

LAND TO THE EAST OF TILLETT'S LANE, WARNHAM

DESIGN & ACCESS STATEMENT



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Applicant	Broadbridge Heath Trust Bailing Hill Farm Office Broadbridge Heath Road Warnham Horsham West Sussex RH12 3RS

Front cover: Sketch perspective of dwellings and parkland landscape east of Tilletts Lane

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1.0 INTRODUCTION

This Design and Access Statement (DAS) has been prepared by ADAM Architecture on behalf of Broadbridge Heath Trust (Applicant) in support of the Detailed Planning Application (DPA) for Land to the East of Tilletts Lane, Warnham (Site). The Site is referred to as WNDP1 within the Warnham Neighbourhood Development Plan (WNDP) 2017-2031. This application seeks permission for:

Erection of 59 dwellings (35% affordable) with associated open space, landscaping, parking, access, and drainage infrastructure

This DAS will introduce the Site, explain the background to development, review the immediate and local context in detail, provide site analysis, and describe the evolution of the designs in the context of the Warnham Neighbourhood Development Plan 2017-2031. These elements form the backbone for understanding the proposed designs in this application.



Varnham

is for a residential scheme for the Site
includes:

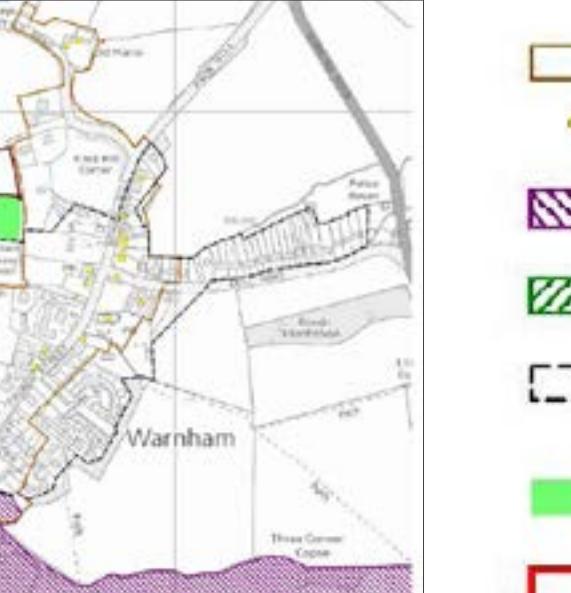
ing a mix of 1-4 bedroom homes.
s 35% affordable.
pedestrian accesses: one off Tilletts
a connected network for pedestrians
hicles with 1/3 of dwellings accessed
s accessed via Threestile Road.

ew pedestrian connection off Tilletts apartments. a planning application to illustrate the proposal, and to explain the proposal sites which are large and complex in nature, the thoroughness and the guidance reflected is proportionate to the complexity of the application.

spaces including orchards, meadows, **1.3 Doc**

Following this introductory chapter, the book is divided into three main parts.

- **Section 2 - Vision:** Outlines the development.
- **Section 3 - Planning Context:** Provides the local planning context and relevant
- **Section 4 - Context Analysis:** Identifying the constraints and opportunities.
- **Section 5 - Masterplan Design Context:** Explains the principles that informed the preparation of the masterplan. It encompasses place-making, considering aspects such as height, landscape structure, layout, and materials.



2031 policies map highlighting Site as WDNP1

- **Section 6 - Character Areas:** Describes the various character areas within the proposed development, focusing on architectural and urban form. It explains how the Site will foster an attractive, sustainable neighbourhood with a distinct character that positively integrates with its surroundings and reinforces Warnham's local character.
- **Section 7 - Conclusion:** Provides a summary of key objectives.
- **Appendix I -** Schedules the Warnham Neighbourhood Development Plan and describes how this application meets these policies.

The DAS illustrates how the masterplan will create an attractive, sustainable neighbourhood, characterised by a unique sense of place and integration with Warnham and its surroundings.

1.4 Team

The Applicant has assembled an experienced and dedicated multidisciplinary team to ensure that the proposals result in high quality development that respects current design and planning guidance and the Local Plan. The team includes:

- **Masterplanning and Architecture:** ADAM Architecture
- **Planning Consultant:** Batchellor Monkhouse
- **Landscape Architecture:** Terra Firma Consultancy
- **Heritage and Archaeology:** Gingerbread Heritage
- **Transport and Movement:** Bright Plan Civils
- **Ecology:** Animal Ecology Wildlife Consultants
- **Arboriculture:** MDJ Arboricultural Consultancy
- **Flood Risk, Surface Water and Foul Water Drainage:** Motion
- **Landowner:** Warnham Park Estate
- **Applicant:** Broadbridge HeathTrust

The DAS should be read in conjunction with the other submitted documents and drawings from the wider team that form part of this DPA submission.

2.0 VISION

The Site offers an exciting, strategic and sustainable development opportunity for Warnham.

As Landowner, the Warnham Park Estate is a local, long-term landholder in Warnham, and as such has a vested interest in a high-quality improvement to the environment that lasts in perpetuity. This can be seen in their approach to development nearby at Caryll Place.

The Landowner's vision puts contextual place-making first. For example, they commissioned the Warnham Pattern Book in 2021 to identify local building traditions, styles and place making principles that could inspire the development. By using this Pattern Book, the Site will have a strong sense of place, with development patterns and architectural styles consciously rooted in the local context of Warnham.

The new development will be a good neighbour to existing residents, respecting privacy and existing amenities, whilst also providing new amenities. The Site will offer improved access routes, open space provision, flood mitigation and additional parking to new and existing residents.

The mix of house types and tenures have been determined in consultation with Horsham District Council (HDC) to help best meet the current housing needs of Warnham residents. These are focussed on affordable starter homes and down-sizing homes.

The Landowner is not a house builder, nor is the Site under an option agreement to a house builder. The Applicants are therefore able to ensure that the land is developed by appropriate house builders, who will be obliged to follow specific design parameters so that a successful new neighbourhood emerges over time.

The Warnham Park Estate and their team have a vested interest in ensuring the development is right, from the first parcel to the last.



Sketch perspective of dwellings and parkland landscape east of Tilletts Lane

3.0 PLANNING CONTEXT

3.1 Introduction

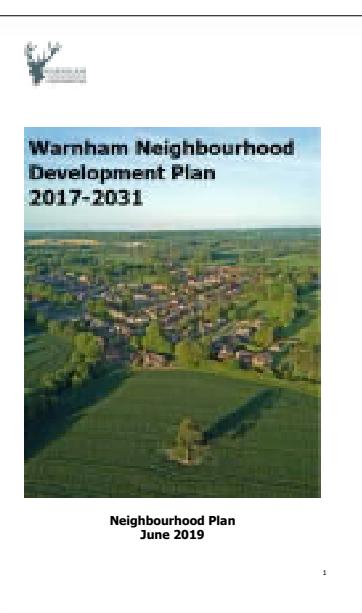
Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the provisions of the statutory Development Plan unless material considerations indicate otherwise.

The Development Plan for the Site comprises the Horsham District Planning Framework 2015 – 2031 (adopted 2015), and the Warnham Neighbourhood Plan 2017-2031 (made 2019).

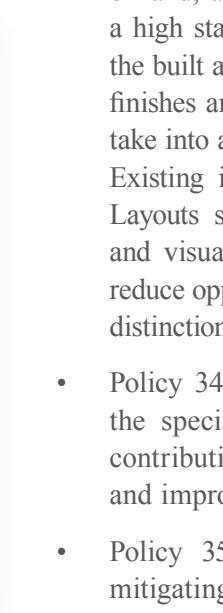
Material considerations include the National Planning Policy Framework (2024), and the following local Supplementary Planning Documents and Guidance:

- Planning Practice Guidance
- Air Quality and Emissions Mitigation Guidance for Sussex (2020)
- Planning Advice Note: Facilitating Appropriate Development (2022)
- Horsham District Council Open Space, Sport & Recreation Review (2021)
- Warnham Parish Design Statement (2007)
- Warnham Conservation Area Appraisal and Management Plan (2020)
- West Sussex Parking Standards

For a detailed analysis of all relevant planning policies and material considerations please refer to the Planning and Affordable Housing Statement. Provided below is a summary of the key policies.



Cover of Horsham District Planning Framework 2015 – 2031



Cover of Warnham Neighbourhood Plan 2017-2031

- Policy 38 requires proposals to incorporate the use of sustainable drainage systems, or water management measures, where there is potential to increase flood risk.

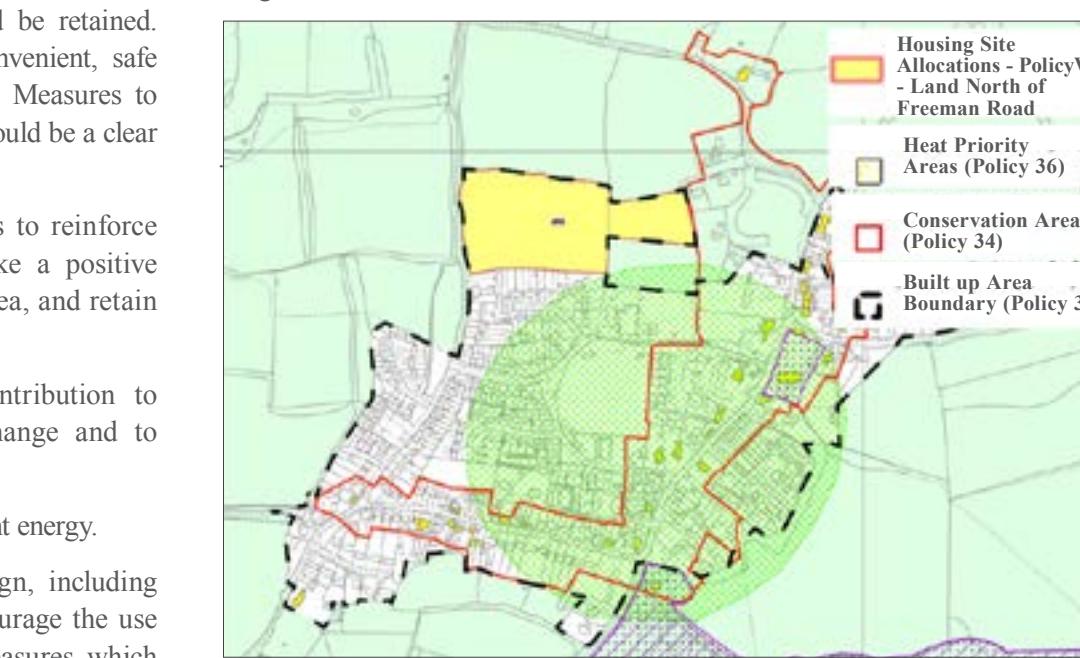
• Policy 39 states that the release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable mitigation arrangements for the improvement of the infrastructure, services and community facilities caused by the development being provided. Where there is a need for extra capacity, this will need to be provided in time to serve the development by a relevant phase of the development.

