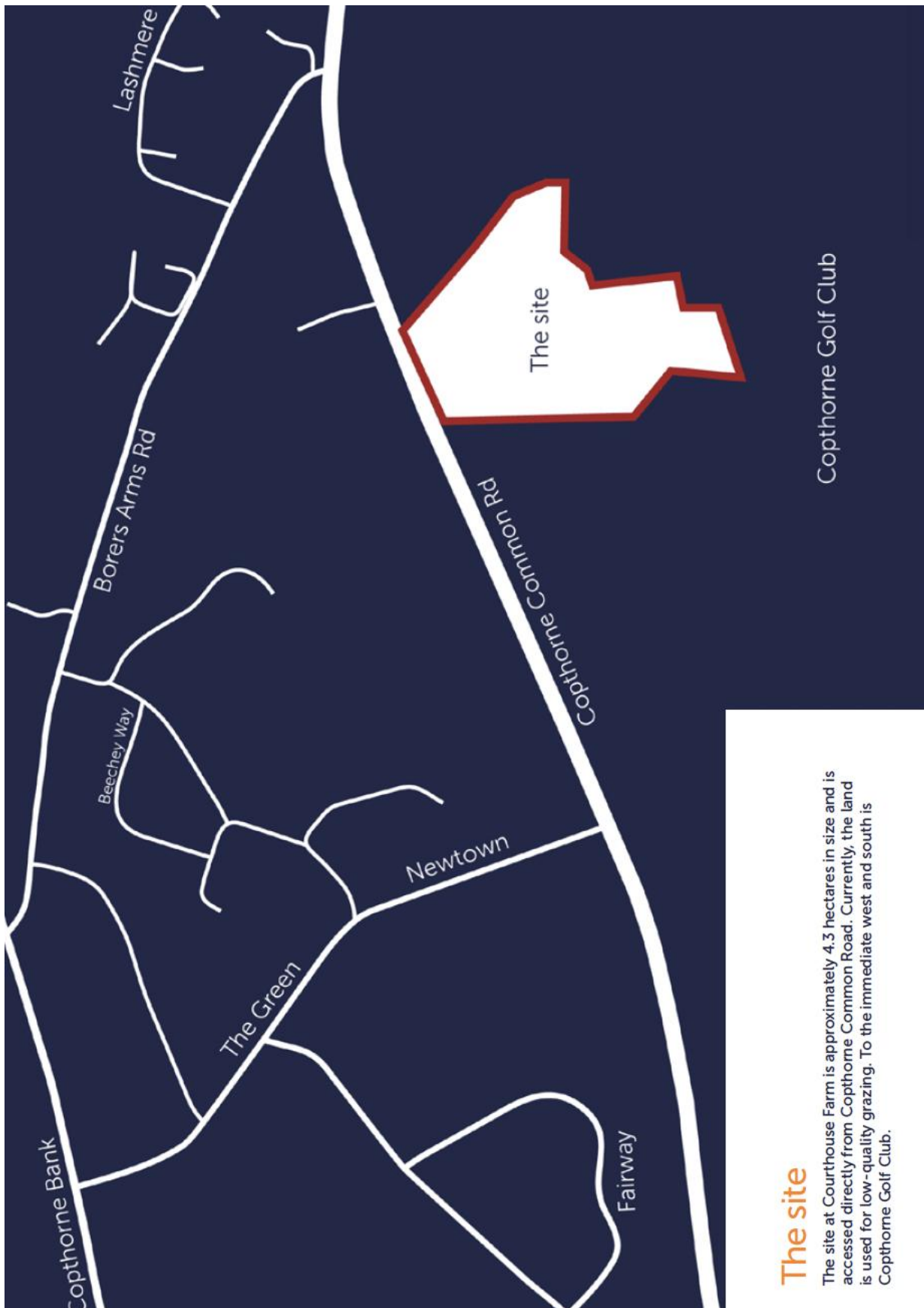
Proposal 2: A care village would provide 101 bedrooms with specialist support, helping people in later life to live independently with access to tailored care.

