

Land at Crays Lane

Goose Green, Thakeham RH20 2LR

Planning, Design and Access Statement

Demolition of 2no. agricultural buildings and
the erection of 3no. low energy dwellings

March 2025

A Design and Access Statement produced by New Form Architecture Ltd
on behalf of Jolliff Homes for Horsham Council.

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1.0 INTRODUCTION

- 1.1. This Planning, Design and Access Statement accompanies the planning application for the Demolition of 2no. agricultural buildings and the erection of 3no. low energy dwellings (as an alternative to prior approval reference DC/21/2144)
- 1.2 The application is similar to the approved planning application reference DC/21/2144.
- 1.3 As the principle, scale and design of the development have already been approved, this statement outlines the amendments to the application with regards to the form of the proposed houses their positioning and the allocated car parking.
- 1.4 This statement outlines the aims of the revised proposal with an increased focus on of 3 highly efficient low energy homes. Demonstrating the design principles and precedents that have been applied to the proposed development.

2.0 DESIGN TEAM

2.1 Architect

The project architect, Angus Morrison, is the Director of New Form Architecture. He is a Chartered Architect and a member of both the Royal Institute of British Architects (RIBA) and the Royal Institute of Architects Scotland (RIAS).

New Form Architecture specializes in designing high-quality, low-energy homes, adhering to standards set by the Passivhaus Institute where appropriate.



2.2 The Client

Jolliff Homes purchased the application site in 2023 from TriStar Fire, who had submitted the previous development applications.

Jolliff Homes is a property development company operating in West Sussex and Surrey, specializing in constructing new build lowenergy homes.

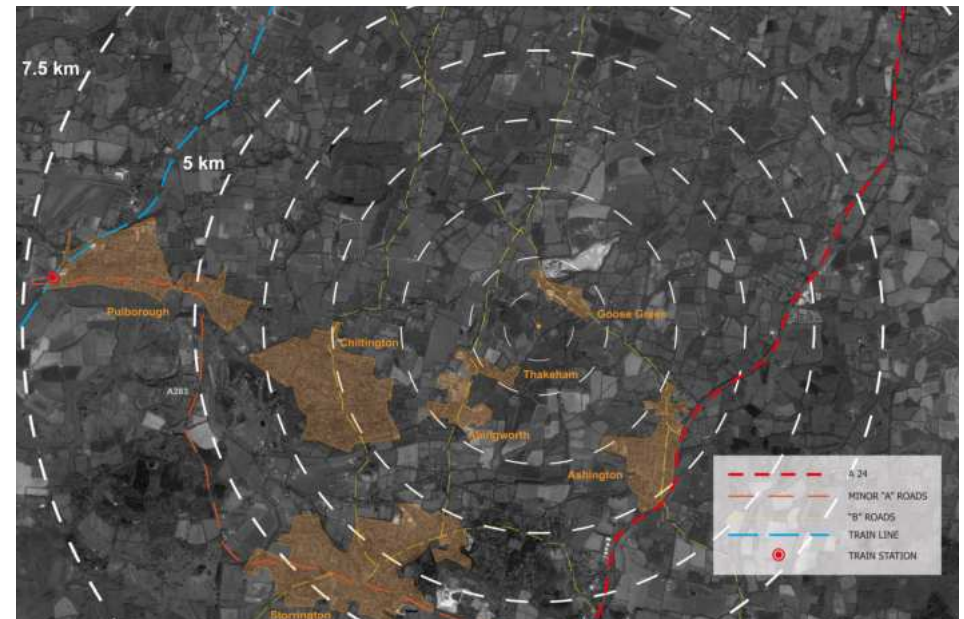
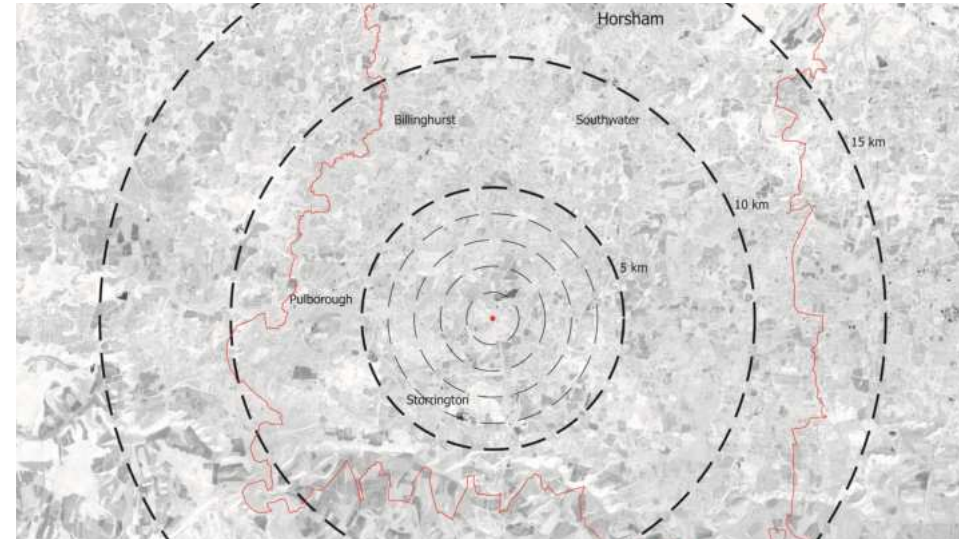
Driven by excellence, Jolliff Homes focuses on traditional building methods, using local materials where possible, while integrating modern specifications and technologies. This approach ensures that the homes they build are well-suited to their environment and communities.