- Policy 40 encourages development proposals which promote an improved and integrated transport network with a rebalancing in favour of on-road modes as a means of access to job, homes, services and facilities, will be encouraged.
- Policy 41 requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

In addition, Strategic Policy 1 reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework.

Strategic Policy 2 sets out the District's spatial strategy which seeks to focus development in and around the key settlement of Horsham and allow growth in the rest of the district in accordance with the identified settlement hierarchy set out within Strategic Policy 3. Strategic Policy 3 grades Warnham as a 'medium village' offering a moderate level of services, facilities and community networks, together with some access to public transport.

The accompanying policies map confirms the Site is subject to a Neighbourhood Plan allocation and about the Warnham Conservation Area.



HDPF Policies Map (Site shaded yellow)

3.0 PLANNING CONTEXT

Warnham Neighbourhood Development Plan

Policy W6 of the Neighbourhood Development Plan is the principal Development Plan policy against which the Site should be considered. The policy allocates the Site for a minimum of 50 dwellings and sets out the following criteria against which a scheme will be assessed:

- a) the provision of a minimum of 50 dwellings;
- b) the provision of affordable housing which meets the requirements of HDPF Policy 16;
- c) the provision of a range of house types in accordance with Policies W3, W4 and W5 of the Neighbourhood Plan;
- d) the provision of accessible public green space within the Site commensurate with the scale of development;
- e) the provision of space within the road system or by means of a car park to permit occasional parking of up to ten vehicles in proximity to the football pitch;
- f) the provision of appropriate access into the Site for vehicles, and segregated access to the Site by cyclists and pedestrians from Threestile Road and Church Street;
- g) the retention and enhancement of trees and hedgerows on the western boundary of the Site (except where required to provide access to the Site);
- h) the provision by landscaping of a buffer on the southern edge of the Site adjacent to the housing in Freeman Road to minimise visual intrusion to existing properties;
- i) the provision of a buffer zone to the north of the football pitch to accommodate visitors and spectators to football matches;
- j) the retention and enhancement of the established hedge along the northern boundary of the Site;
- k) provision for a footpath link to the existing footpath network: paths 1428 and 1429 and 1430, adjacent to the established hedgerows, and Tilletts Lane;
- l) the provision of a footpath link from the south-west corner of the Site to Tilletts Lane; and

m) the development shall respect the amenity of neighbouring properties, conserve heritage assets in the Conservation Area and the setting of relevant listed buildings.

Proposals for new and improved utilities infrastructure will be encouraged and supported in order to meet the identified needs of the community

The accompanying text refers to two desired infrastructure improvements in the immediate vicinity of the Site. These include improvements to the junction of Tilletts Lane and Threestile Road (north-west of the Site) to improve visibility, and the resurfacing of a currently-informal parking space on Tilletts Lane near footpath no. 1427.

Site development principles are illustrated on the plan below and include access options, footpath and junction improvements and layout considerations.

Policy W1 requires new development to be focused within the Built-Up Area Boundary.

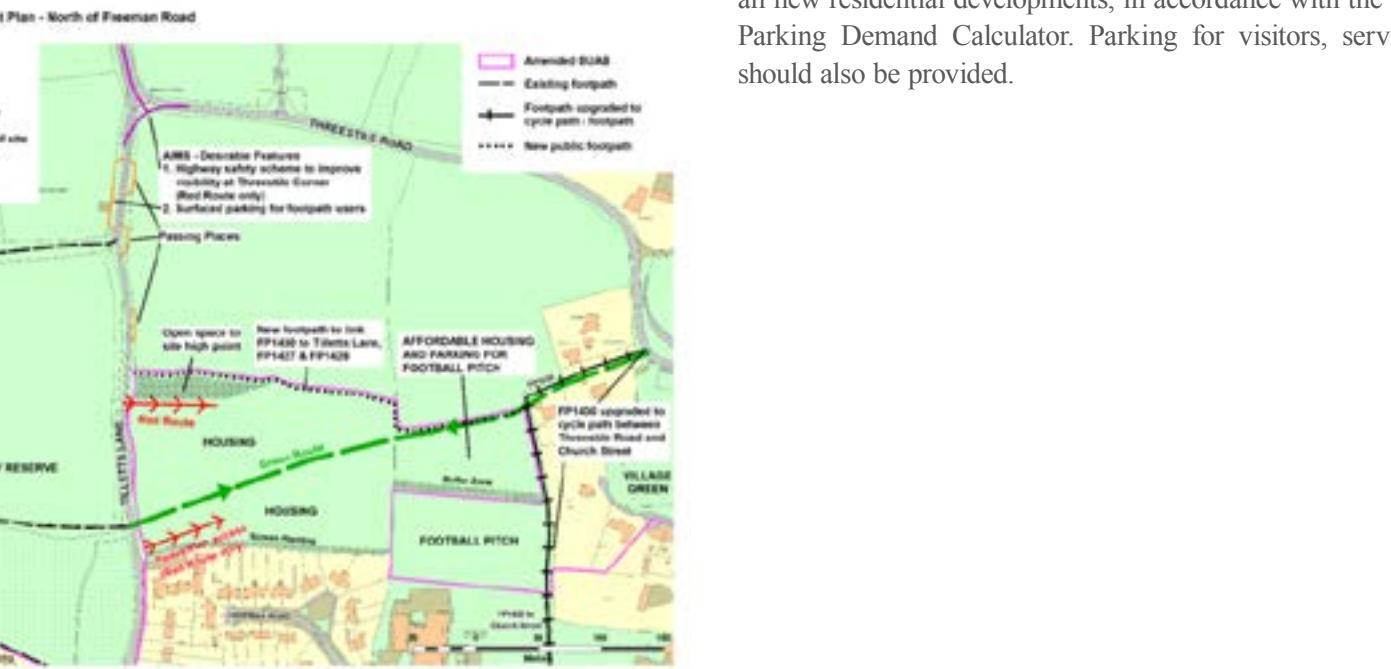
Policy W2 requires a minimum of 50 new residential dwellings to be provided within the parish up to 2031.

Policy W3 sets out the expected housing mix for sites in Warnham to ensure new provision contributes towards meeting the identified housing needs of the Warnham parish. This requires 15-20% to be 1 bed dwellings, 40-45% to be 2-bed, 35-40% to be 3-bed and 5-10% to be 4+ bed dwellings. An alternative mix will only be permitted where new evidence demonstrates a need.

Policy W4 provides support for developments that provide 25% of dwellings to Lifetime Homes standards. The Lifetime Home standard has however now been replaced by the optional building regulations M4(2) entitled 'accessible and adaptable dwellings'.

Policy W5 sets out design requirements for residential developments. Such developments should consider the surroundings, neighbouring amenity, design, and the protection of priority habitats. Residential developments should also meet prescribed criteria relating to parking provisions, boundary treatment, the protection of heritage assets, good pedestrian and cycle connections to facilities, refuse facilities, maximum heights of buildings, and vehicular and pedestrian safety. Developments should also contain a proportion of single storey dwellings.

Policy W6 requires the minimum number of car parking spaces to be provided for all new residential developments, in accordance with the West Sussex Residential Parking Demand Calculator. Parking for visitors, service vehicles and cycles should also be provided.