By bringing forward these proposals, we aim to contribute to the local community, sustain the vitality of Copthorne, and help address the district's housing and care needs as set out in local planning policy.

We invite you to visit our exhibition website to view the plans, ask questions, and provide feedback before the applications are submitted to Mid Sussex District Council.

Scan to visit
online exhibition

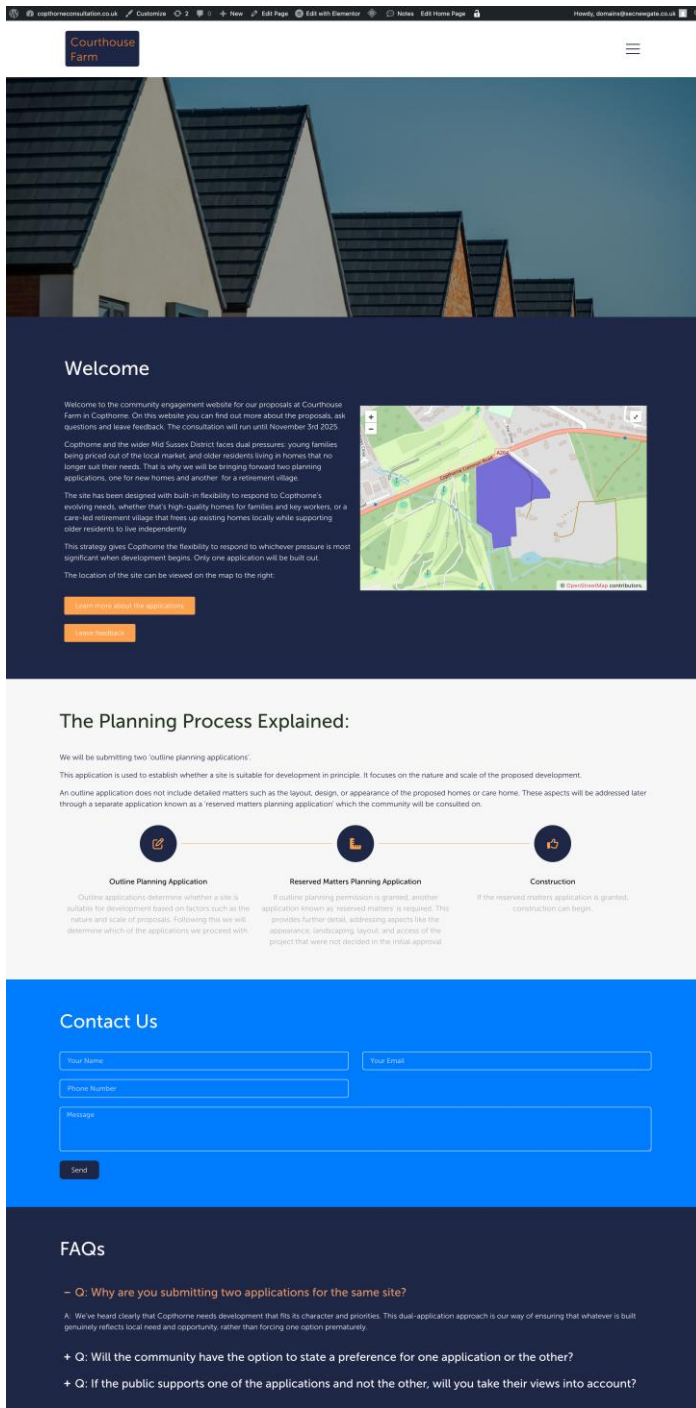




The site

The site at Courthouse Farm is approximately 4.3 hectares in size and is accessed directly from Copthorne Common Road. Currently, the land is used for low-quality grazing. To the immediate west and south is Copthorne Golf Club.

Appendix 2 - Website



The screenshot shows a website for 'Courthouse Farm' with a dark blue header and a large image of a modern house. The main content area is white with a 'Welcome' section, a map, and a 'The Planning Process Explained' section. The footer is dark blue with contact information and FAQs.

