

# Copthorne – Groundworks



## SECTOR:

Housing Groundworks

## OUR ROLE:

Subcontractor

## LOCATION:

Copthorne, Crawley

## CLIENT:

St. Modwen Homes

## PROJECT VALUE:

£18m

## DURATION:

3 years

## OVERVIEW:

Natta were appointed as a subcontractor by our client, St. Modwen Homes. The work involved undertaking the full groundworks services package for a major residential development, Heathy Wood, comprising 303 new homes in Copthorne. This appointment followed the successful completion of the Section 278 infrastructure works and spine road serving the development, and as a result, demonstrated continued confidence in Natta's ability to deliver complex and large-scale groundworks services.

The project forms a key phase of the wider Heathy Wood Copthorne development and required a coordinated, programme-led approach to support the onward construction of housing across the site.

## SCOPE OF WORKS:

The scope of works involved a mixture of piled and deep strip foundations, selected to suit the requirements of traditional housing construction. In addition, Natta undertook the full construction of the plots up to and including the ground floor level, all earthworks, drainage installations, hard landscaping, and the coordination and installation of services. We ensured each plot was prepared for the next stage of development.

A significant technical element of the scheme was the delivery of extensive attenuation systems. They incorporated a combination of precast concrete 'Carlow' culverts as well as attenuation crate tanks and ponds. Through careful planning, they were integrated into the site layout to manage surface water effectively and support long-term drainage resilience.

Overall, the Heathy Wood, Copthorne project highlights Natta's experience in delivering comprehensive groundworks services for large residential developments, combining technical capability, careful sequencing, and high-quality execution.

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