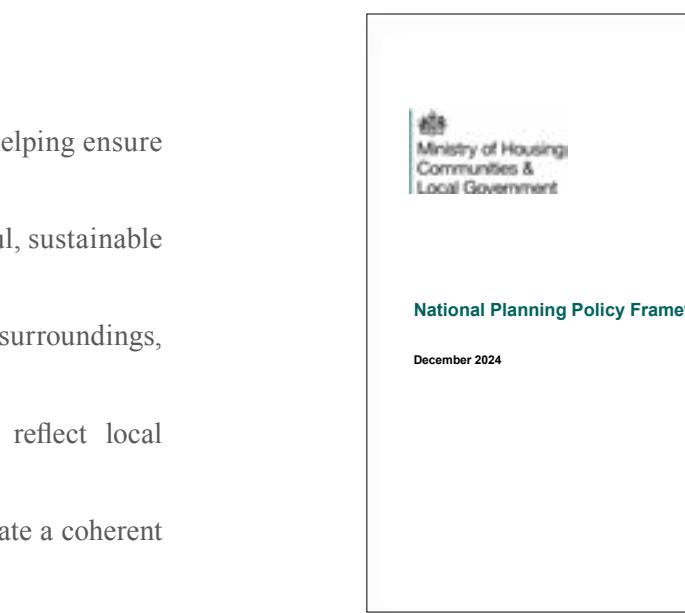
Warnham Neighbourhood Development Plan – Site Development Principles

3.0 PLANNING CONTEXT

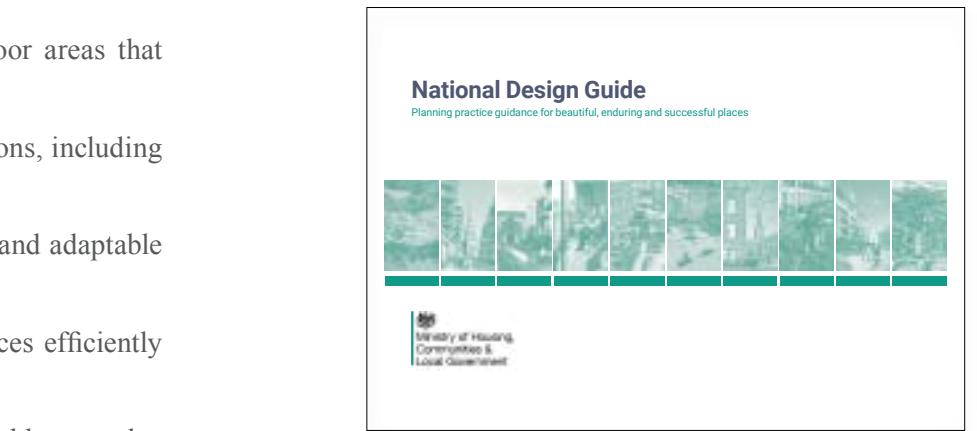
3.3 National Planning Policy

National Planning Policy Framework

National Design Guide (published 2019)



Cover of National Planning Policy Framework, 2024



Cover of National Design Guide, 2019

3.4 National Design Guidance

National Design Guide (published 2019)

The NPPF (2024) sets out the three dimensions to sustainable development: economic, social and environmental within Paragraph 8. These dimensions give rise to the need for the planning system to perform a number of roles, namely:

- An economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time;
- 1. Context – Understanding and responding to the local surroundings, including landscape, history, and culture.
- A social role – supporting strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- Movement – Designing for accessible and well-connected places that prioritize walking, cycling, and public transport.
- 5. Nature – Integrating natural features, green spaces, and biodiversity into developments.
- 6. Public Spaces – Ensuring safe, social, and inclusive outdoor areas that encourage interaction.
- 7. Uses – Supporting a mix of compatible activities and functions, including homes, work, shops, and services.
- 8. Homes and Buildings – Providing high-quality, functional, and adaptable buildings that meet user needs.
- 9. Resources – Promoting sustainable design that uses resources efficiently and minimizes carbon footprint.
- 10. Lifespan – Creating places that are durable, adaptable, and able to evolve over time

4.0 CONTEXT ANALYSIS

4.3 Facilities

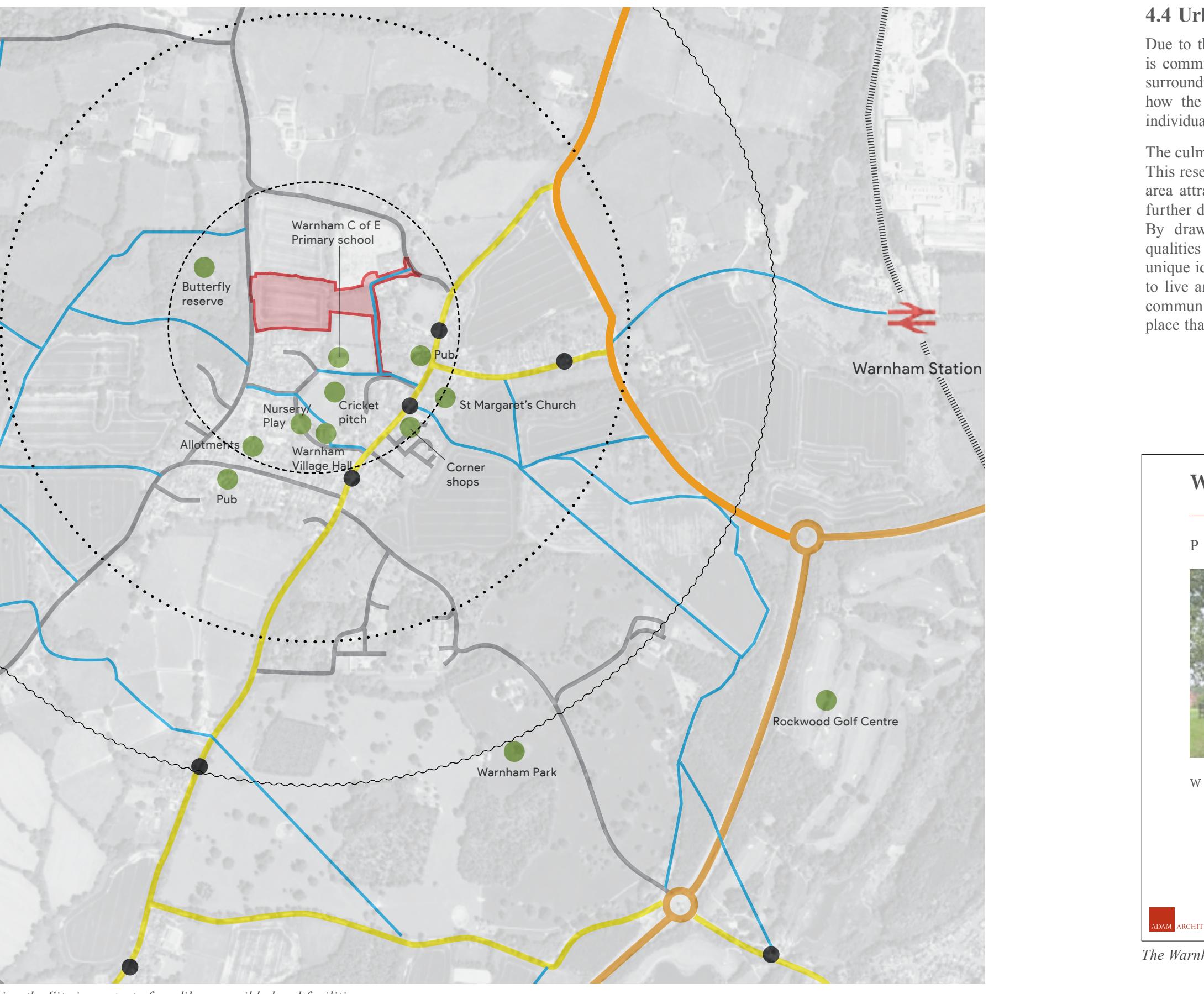
As the Site is immediately adjacent to Warnham, it is within a short walking distance to all the facilities and amenities available to Warnham including:

- Warnham C of E Primary School;
- Football pitches;
- Cricket pitch;
- Nursery;
- Playgrounds and recreational facilities;
- Corner Shops;
- Pubs;
- Warnham Village Hall;
- St Margaret's Church;
- Allotments; and
- Bus Stops.

Furthermore, Horsham is a 25-minute walk, short bus ride, or 7-minute cycle journey away and provides an even greater range of additional facilities and services.

The proximity of Warnham facilities nearby amenities in Horsham enhances the Site's appeal as a residential development, promoting a convenient and vibrant community that supports a high quality of life for its residents.

- Site boundary
- Primary road
- Secondary road
- Local Road
- Footpaths / Bridleways
- Bus stops
- Local amenities
- 400m - 5 min walk
- 800m - 10 min walk
- 1200m - 15 min walk



4.0 CONTEXT ANALYSIS

4.4 Urban Context

4.4.1 Historic Urban Character

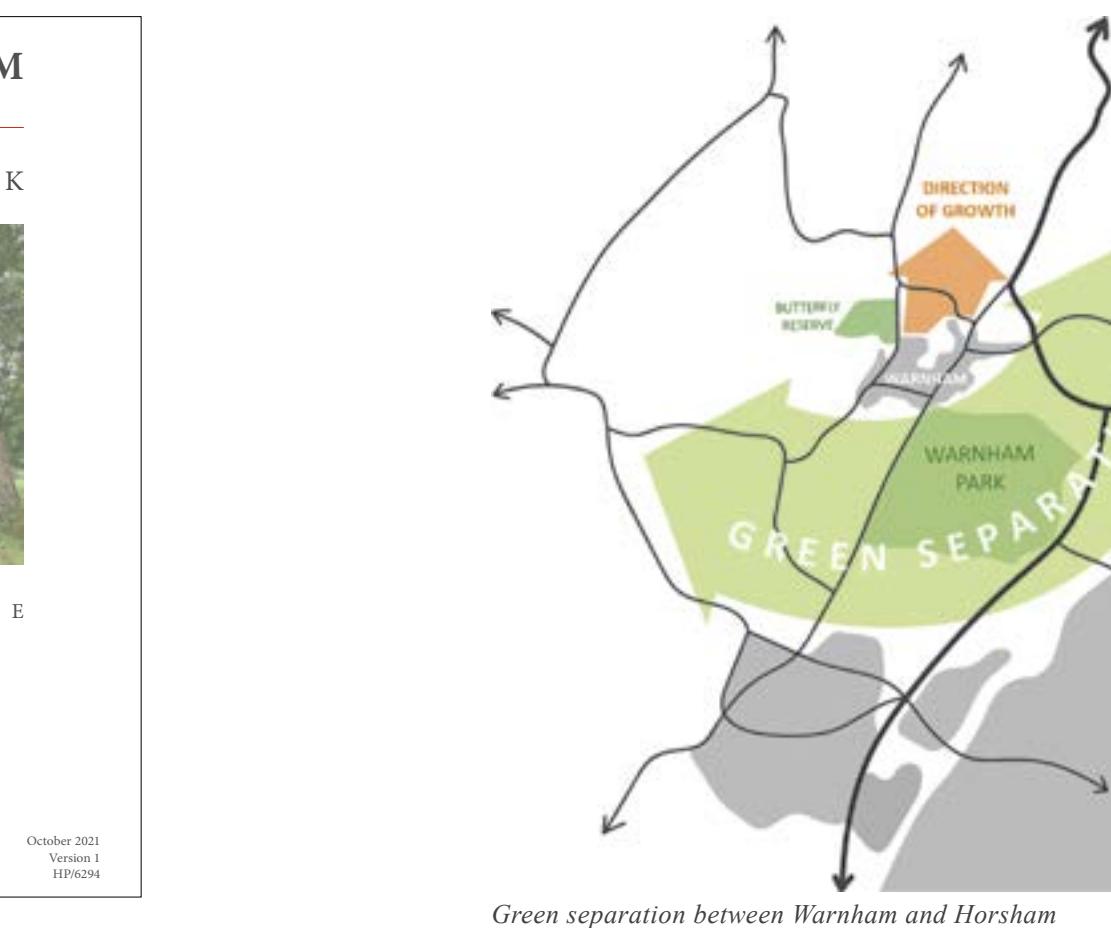
Warnham is a historic village and civil parish that dates from the 12th century, approximately 2 miles north-northwest of Horsham.