3.0 THE SITE AND SURROUNDING AREA

3.1 SITE LOCATION

- 3.1.1 The site is located approximately 500 meters southwest of the hamlet of Goose Green. The closest village is Thakeham.
- 3.1.2 Thakeham, the closest village to the site, is 1 km to the southwest and offers a range of local services and facilities.
- 3.1.3 The site is approximately 14 km southwest of the town of Horsham and 15 km north of the seaside town of Worthing.
- 3.1.4 The site is designated as part of the Pulborough, Chiltington, and Thakeham Farmlands within the Horsham District Council Landscape Character Assessment, last conducted in 2003.
- 3.1.5 The A24, the primary transport artery in the area, is located 2.5 km east of the site. The closest train station is in Pulborough, 7 km to the west.
- 3.1.6 Bus stops are available in Thakeham, with the nearest approximately a 1.5 km walk from the site along Crays Lane and The Street. These bus stops provide services to Horsham town center, Storrington, and several local villages.
- 3.1.7 The closest major airport is Gatwick, located 27 km northeast of the site.



3.2 SITE CONTEXT

- 3.2.1 The application site is situated to the north of Crays Lane in Goose Green.
- 3.2.2 Access to the site is provided by an existing junction off of Crays Lane. The junction also services a number of offices on the western side of the access road situated to the south of the site.
- 3.2.3 Passing the junction leading into the offices the road becomes a gravel track serving Crays Barn a residential property located to the north of the application site.
- 3.2.4 The application site including the access road leading north from Crays Lane covers an area of 0.2345 hectares (2345m²).
- 3.2.5 A large agricultural building measuring 38m x 22m with a ridge height of 5.4m and a smaller outbuilding measuring 3.4m x 5.3m with a flat roof are currently located in the site.
- 3.2.6 To the north of the site on land owned by Tri-Star Fire is a large agricultural building which is used for storage, the building is flanked on either side areas of grassland.



3.3 SURROUNDING CONTEXT

- 3.3.1 The site can be seen from a distance when heading west along Crays Lane from Goose Green though is obscured by trees the closer you get to the site. There is no view of the site when heading east from Thakeham.
- 3.3.2 The site can be seen in the distance when approaching from the south when turning off of Crays Lane, obscured slightly by a bunding of earth.
- 3.3.3 A small office development sits to the left hand side of the site access, this cluster of buildings is formed of similar looking timber clad single storey units.
- 3.3.4 The site is bordered to the north by the previously mentioned agricultural building. The owner of the site, Tristar Fire has confirmed that there is a restriction pre-venting the barn being used for the accommodation of livestock.
- 3.3.5 The site looks out over farmland to the east of the site. To the west of the site over the access road a number of oak trees are peppered across grassland providing natural screening to the site. To the south edge of the site an established apple orchard runs along the field edge back to Crays Lane.



