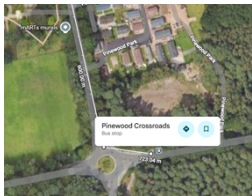


Comparative sustainability	Nyahlands Farm, Copthorne Bank, Copthorne, RH10 3JD	Perrysfield Farm, Gibbs Brook Lane, Broadham Green, Oxted, Surrey RH8 9PG	<u>Brookfield Farm, Old Wokingham Road, RG40 3BU</u> Erection of up to 9 self build dwellings
Decision	Permission granted June 2025	Appeal allowed May 2025	PENDING APPLICATION
No of houses applied for	9	29 dwellings (including 10 affordable and 10 homes for active older persons) through conversions, demolition and erection of dwellings	Up to 9
Cycling a realistic option	Straight and bendy road, slow incline 50mph limit. Overall, yes if E Bike.	<i>"Reference is made to residents cycling in the carriageway in locations with 30mph and 40mph speed limits. This fails to meet the standards set out within LTN1/20 and would also represent a material risk to road safety, as well as being highly unlikely to encourage any increased propensity towards cycling". James Lehane (SCC Highways)</i>	Straight flat road with few gentle bends - 40mph limit. Yes either E Bike or normal bike
Footpath accessibility to site	No	No There are no direct the walking and cycling routes to the settlement requiring users to travel north therefore resulting in a greater distance to the closest shops and services. As discussed above, whilst a footpath has been provided this would require access across the unmade and unlit green, reducing the likelihood of the use of this site all year round.	No
Speed limit outside site	50mph	Gibbs Brook Lane is a rural road that extends north to south past the eastern boundary of the site. It is subject to a 40mph speed limit	40 mph

		and has a carriageway width of approximately 5 metres. The carriageway is bound by a grassed verge along both sides. Southlands Lane and Broadham Green Road are rural in nature, with no footway provision.	
Distance to edge of built up area	690m to edge of Copthorne	800m west of the edge of closest settlement.	735m
Distance to nearest bus stop	331m	A pair of bus stops exist on Broadham Green Road approximately 400 metres north of the site.	723m to bus stop at Nile Mile Ride j/w Old Wokingham Road 
Distance to nearest school	1.21km Copthorne C of E Junior School, Church Rd, Copthorne, Crawley RH10 3RD	1.62km to Moor House School & College, Mill Ln, Oxted RH8 9AQ	1.42km to Home Grange school, Heathlands Road, Wokingham Berkshire RG40 3AL
Distance to nearest convenience store / pub	1.23 km to Morrisons daily	2.06km to Costcutter featuring Bargain Booze Convenience Store Off-licence chain selling discounted beer, wine and spirits, plus some snacks and groceries. 218-222 Pollards Oak Rd, Oxted RH8 0JP	2.1km to Tesco Express, 21-23 Greenwood Rd, Crowthorne RG45 6QX
Distance to nearest train station	3.3 miles – Three Bridges, Crawley	1.81km to Hurst Green	4km to Wokingham Station

Quantum / density	9 dwellings set uniformly along the length of the site. In terms of density, they would equate to 19.6 dwellings per hectare		9 dwellings set uniformly along the length of the site. In terms of density, they would equate to 19.6 dwellings per hectare
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