Relationship with surrounding settlements

When studying the pattern of development of Warnham and surrounding villages, it is evident that dispersed independent settlements is a character trait in this part of East Sussex. Although Warnham is close to Horsham there is a significant green band of natural and agricultural land separating the two.

Warnham Park is a present and historic buffer to coalescence between these settlements. The gaps between villages are extensive and emphasised by topography and perform a role of aiding the retention of local distinctiveness of each village. This further creates a sense of local identity and is of great value to each village as these continue to evolve along their own path.

The north-western development edge of Horsham can be seen from high points north of the village, in view over Warnham's own roofscape. There is a layering of tree belts between and beyond fields, farmland and Warnham Park that emphasise the layering in channelled views, leaving an unbroken natural skyline. Roofs sit generously below the tree ridge beyond to make a significant natural backdrop in short views looking south.



4.0 CONTEXT ANALYSIS

Historic development of the area

Warnham originated in the Wealden forest, an area dense with Oak and Ash trees. Around the late 11th century, settlers began clearing parts of the forest to graze pigs, living in huts scattered across the clearings. These isolated farmsteads predated the formation of the village, which is not listed in the Domesday Book. By the 12th century, these scattered farms expanded through further forest clearance, with their irregular field patterns indicating gradual development. Permanent farmhouses emerged at the center of each farmstead, and Warnham likely evolved from the clustering of these farms.

By the mid-12th century, a small settlement had formed in a valley between Knob Hill and Bailing Hill, growing around a church—likely the predecessor of today's St Margaret's Church, whose oldest parts date to the 14th century. The name "Wernham" or "Wernehham" first appears in records in 1272, by which time substantial homesteads existed. These farms produced crops and raised livestock, particularly pigs, and were centered around timber-framed houses that formed small communities. By 1327, Warnham tithing included 22 taxpayers, increasing slightly by 1332.

Some forest clearance may have supported iron-working industries, while the 14th and 15th centuries saw sheep farming rise with the wool trade. This contributed to additional pasture and field creation. In Tudor times, expanding prosperity led to larger and upgraded homes for wealthier landowners. Yeoman farmers emerged, reclaiming more land and forming a pattern of scattered farms that remained into the 19th century. Many existing farms trace back to the 1500s.

By the 17th century, Warnham resembled its modern form, with a village nucleus of cottages and tenements along The Street and Friday Street. These homes often had crofts or orchards. While Friday Street may have been an independent settlement, this remains uncertain. Maps suggest open land separated it from Church Street until the 1840s.

In the 18th and 19th centuries, gentry built grand homes and parklands, such as Field Place and Warnham Park (created in 1829). Other estate houses included Northlands, Mayes, and Ends Place, often designed in the vernacular revival style. The 1800s saw further construction, including brick terraces and estate cottages.

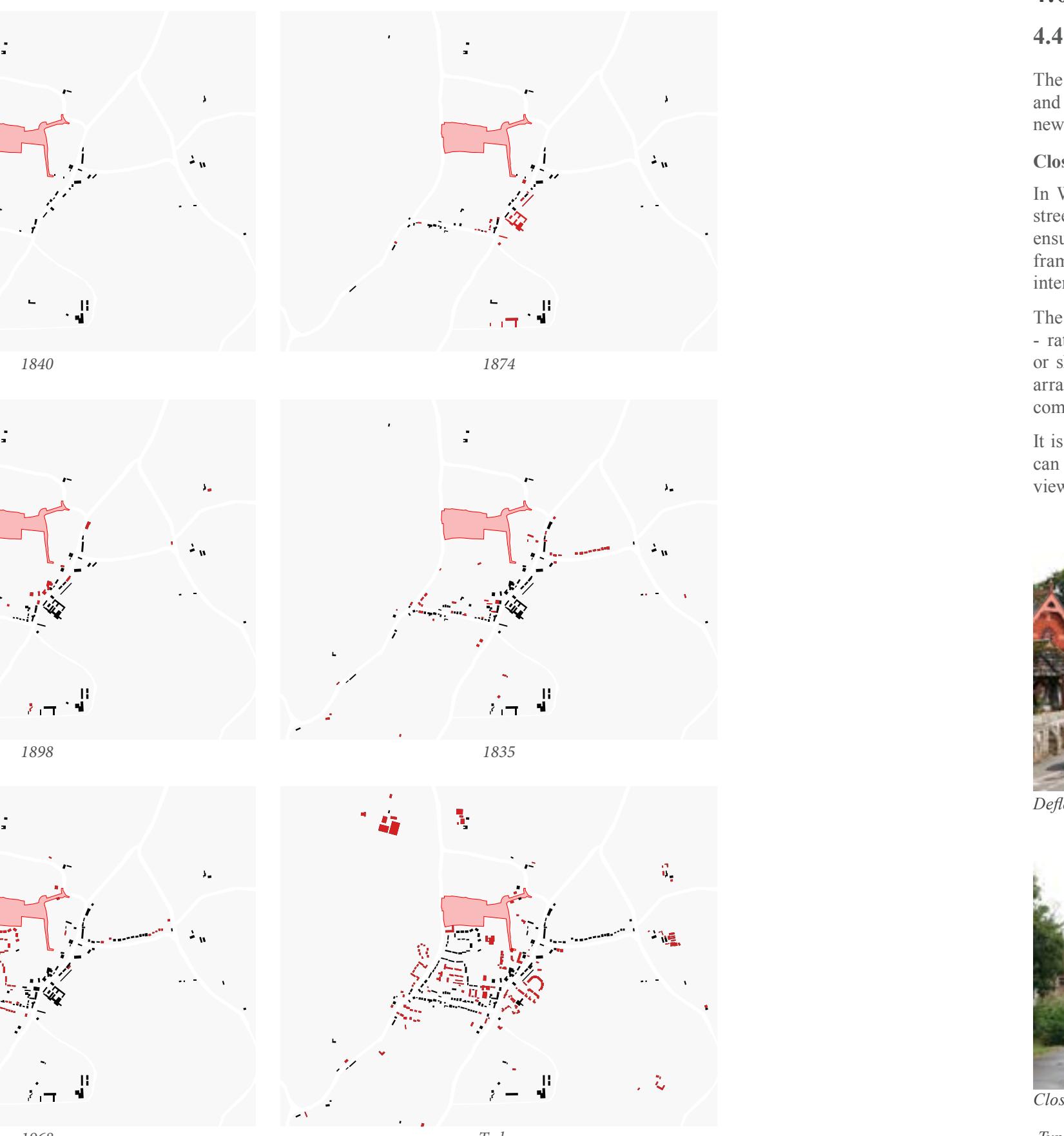
A major turning point came in 1867 with the Horsham-Dorking railway and Warnham station. Station Road was built, and Victorian worker terraces appeared nearby. The brickworks and Warnham Court Farm also contributed to village growth. The 20th century brought further development, especially westward, including council housing by the 1950s and later housing developments near Church Street and Warnham Court.

In 1976, Warnham was designated a Conservation Area, with boundaries reassessed in 2020 to preserve its historic and architectural character.

Recent development of the area

The recent pace of Warnham's development is slow. Private enterprises have over the years implemented housing developments on contained parcels of land within the settlement boundary, most recently at Wyvern Place. Some of these were significant additions to Warnham at their time of development. There has been little development in the parish since 2006 apart from a recent development of 14 dwellings and this slow pace of development is probably one of the key reasons Warnham has retained its village feel. There are currently around 500 dwellings within the settlement boundary, 900 in the Parish of which 91 are listed buildings.

It is a noted objective of the Warnham Neighbourhood Development Plan to maintain the identity of Warnham as a distinct, tranquil, rural parish. The scale of new development provided for through their plan reflects this.



Historic patterns of development in Warnham. New development added after the year of the previous map is in red.

4.0 CONTEXT ANALYSIS

4.4.2 Urban Character

Boundary treatments

The design, form, materials and composition of historic built form in Warnham and the surrounding area have influenced the masterplan and detailing of the new dwellings on this scheme.

Closing a vista

In Warnham, there are numerous places that provide visual richness in the streetscape and frame vistas. Historically, one must assume some effort has ensured the positive contribution of landmark buildings terminating views and framing green spaces. This is reinforced by building features that add visual interest in both near and long distance views.

The area tends not to rely on grand architectural statements to close a view – rather, there are more examples of street curvature gently closing a vista, or shifts in street alignment around building plots. The result is an informal arrangement of buildings organised sinusously along historic routes with a comforting mix of building variation.