3.3.6 In the local vicinity there are a number of residential properties. Crays Barn and The Old Quince Cottage to the North, Crays Farm to the west, Crays Cottage and Crossways to the east.

3.3.7 The closest village to the site is Thakeham, 750m to the south west accessed along Crays Lane. Thakeham has a grocery store, public house, village hall and a population of around 2000 people.

3.3.8 The house styles within Thakeham are varied ranging from farmhouses to more modern estate developments. It is clear that the modern houses within the village have also adopted a more traditional feel with their choices of materials and building form.





4.0 PLANNING POLICY AND SITE APPLICATION HISTORY

4.1 PLANNING POLICY

4.1.1 Planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan comprises the Horsham District Planning Framework and the Thakeham Neighbourhood Plan. The National Planning Policy Framework is a material consideration.

4.1.2 Horsham District Planning Framework (2015)

The accompanying Proposals Map identifies the site as lying within the countryside, approximately 750m away from the builtup area boundary of Thakeham. The site is not directly affected by any statutory designations. All relevant policies are summarised and discussed within the Planning Statement.

4.1.3 Thakeham Neighbourhood Plan 2017

In relation to design, Policy 6 requires the scale, density, massing, height, landscape design, layout and materials of all development proposals to reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area. Development proposals will be expected to have had regard to the Thakeham Parish Design Statement which is in the process of being updated.

4.1.4 Thakeham Parish Design Statement 2002

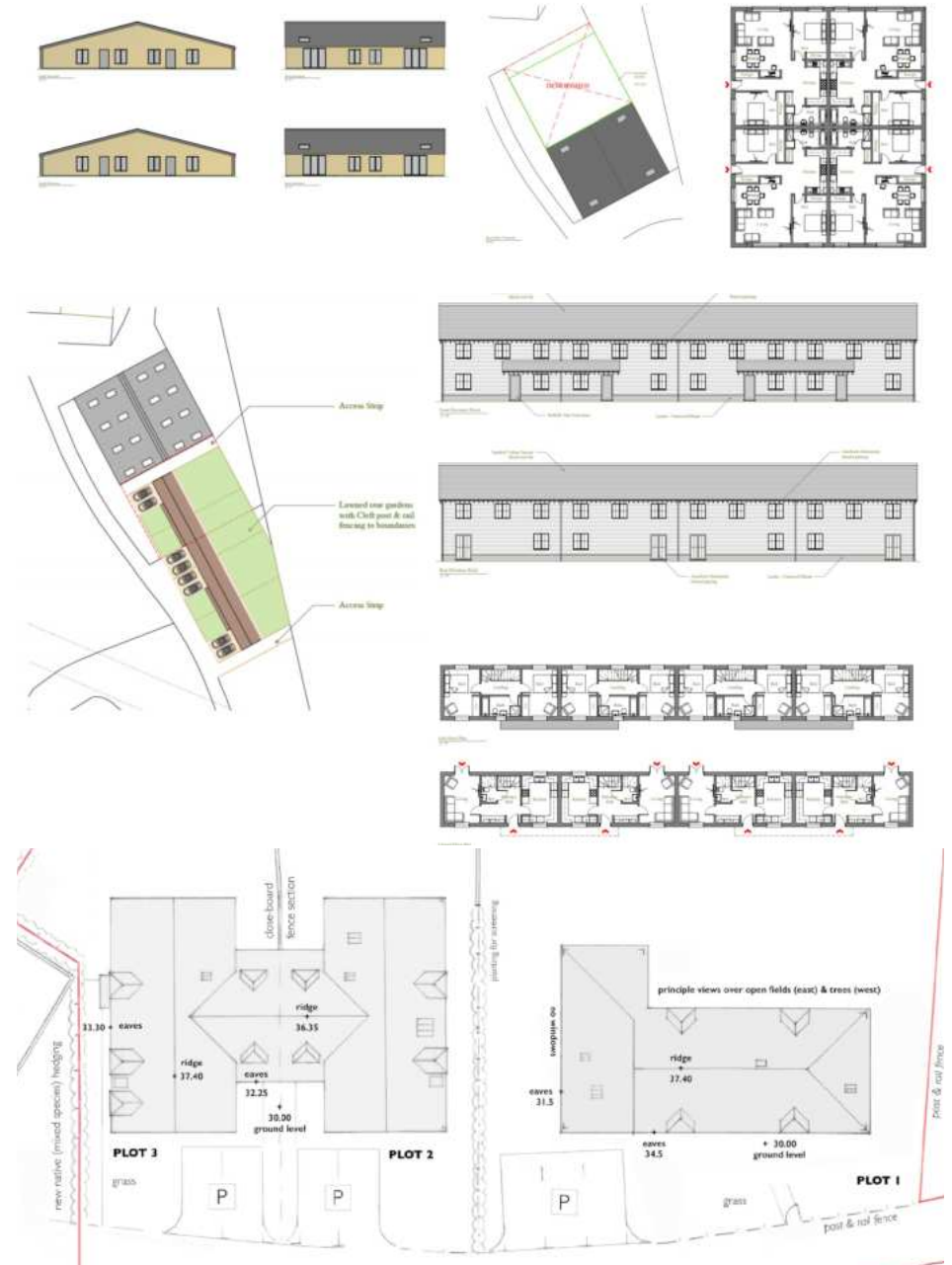
The document describes the parish as being predominantly rural with the local facilities that are highly valued being the countryside, wildlife, footpaths and bridleways.