Welcome

Welcome to the community engagement website for our proposals at Courthouse Farm in Copthorne. On this website you can find out more about the proposals, ask questions and leave feedback. The consultation will run until November 3rd 2020.

Copthorne and the wider Mid Sussex District faces dual pressures: young families being priced out of the local market, and older residents living in homes that no longer suit their needs. That is why we will be bringing forward two planning applications, one for new homes and another for a retirement village.

The site has been designed with built-in flexibility to respond to Copthorne's evolving needs, whether that's high-quality homes for families and key workers, or a care-led retirement village that frees up existing homes locally while supporting older residents to live independently.

This strategy gives Copthorne the flexibility to respond to whichever pressure is most significant when development begins. Only one application will be built out.

The location of the site can be viewed on the map to the right:

[Learn more about the application](#)

[Contact us](#)

The Planning Process Explained:

We will be submitting two 'outline planning applications'.

This application is used to establish whether a site is suitable for development in principle. It focuses on the nature and scale of the proposed development.

An outline application does not include detailed matters such as the layout, design, or appearance of the proposed homes or care home. These aspects will be addressed later through a separate application known as a 'reserved matters planning application' which the community will be consulted on.

Outline Planning Application

Outline applications determine whether a site is suitable for development based on factors such as the nature and scale of proposals. Following this we will determine which of the applications we proceed with.

Reserved Matters Planning Application

If outline planning permission is granted, another application known as 'reserved matters' is required. This provides further detail, addressing aspects like the appearance, landscaping, layout, and access of the project that were not decided in the initial approval.

Construction

If the reserved matters application is granted, construction can begin.

Contact Us

Your Name:

Your Email:

Phone Number:

Message:

FAQs

– Q: Why are you submitting two applications for the same site?

A: We've heard clearly that Copthorne needs development that fits its character and priorities. This dual-application approach is our way of ensuring that whatever is built genuinely reflects local need and opportunity, rather than forcing one option prematurely.

+ Q: Will the community have the option to state a preference for one application or the other?

+ Q: If the public supports one of the applications and not the other, will you take their views into account?

**Courthouse
Farm**

Website by SEC Newgate UK | Contact: william.neale@secnewgate.co.uk | [Privacy Policy](#)



Courthouse Farm

Application A: New homes.

This application is for 88 new homes, offering a mix of market and affordable houses and flats to help meet the identified local demand for a range of housing types. More information can be found in the content below.

View application

Download

The Masterplan

Our masterplan is designed to deliver a high quality, sustainable neighbourhood. Click on the information icons to learn more.

Affordable Homes:

Housing costs, particularly in the South East, are a significant challenge, with high demand making it harder than ever to find an affordable home. Even if you already own a home, growing local children, grandchildren or other relatives who are struggling to buy their first home may be the reality.

Our proposals at Courthouse Farm will provide additional market housing for people to upgrade or downsize as well as affordable housing for people on the Mid Sussex Council Council waiting list.

A total of 88 new homes are proposed, offering a range of sizes and tenures to meet diverse community needs.

Affordable Homes

- Flats: 5 zero-bedroom homes
- Flats: 15 one-bedroom, 10 three-bedroom, and 3 four-bedroom homes
- Total Affordable homes: 23

Market Homes

- Flats: 40 three-bedroom and 4 four-bedroom homes
- Total Market Homes: 44

Helpful information: What is an affordable home?

Find out more

Site Access

This site will be accessed via a new junction on Courthouse Common Road, providing safe vehicular access. The existing access to Courthouse Farm will be retained. Please refer to the proposed access at Courthouse Common Road.

Sustainable Travel

As part of our commitment to environmental responsibility and community wellbeing, this project integrates a Sustainable Travel initiative aimed at reducing carbon emissions, promoting healthier lifestyles, and ensuring accessibility.

Key objectives include:

- Encouraging low carbon transport modes such as walking, cycling and public travel through improved infrastructure and incentives.
- Reducing reliance on single occupancy vehicles by supporting car sharing schemes, electric vehicle adoption and flexible commuting options.
- Monitoring and evaluating impact through data collection on road behavior, emissions, and user satisfaction to ensure continuous improvement.