Railings are less prevalent and generally functional in design. They are more common along primary roads where a formal appearance is needed, while estate railings sometimes appear in rural or green-fronted areas. Gates in Warnham are modest and sympathetic to the village context. Most are made of timber, either natural or painted neutrally, and attached to brick or stone walls. Metal gates, though rarer, tend to be linked to more historic

It is the composition of views that makes places interesting for people. Views can enhance sense of safety and overlooking of enclosed spaces. The types of views can be categorised as: panorama, vista, deflected view, and closed vista.



Types of views found in Warnham: deflected view, vista, closed vista and panorama

Examples of boundary treatments in and around Warnham: walls, fences, railings, gates and hedges

or formal properties. Vehicles are uncommon and, when present, are typically kept open.

Hedges are a frequent boundary feature, often used with walls or fences. Positioned at the back of the pavement or slightly set back along shared surfaces, they add greenery and privacy, especially where front gardens are deep.

Together, these elements create a well-defined, cohesive, and characterful streetscape throughout Warnham.

4.0 CONTEXT ANALYSIS

Setback

Apart from a few pubs and community facilities, frontages to streets are domestic character.

A significant proportion of dwellings take access directly off the street but side access via a lane does feature too. Set-back to public realm varies but small front gardens are dominating.

Cottages and smaller houses along many of the historic lanes often have access direct onto shared surface streets. In more recently developed areas a traditional carriageway with single sided or dual pavements are commonplace.

In the central (historical) parts of Warnham there is a limited amount for dwellings that are situated closer to the edge of the street, with only a 1m privacy strip as defensive area by the front door. Although a rare occurrence, these buildings provide a welcome character change along a route adding to its sense of place.

Larger buildings often offer a level of privacy created by increased set-back.



4.0 CONTEXT ANALYSIS

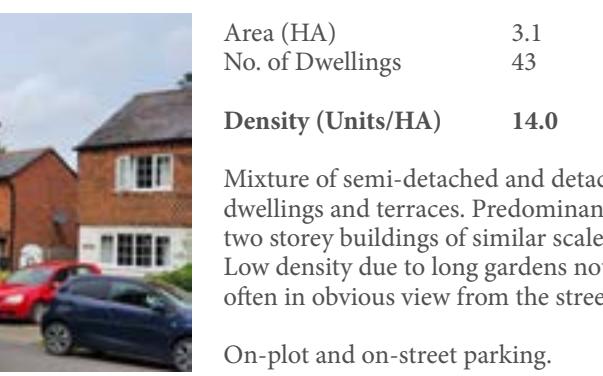
Density

Development density plays a part in understanding the character of Warnham. An assessment of the local density pattern reveals a wide range across Warnham. Consequently, it is appropriate for new development to respond to local density ranges but also note the reasons for particular densities. For example, a tight development front with the appearance of high density might be lower density than a looser development pattern by having extensive rear gardens. The variety of development density is illustrated below.

Density study - Friday Street



Density study - Bell Road

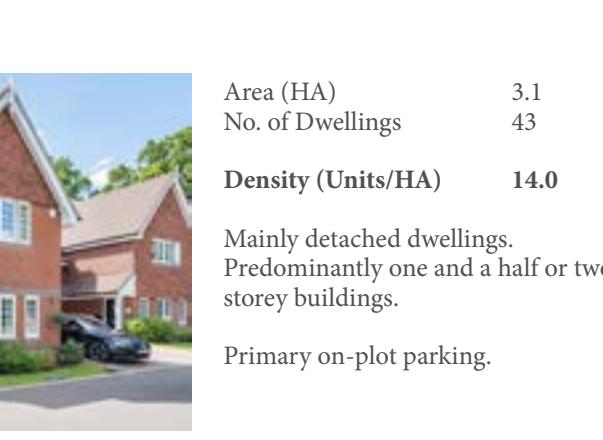


On-plot and on-street parking.

Density study - Wyvern Place



Density study - Caryll Place

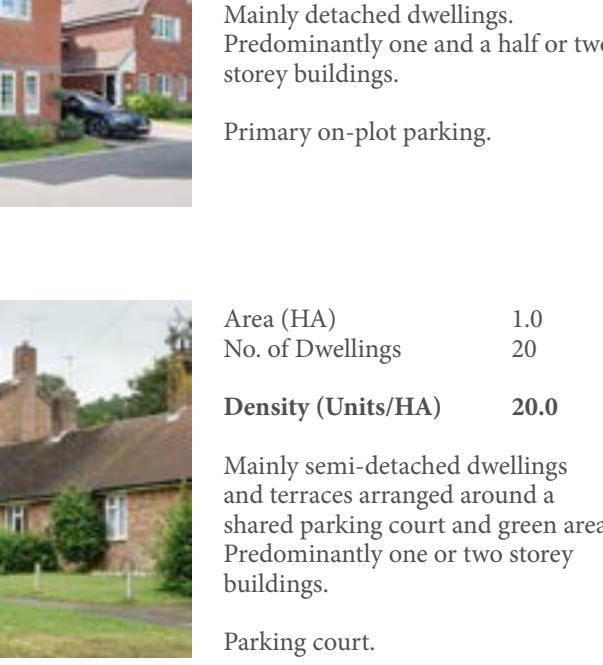


Primary on-plot parking.

Density study - Gregsons



Density study - Tilletts Lane



Parking court.

Density study - Lucas Road



Captions?

4.0 CONTEXT ANALYSIS

4.5 Building Context

4.5.1 Building Typology

The cottage vernacular

Throughout the area, there is a strong tradition of vernacular brick and tile hung cottages.

These cottages are of varied size from 2-up-2-down to larger 4-bedroom homes. Although humble in their basic form, the detailing can often be elaborate and ornamental with pronounced chimneys. Some of the older properties are asymmetric types, but commonly two bay cottages, sometimes linked in terraces or small groups. Some buildings have a gable end facing the road, often feature rich, and form a key piece of the streetscape.

Symmetric house types - Narrow fronted semi-detached or terraces

Narrow fronted houses are common, more often as semi-detached than longer runs of terracing. They tend to be in settings that are more urban in character, for example along the main through roads in Warnham. The area has a strong character of individual linked built form from a variety of eras going back to the late 19th century. Terraced and semi-detached houses are typically two storeys, without dormers but some recent roof conversions occur.

Symmetric house types -Wide front, three bay

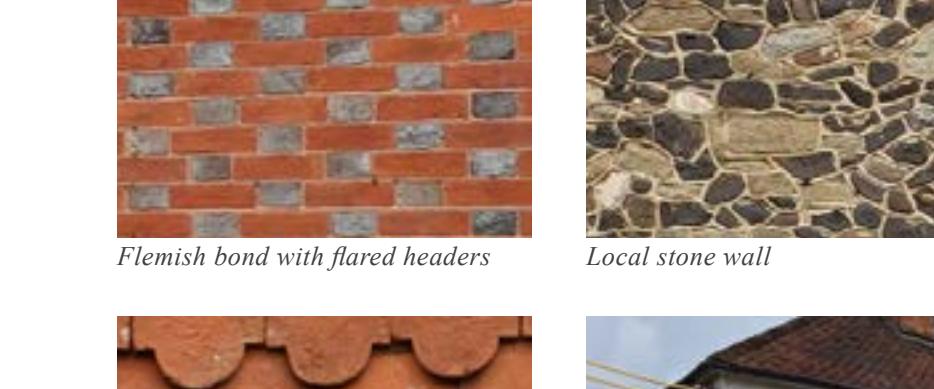
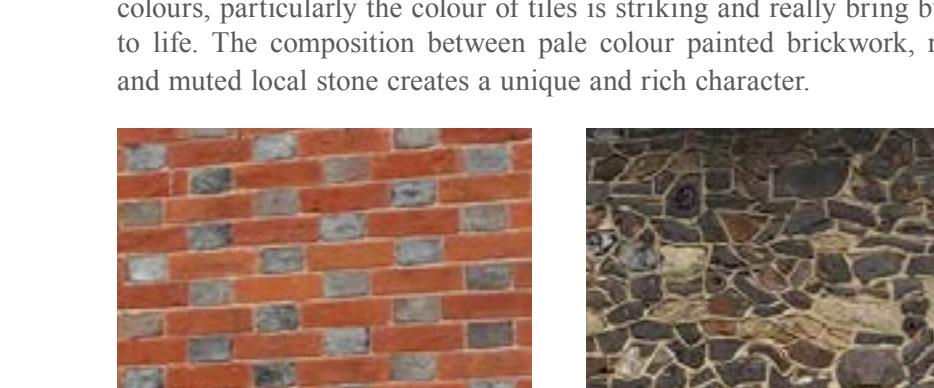
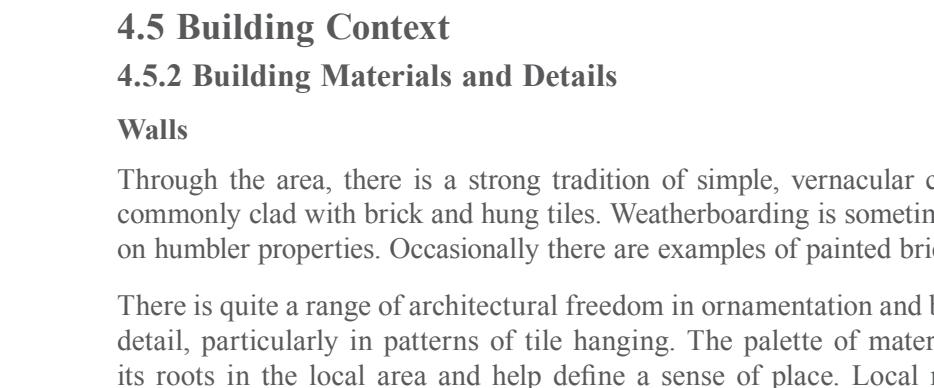
Three bay houses are relatively common in the area and would traditionally have been a step above the smaller, two-bay terrace, in terms of status. These can be found throughout Warnham and the surrounding villages, usually set in larger plots.