The document describes Thakeham as having a 'hotchpotch' of building styles. Within the north Thakeham area there is a stated need to maintain the rural character with no new development other than the sympathetic conversion of existing buildings or buildings related to essential rural activity.



4.2 PLANNING HISTORY

- 4.2.1 Planning permission for demolishing two agricultural buildings and erecting three dwellings was granted on March 18, 2021 (reference DC/20/1870).
- 4.2.2 In 2021, an amendment to DC/20/1870 was submitted, moving the boundary line and proposed houses northward to align with the Land Registry title (reference DC/21/2144).
- 4.2.3 Application DC/20/1870 followed the approval of Class Q applications for converting the existing building into three dwellings (reference DC/17/2477) and four dwellings as an alternative (reference DC/19/1402).
- 4.2.4 A subsequent application for four two-bedroom terrace houses, totaling 360sqm of internal space, was submitted as an alternative to Class Q consent but was refused for its urbanizing effect on the countryside (reference DC/19/2359).
- 4.2.5 This refusal led to the submission of DC/20/1870, establishing the principle for three houses on the site.
- 4.2.6 Application DC/23/0383 was submitted in March 2023, seeking a variation to Condition 1 of application DC/20/1870. The amendments involved changes to the siting, design, and form of Plots 1, 2, and 3, as well as the layout of car parking. The application had to be withdrawn due to a High Court ruling requiring the site to achieve water neutrality. However, the duty officer stated at the time, "The amendments were acceptable, and other than water neutrality, I had no objections to the proposal."