Travel by bus

Find out more

Travel by train

Find out more

Travel on foot

Find out more

Courthouse Farm

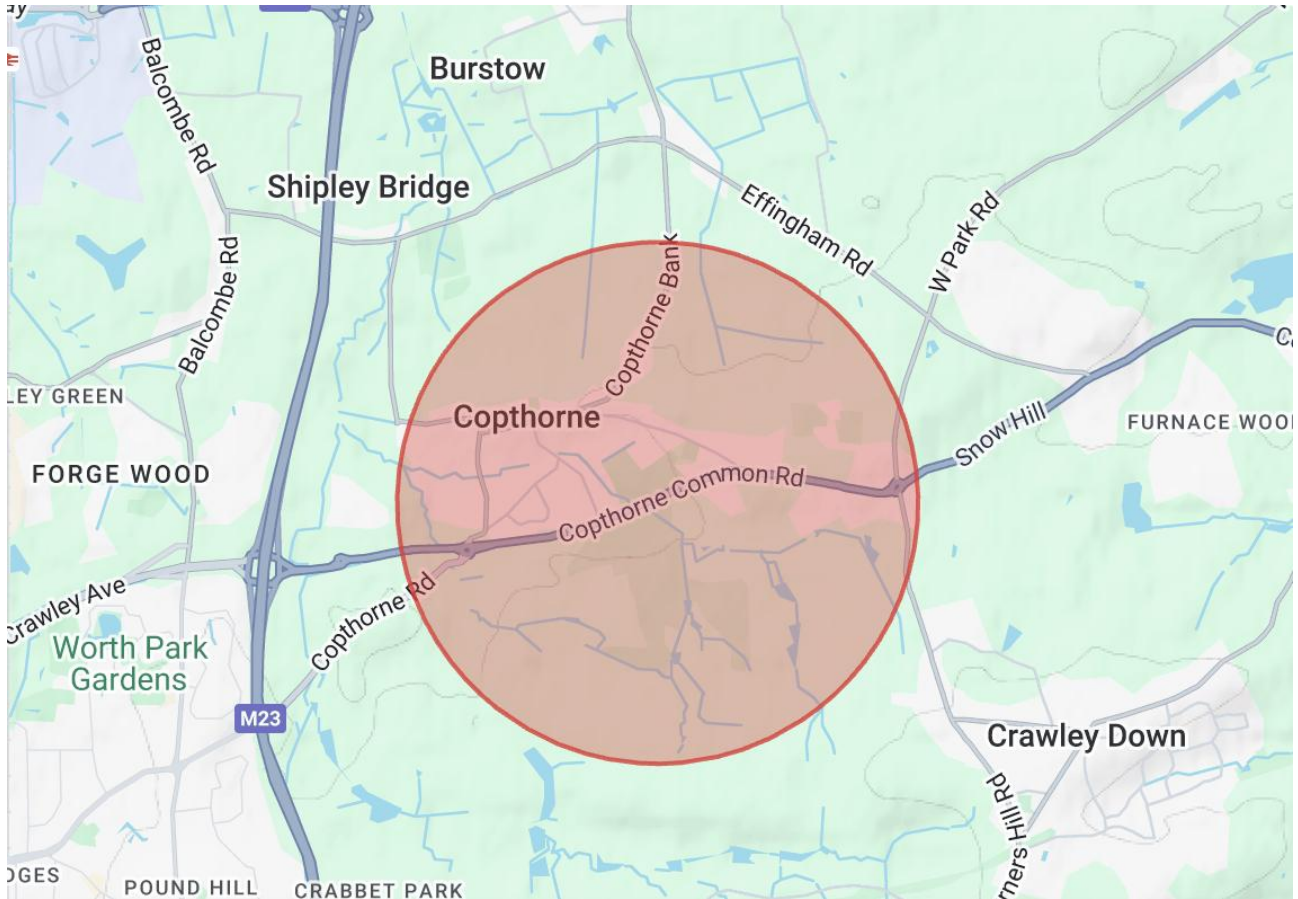
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Appendix 3 - Mailing Area





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