Examples of cottage vernacular in Warnham



Example of symmetric, narrow fronted house types in Warnham



Examples of wide fronted cottages in Warnham

4.0 CONTEXT ANALYSIS

4.5 Building Context

4.5.2 Building Materials and Details

Walls

Through the area, there is a strong tradition of simple, vernacular cottages, commonly clad with brick and hung tiles. Weatherboarding is sometimes seen on humbler properties. Occasionally there are examples of painted brickwork.

Front gables generally have a steeper pitch. Eaves are generally parallel with the road and there is a tendency towards a simple roofscape. Occasionally, when gable ends are set along the road edge they tend to have significant articulation, often with decorated tile hanging, elaborate architrave detailing and window arrangement.

There is quite a range of architectural freedom in ornamentation and building detail, particularly in patterns of tile hanging. The palette of materials has its roots in the local area and help define a sense of place. Local material colours, particularly the colour of tiles is striking and really bring buildings to life. The composition between pale colour painted brickwork, red tiles and muted local stone creates a unique and rich character.



Flemish bond with flared headers



Local stone wall



Incidents of weatherboarding



Incidents of weatherboarding



Incidents of weatherboarding



Incidents of weatherboarding



Incidents of weatherboarding



Incidents of weatherboarding



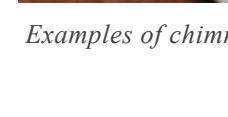
Examples of chimneys around Warnham



Examples of roofs and gable-ends around Warnham



Examples of roofs and gable-ends around Warnham



Examples of roofs and gable-ends around Warnham



Examples of roofs and gable-ends around Warnham

Examples of roofs and gable-ends around Warnham

4.0 CONTEXT ANALYSIS

4.5 Building Context

4.5.2 Building Typology Building Materials and Details

Windows

There is a mixture of window styles throughout Warnham and surrounding areas but notably timber casement and sash windows with vertical proportion are most common. Colours are usually white but olive and other shades of green can be found on both brick and pale render buildings. Occasional darker or black frame windows provides variation in the local window pattern.

There are also examples of simple bay windows. Bays are usually modest in scale enhancing the cottage character and not at a grand scale bay from a few larger buildings.

Larger windows or combination of windows are reserved for few higher status houses dotted around each settlement, creating an attractive mixed character. A combination of window styles is not uncommon.



Examples of windows around Warnham

Examples of doors around Warnham

Examples of canopies and porches around Warnham

Doors

Doors follow a hierarchy with the most elaborate door surrounds reserved for higher order buildings. Higher status buildings sometimes have a modest classical surround or canopy. Doorways are simply punched into the wall or have a simple brick arch, surround or head. The structure of cottage doors is also simple with punched wall openings under brick arches or lintels hidden behind simple timber door surrounds.

There is wide variety of decorative elements to the structure of canopies. For cottages a pitch roof or simple flat canopy is most common. Columns or highly decorative bracketed canopies are found on more prominent buildings. Fan lights are not very common; however door glazing can be seen frequently in a variety of configurations.

Most doors are aligned with the front facade and some have step free access onto the pavement, however, more often the doors are at the top of one or two steps.



Examples of canopies and porches around Warnham

Canopies and Porches

Doors surrounds and canopies reinforces a building hierarchy. Higher status buildings sometimes have a modest classical surround or canopy.

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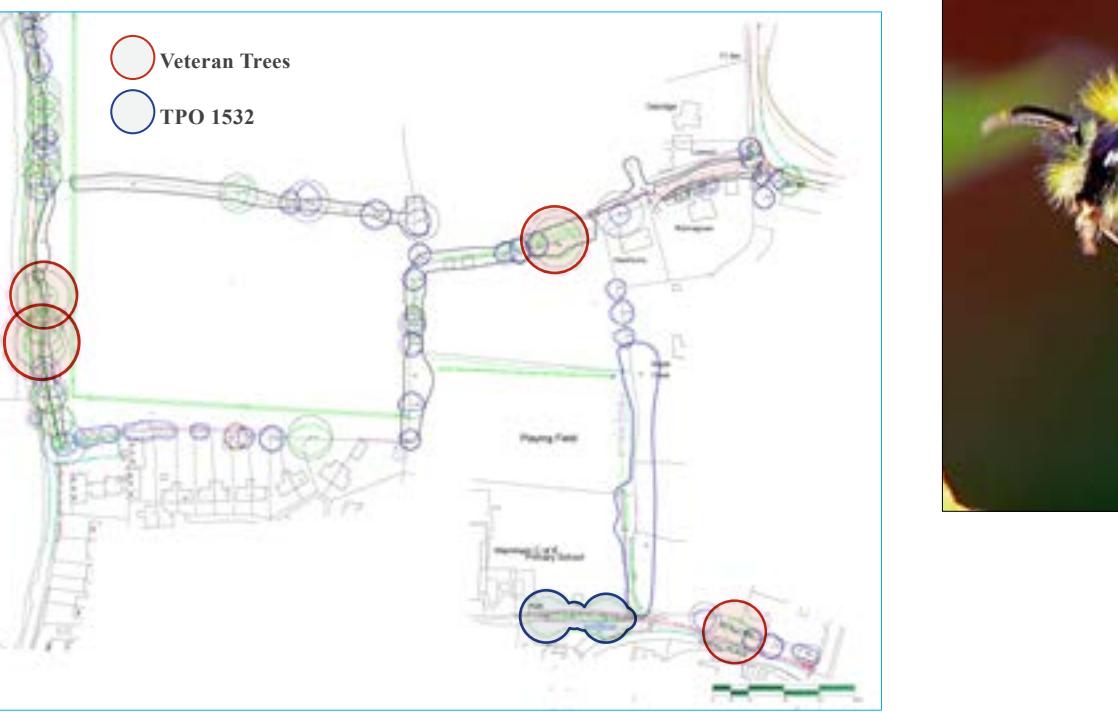
4.0 CONTEXT ANALYSIS

4.7 Trees

The Applicant appointed MDJ Arboricultural Consultancy Ltd to undertake a tree survey in June 2024 in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.' The subsequent data was used to provide the design team with the arboricultural constraints of the Site. By understanding the arboricultural constraints at an early stage, the existing tree stock has informed the Site layout, rather than the Site layout dictating which trees can be retained. The retained trees will be protected throughout development and enhanced by the implementation of a robust landscaping strategy following construction. Therefore, the proposals comply with Policy W6(g) of the Warnham Neighbourhood Plan 2017-2031.

The tree stock itself includes 76 individual trees, 11 groups of trees, and one hedgerow. The most numerous species recorded in the survey is English oak (*Quercus robur*), both as individual trees and within group classifications. Other common species include hornbeam, field maple, and common ash. These native species are typical of the rural environment across Sussex and can also be found abundantly across the surrounding agricultural land. Four individual trees are classified as either late-mature or veteran. A precautionary Veteran Buffer Zone (Natural England and Forestry Commission, 2022) has been applied to these trees throughout the evolution of the Site layout as they show veteran features (to varying degrees) that are of high arboricultural value. Once successfully integrated into the proposals, these trees will continue to develop into irreplaceable habitat in the future.

There are no Tree Preservation Orders (TPO) trees on-site, however the root protection area of a group of trees (TPO ref 1532) extends into the corner of the Site along the footpath leading from Church Street to Warnham Cricket Ground.



Tree Constraints Plan

4.8 Ecology

AEWC Ltd conducted a Preliminary Ecological Appraisal at the Site in April 2024. This has been followed up by further surveys for bats, great crested newts, reptiles, and hazel dormice. Mitigation measures have been devised using the results of the surveys to avoid impacts on protected species and habitats resulting from the development. Furthermore, enhancement measures have been incorporated into the development design to improve the Site's biodiversity. These include the creation of areas of high-quality semi-natural habitat, tree planting, and hedgerow enhancement, as well as the provision of bat and bird boxes and log piles and hibernacula for reptiles and amphibians.



Additional development was undertaken to the east of Tilletts Lane to accommodate population growth in the 20th century, firstly by the provision of local authority housing in the 1920s and 1930s and then by way of additional infill development and redevelopment of part of the Warnham Court Gas Works in the early 2000s. **Significance of Warnham Conservation Area**

4.0 CONTEXT ANALYSIS

4.9 Heritage

Warnham Conservation Area is summarised by Horsham District Council in the Conservation Area Management Plan of being of special interest due to:

- The historic origins and development of the village through the medieval, post-medieval and Georgian periods is still clearly discernible in the surviving townscape. Many buildings within the Conservation Areas are little altered from the time of their construction and designated in their own right as listed buildings. Many other unlisted buildings contribute positively to local character.
- The buildings within the Conservation Areas utilise local building materials in a range of vernacular and historic techniques, establishing and reinforcing a strong sense of place.

There is a clear contrast between the historic core of the settlement and the countryside delineated by the Conservation Area boundary.

The village of Warnham likely grew from a cleared area within the principally wooded landscape for the grazing of swine.

During the 12th century a larger outlying community of a physically separate manor grew utilising its roadside position and proximity to water in the valley. Historic evidence suggests there would have been a number of farmsteads by the 12th century which now form the historic core of the village.

A tithing of Warnham is mentioned in 1166, but despite evidence of a 12th century church, likely in the location of the existing building, it is inconclusive if there was a nucleated settlement in the medieval period. The church itself has been subject to extension and alterations over the centuries, most notably by Sir Arthur Blomfield in 1885.