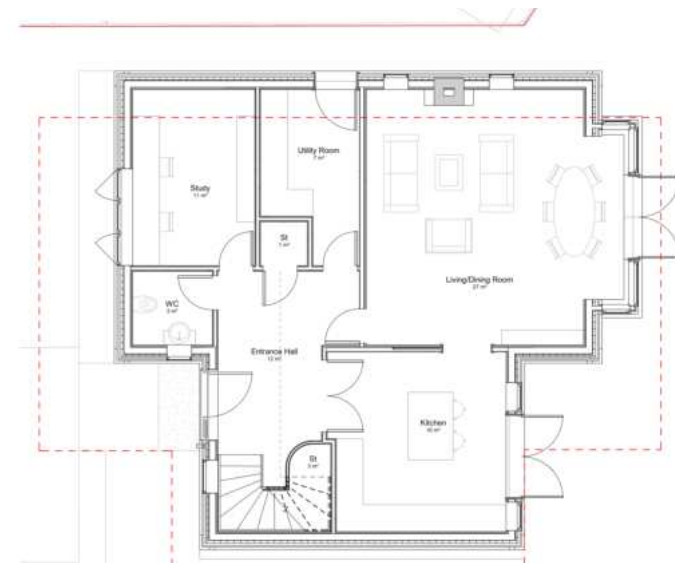
5.0 PROPOSED DEVELOPMENT

5.1 AMENDMENTS TO DESIGN

- 5.1.1 The proposal seeks to amend previously granted application DC/21/2144 making a number of alterations to the three dwellings within the redline boundary.
- 5.1.2 The most significant of the amendments to the design is the separation of the two semi-detached units on plots 2 + 3 forming two detached houses.
- 5.1.3 The proposal would seek to retain the same amount of bedrooms in all three dwellings.
- 5.1.4 The footprints of the proposed dwellings on plots 2 + 3 have been altered to suit the arrangement of detached dwellings.
- 5.1.5 The buildings have been re-positioned on the sites to allow separation and privacy, set back further on the the site from then access road allowing for 2 carparking spaces to the front of houses.

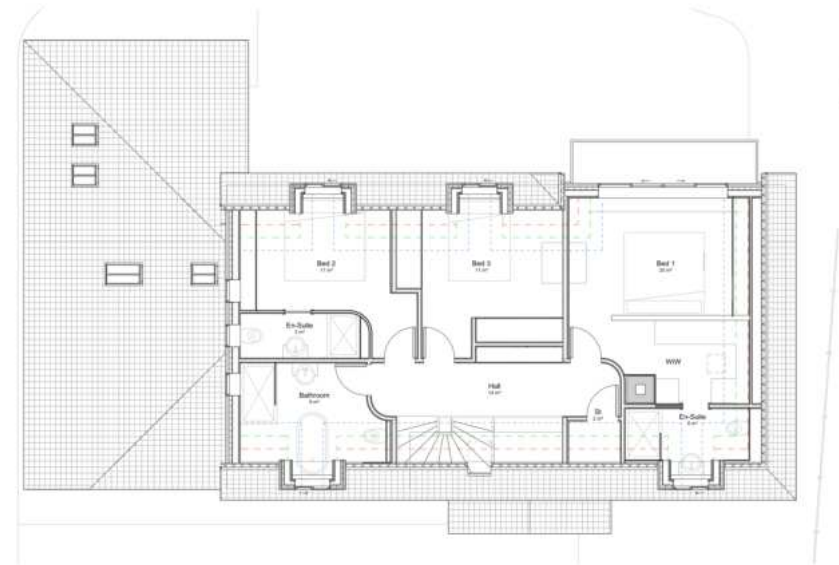


Plots 2+3 - First Floor



Plots 2+3 - Ground Floor

- 5.1.6 Minor amendments are proposed to the design and positioning of the four bedroom house on plot 1 to maximise the efficiency of the internal space and the relationship of the internal spaces to the garden to the east to the property.
- 5.1.7 The position of the dwelling has been slightly amended, sighting it closer to the access road. This will help to maximise the size of the garden to the rear of the plot.
- 5.1.8 In the adjustment of the buildings footprint, the effect is a reduction in the overall mass of the three dwellings when viewed from the junction with Crays Lane. The house on Plot 1 will help in obscuring the houses on plots 2 + 3 as each in turn is setback further from the access road.
- 5.1.9 Parking for house on plot 1 has been relocated to the rear of the property with a driveway positioned to the northern side of the building which leads to a double garage with an additional parking space outside, retaining the three parking spaces that were allocated in the previous planning permission.



Plot 1 - First Floor



Plot 1 - Ground Floor

5.2 IMPACT OF AMENDMENTS TO DESIGN

5.2.1 The combined footprint on the site of all three dwellings has been increased by 20m².

5.2.2 With the addition of the proposed double garage to the rear of plot 1 the total site coverage would 407.5m².

5.2.3 The overall gross internal footprint of the three dwellings has increased by 48m².

5.2.4 A full breakdown of the areas in comparison to the previously granted application is shown on the table provided.

Granted Application Proposal (DC/21/2144)	External Footprint		Gross Internal Area (GIA)					
Plot No.	m ²	ft ²	As defined in the latest edition of the RICS Code of Measuring Practice					
			Ground Floor		First Floor		Combined	
			m ²	ft ²	m ²	ft ²	m ²	ft ²
1	146	1572	123	1324	61	657	184	1980
2	102	1098	86	926	63	678	149	1604
3	102	1098	86	926	63	678	149	1604
Combined	350	3767	295	3175	187	2013	482	5188
Proposed Application	External Footprint		Gross Internal Area (GIA)					
Plot No.	m ²	ft ²	Ground Floor		First Floor		Combined	
			m ²	ft ²	m ²	ft ²	m ²	ft ²
1	160	1720	139	1500	75	800	214	2300
2	105	1130	86	926	72	774	158	1700
3	105	1130	86	926	72	774	158	1700
Combined	370	3980	311	3352	219	2348	530	5700
Variation in Application	(+20 / 213)		(+16 / 175)		(+32 / 337)		(+48 / 512)	



5.3 APPEARANCE, SCALE AND FORM OF THE DESIGN

- 5.3.1 The form and appearance of the three dwellings has remained largely the same. The efficient reconfiguration of the buildings interior has allowed ridge height of all three dwelling to be lowered.
- 5.3.2 The western elevation as viewed from the access lane, the style of the houses has remained relatively traditional with the incorporation of small dormers into the roof form which would be finished in cream painted oak boards.
- 5.3.3 With the eastern elevations are less visible from the public realm larger windows have been introduced to the dining and kitchen areas. Increasing the light quality within the houses and improving the link to the external realm.



Site - South



Site - North



Site - West



Site - East

5.4 MATERIALS & LANDSCAPING

- 5.4.1 The materials would be similar to those proposed in the previously approved application, matching the local vernacular and have a similar style to the newer additions to Thakeham and Goose Green's housing stock.
- 5.4.2 The buildings would be finished in a variety of materials including: cream painted oak boards / Sussex clay new reclaimed bricks / keymer traditional antique clay roof tiles.
- 5.4.3 The proposed design would incorporate highly efficient timber windows and french doors with triple glazing achieving low U-values.
- 5.4.4 Roof glazing would make use conservation style roof lights as proposed in the original application.
- 5.4.5 The detached garage on plot 1 will be finished to complement the house with the same cream painted boarding / Sussex clay new reclaim bricks / keymer traditional antique clay roof tiles.
- 5.4.6 Boundaries formed mainly of post and rail fencing and native hedgerows.
- 5.4.7 Biodiversity and landscaping enhancements including tree planting, the installation of bat bricks/tubes and bird nest boxes, open fencing between plots to allow for the passage of hedgehogs, and a native species rich hedgerow to be planted on the north, south and eastern boundaries house



5.4.8 The applicant Jolliff Homes works alongside Jolliff Developments who together have a proven track record of delivering houses which are sympathetic to their local surroundings. Constructing two homes in Storrington within the last few years, which share a style and character that is in keeping with the traditional housing that surrounds Crays Barn.

5.4.9 The first of these properties was finished in 2017 on Sandgate Lane and the second on Hampers Lane which was completed in 2021. Both properties were well received in the local area with a traditional external appearance, while providing a modern and efficient internal environments.