In 1334 Warnham vil had the second highest tax assessment in the hundred of Steyning which suggests a dense but scattered population in the parish at this time.

A new road was created from Horsham via Warnham to Dorking and Epsom in 1755. Richard Budgen's map of 1724 shows the route going along School Hill and continuing northwards on to the A24. Following the creation of this new route a number of polite houses were built along School Hill to reflect the status of the new road.

Warnham Court was established in 1829 and the associated parkland created at the same time is an important element for the context of the village. Warnham Court Farm was constructed in the centre of the village before 1870 and was the impetus for further development along Church Street.

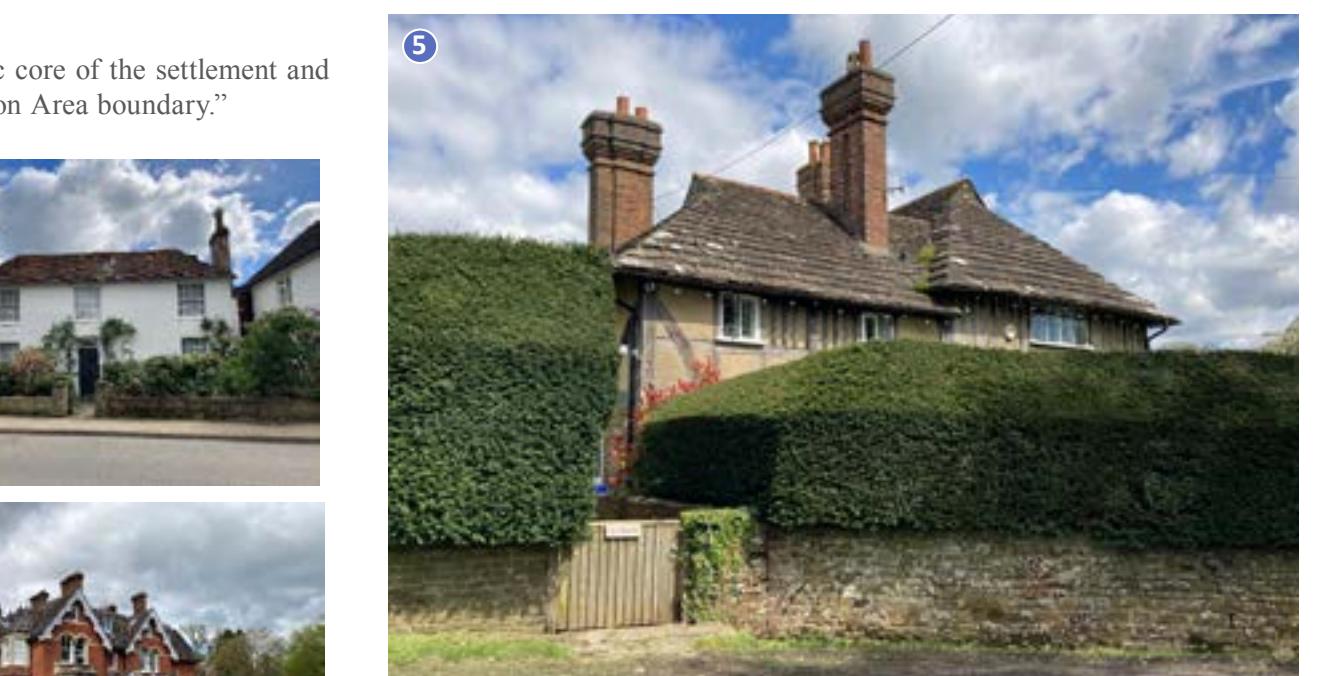
In 1867 a cluster of Victorian terraces, used by the workers in the local brickworks, were built following the introduction of the railway and creation of Warnham Station and Station Road.

Additional development was undertaken to the east of Tilletts Lane to accommodate population growth in the 20th century, firstly by the provision of local authority housing in the 1920s and 1930s and then by way of additional infill development and redevelopment of part of the Warnham Court Gas Works in the early 2000s.

Old Manor House

Old Manor House was listed grade II on 22 September 1959 and updated on 28 November 1980. The site is located c. 145m to the north of the application site. The listed description reads:

"2. C15 timber-framed house with plaster infilling, first floor partly obscured, ground floor rebuilt in sandstone. Horsham slab roof. Casement windows. Two storeys. South front has 3 windows and 2 octagonal original windows with wooden mullions. East front has a recessed centre with curved braces supporting the eaves and ornate iron bars removed. Few windows. Pier additions to west and north."



This listed building is of significance due to its architectural and historic interest. It is primarily of interest given its age and timberframe construction. Dating to the 15th century, it is a good example of an early Tudor building, despite later changes and alterations. The use of timber, Horsham slab for the roof and sandstone are all indicative of locally available materials. The building has historic interest as part of a former farmstead. The timber frame is partially exposed on the building and this contributes to its significance in demonstrating building techniques and materials in the local area in the 15th century. The latter changes to the property show the changing needs of the occupiers and contribute to its archaeological and historic interest. Any surviving features internally, including joinery, fireplaces, decorative finishes and plan form will all contribute to the significance of the building.

4.0 CONTEXT ANALYSIS

Barn to the North East of the Old Manor House

The Barn to the North East of the Old Manor House is located adjacent to the Old Manor House and forms part of the historic farmstead. This building is also located c.145m to the north of the nearest point of the application site. The barn was first listed grade II on 28 November 1980. The list description reads:

"2. C18. Faced with weather-boarding. Hipped slate roof."

This building is of architectural, historic and archaeological interest as a timber framed barn that formed part of the historic farmstead. Although the list description suggests the building is 18th century, the internal structure of the barn, shown in a previous planning application suggest the building has a similar 15th century date to the Old Manor House and formed part of a Tudor farmstead. The building has now been partially converted to a residence, but the surviving in-situ timber framing contributes to its significance in demonstrating the construction techniques and relationship of the barn to the historic farmstead, being located so close to the main dwelling. The original agricultural association of this building has been altered by the conversion to a residence, but it is still legible as a former farm building and contributes to an appreciation of the former function of the historic farmstead.

The Former Village School

The Former Village School is a grade II listed building located c.145m to the east of the nearest point of the application site. It was first added to the list on 28 November 1980. The list description reads:

"2. Now disused and empty. 1878. Sir Arthur Blomfield, Architect. One storey. Seven windows. Red brick. Tiled roof. Casement windows. Projection with 2 tile-hung gables at north end and pointed stone doorway. The larger gable has a window of 2 tiers of 4-lights with stone mullions and transoms. Towards the south end is a further projection with large gable containing elaborate timbering and window of 3 tiers of 4-lights. Pointed stone doorway to north of this, with bell turret over surmounted by a spire."



Former Village School

The Former Village School references both Arts and Crafts detailing and Gothic Revival elements. It uses traditional materials of brick, clay tiles, timber windows and stone to provide detailing to the building and contributes to its architectural interest. There is both illustrative and associative historic interest found in the Former Village School. The design of the building by

Sir Arthur Blomfield provides associative interest and its function as a school and school masters house demonstrates the needs for such an institution in the late 19th century following the Education Act 1870.

The Sussex Oak Inn

The Sussex Oak Inn is a grade II listed building located c.110m to the south-east of the nearest point of the application site. It was first added to the list on 28 November 1980. The list description reads:

"2. The front portion is L-shaped. The oldest part is the south wing, which is probably C17. Ground floor painted brick, above faced with weather-boarding. Horsham slab roof. Casement windows. Two storeys. One window. The main part of north-east wing is early C19. Two storeys. Three windows. Painted brick. Eaves cornice. Slate roof. Glazing bars intact. Later C19 wing behind to north-west."



This building is of significance due to its age and vernacular character. The building dates to the 17th century and was previously a house before being converted to an inn, likely in the mid-19th century. The building utilises local materials; timber, Horsham slab, clay tiles, and weatherboarding. It has been refaced in painted brick with sash windows. There is evidence of alteration to the building in the scarring on the gable end which shows the building has been changed and adapted over time. Internally, the features that survive including the exposed timber framing, the bar and inglenook fireplace all contribute to its architectural interest. The building has clear historic interest as a dwelling and then a public house. Archaeological interest is derived from the age of the building and its vernacular character which provides evidence of building materials and construction techniques in the 17th century. There is limited artistic interest associated with the public house.

Stables Adjoining No2 (The Sussex Oak Inn) on South Side

Stables Adjoining No2 is a grade II listed building, also located c.110m to the south-east of the nearest point of the application site. It was first added to the list on 28 November 1980 and the list description reads:

"2. C17 timber-framed building on a stone base with painted brick infilling, first floor faced with weather-boarding. Tiled roof. Two windows."

This building is primarily listed for its age and association with The Sussex Oak. As a former stable/ barn to the building it suggests The Sussex Oak was either a house for a relatively wealthy family, or provided a stable

function for a previous public house, prior to 1840 when the Tithe map records it as a house. The timber framed building with painted brick and weatherboarding is of architectural interest in demonstrating a vernacular building in the 17th century and its similarity to The Sussex Oak Inn. There is archaeological interest derived from its materiality and construction which provide evidence of building practices in the 17th century.



Stables adjoining No2 (The Sussex Oak Inn) on South Side



Conservation area and building audit map

4.0 CONTEXT ANALYSIS

4.10 Access & Movement

Highways

The primary access to the Site from Warnham is via Knob Hill. This provides connections to Horsham along the A24 and the surrounding villages.

A footway connection would be provided at the southwest corner of the site, tying in with existing footways at the southern end of Tilletts Lane. A further pedestrian route flanking the Threestile Road vehicle access bearing south linking to the village green provides additional connectivity to the village centre.

Shelly Cycle Path is located c.450m to the southeast of the site providing an off-road cycle route from Warnham to Horsham. Shelly Cycle Path connects with local routes in Horsham leading to the town centre (17–18-minute cycle time) within the CIHT's recommended commuting cycle threshold. Horsham is the primary draw for employment and high street shopping services.

The site would not provide a throughfare between the two access points meaning that from a vehicular traffic perspective, the proposal would effectively operate as two separate smaller sites.

The provision of two access points allows the site's impact on the road network and village to be reduced, recognising the sensitive rural location and the need to accord with Warham Neighbourhood Plan. The site traffic is weighted toward the Threestile Road access which is superior to Tilletts lane in terms of its position on the local road network and connection to key local routes, and in terms of the general quality of the route.

The site would be permeable to pedestrians and cyclists enhancing local accessibility and is beneficial from the perspective of connectivity and integration of the site into the village, aligning with the principles of the neighbourhood plan.

Threestile Road is a key local route providing a connection to the A24 to the east via Bell Lane and the A29 to the west via Mayles Lane and Northlands Road. Traffic flows are modest at c.2400 movements per day and design speeds in the vicinity of the site are less than 25mph.

Tilletts Lane serves local traffic only with a very low flow of less than 300 vehicle movements per day. The lane is rural in character lined with trees and vegetation along much of its length. The carriageway has a variable width ranging from 3.2 – 4.8m. There are several passing places enabling vehicles to pass along narrower section of Tilletts Lane to the north.

Footpaths and Cycleways

The site's proximity and connection to local services and amenities is suitable for residential development located less than 400m walking distance from Warnham village centre and its associated services and amenities. The most direct existing route from the site to the village centre is via PROW 1430 and 1429, providing an off-road link. PROW 1429 is a well-used route within Warnham, running between Warnham C of E Primary School, PROW 1430 (connecting to the site) and

4.11 Drainage, Flood Risk and Water Neutrality

Existing Draining

There is no formal sewerage on site. There are no surface water or foul sewers on or adjacent to the site and the nearest public sewerage in the local area is to the south of the site along Tilletts Lane, Freeham Road and Church Street, or to the east of the site along School Hill.

A review of the Environment Agency's Flood Map for Planning shows that the entire site is located within Flood Zone 1. The Environment Agency's Flood Map shows that the majority of the site is at very low risk of surface water flooding and there are small areas of low risk surface water flood risk.

There is an existing network of ditches within the site or located on the site boundaries. Surface water runoff from the site currently drains to these ditches that connect to a wider ditch system in the area.

The site lies within the Sussex North Water Supply Zone which requires development to demonstrate a robust evidence of water neutrality.

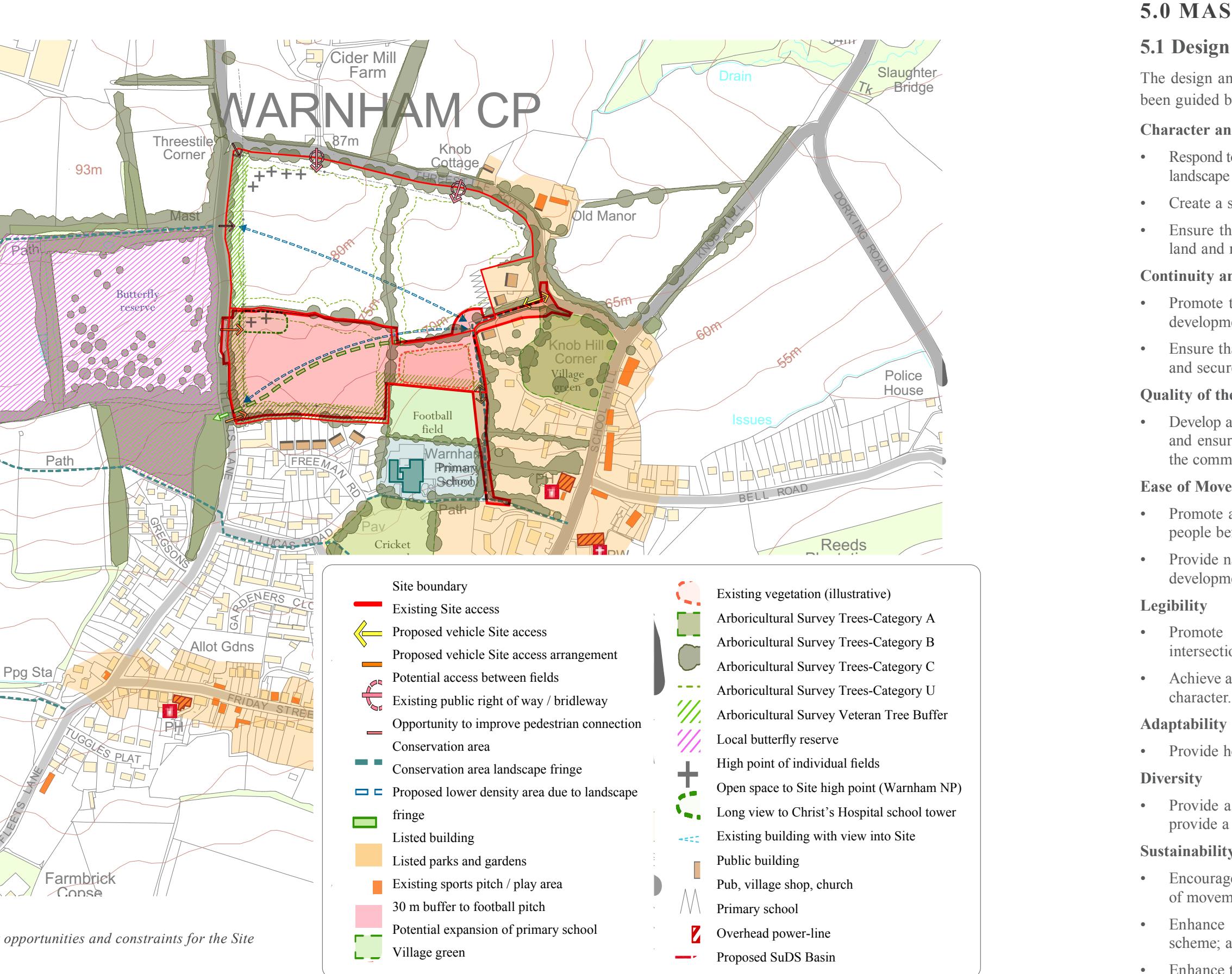
4.0 CONTEXT ANALYSIS

4.12 Development Opportunities

The Site and Policy Analysis in previous sections highlights several key opportunities for the development of the Site, focusing on sustainability, connectivity, and community enhancement. The main opportunities are developed in greater detail in these proposals and are referenced below:

- Enhance Connectivity: Establish stronger links between the existing C of E Primary School and the rest of Warnham, improving the approach to Warnham from Tilletts Lane, and fostering better integration with the village.
- Housing Provision: Deliver 59 new homes, making a significant contribution towards addressing the local housing needs and providing a range of housing options for the community.
- Support Local Economy: Create a natural extension to Warnham that reinforces the viability of existing shops, services, and facilities, supporting the local economy and promoting a more sustainable community.
- Set Design Benchmark: Provide a sustainable, distinctive, and well-connected development with a rich character reflecting the area's history, setting a benchmark for future designs and contributing positively to Warnham's built environment.
- Integrated Neighbourhood: Develop a community that is walkable and well-connected, ensuring residents can easily access other parts of Warnham on foot or by sustainable means.
- Sustainable Transport: Design a network of streets, footpaths, and cycleways that encourages sustainable modes of travel, prioritizing pedestrian and cyclist safety to the surrounding areas made easy and enjoyable.
- Green Corridors: Establish green corridors and buffer zones around the edges of the Site to promote biodiversity and enhance the natural environment.
- Enhance Hedgerows: Retain and enhance the existing network of hedgerows where possible, improving habitats for wildlife and maintaining the ecological value of the Site.
- Community Spaces: Provide communal spaces such as public open spaces and play areas, fostering a sense of community, promoting healthy lifestyles, and enhancing the quality of life for residents and enhanced the connection with the existing amenities adjacent.

The above opportunities and how these have informed the development, reflecting the vision for a sustainable new community is set out in chapter 5.



5.0 MASTERPLAN DESIGN

5.1 Design Principles

The design and structure of the proposals for Tilletts Lane, Warnham have been guided by a clear set of best practice principles:

Character and Identity

- Respond to and reinforce local distinctive patterns of development, material, landscape and culture, whilst generating a unique sense of place;
- Create a series of linked and distinctive built and natural spaces; and
- Ensure that the scale and mass of the built form makes best use of the land and respects the surrounding residential character.

Continuity and Enclosure

- Promote the continuity of street frontages and enclosure of space with development that clearly defines public and private areas; and
- Ensure that all public space is overlooked by buildings to provide a safe and secure environment.

Quality of the Public Realm

- Develop all spaces and routes with a high quality hard and soft landscape and ensure that these are attractive, safe and accessible to all sectors of the community.

Ease of Movement

- Promote accessibility and local permeability by making places, putting people before traffic; and
- Provide natural calming measures and reduce vehicle speeds within the development.

Legibility

- Promote legibility through the provision of recognisable routes, intersections and landmarks to help people find their way around; and
- Achieve a hierarchy of routes and spaces, each with their own distinctive character.

Adaptability

- Provide housing that is robust and adaptable to changing requirements.

Diversity

- Provide a wide variety of dwelling types, including a mix of tenure to provide a mixed and balanced community.

Sustainability

- Encourage sustainable living through the layout of the scheme in terms of movement, energy use, water use, and use of materials;
- Enhance the ecological value and biodiversity net gain within the scheme; and
- Enhance the overall value of the development and create positive social, economic and environmental benefits.