5.5 CONSTRUCTION & ENVIRONMENT

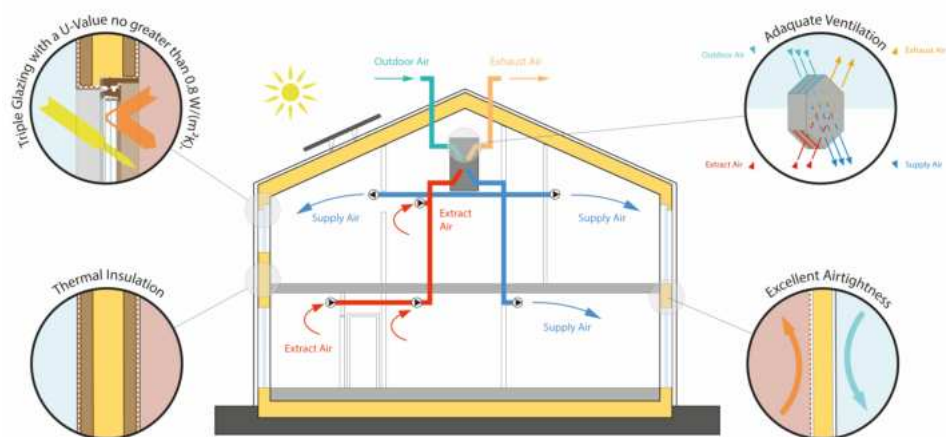
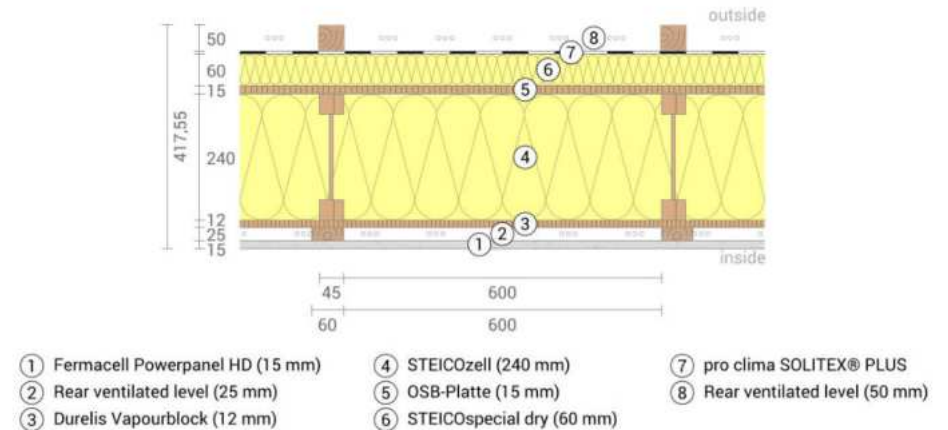
5.5.1 The traditional appearance of the dwellings from the outside is contrasted in proposed method of the construction. The applicant intends on adopting contemporary approach to the manufacturing and production of the buildings structural frame.

5.5.2 The buildings will adopt a "fabric first" approach from the outset, targeting a high "A" Rating. Focusing on material choice, construction methodology and detailing helps maximise the performance of the materials and components used that make up the fabric of the build, creating a more sustainable way to reduce capital and operational costs and improve energy efficiency.

5.5.3 The timber frame set within the brick and timber external cladding, will be manufactured to a high level of precision within a local factory.

The timber kits will be cut using a computer automated cutting machine, ensuring a high level of precision which will allow ease of construction. It will also ensure that all joints and connections are precise, allowing for accurate airtightness detailing.

5.5.4 The U-Values of the Slab, Wall and Roof constructions will be extremely low comparable to the requirements the Passive House criteria, which will ensure that the houses comfortably exceeds current energy requirements of the Building Standards.



5.5.5 Principles of the conservation of fuel and power shall be implemented not to only satisfy, but exceed the current Approved Document Part L1A.

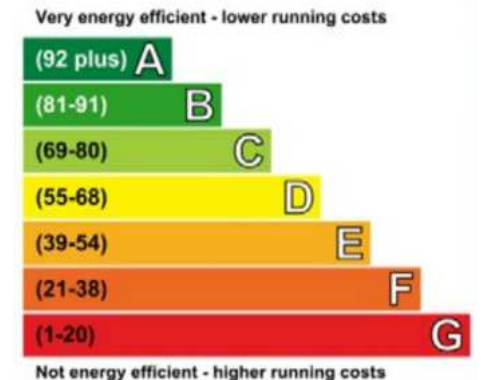
5.5.6 It is intended that a Solar PV system will provide the houses with a significant amount of their own power, low voltage lighting throughout the properties will further help to reduce electricity consumption.

5.5.7 A quiet and low energy Mechanical Ventilation with Heat Recovery System “MVHR” within each dwelling will be designed to operate in conjunction with a boiler system which will help to recycle up to 90% of the heat that otherwise would be lost. Supplying filtered fresh air and extracting stale air, it gives a balanced whole house ventilation system.

5.5.8 Programmable thermostats located in each room throughout the ground floor of each property will provide the users the ability to control their environments with under floor heating.

Coupled with triple glazed rational aluminium windows and high specification insulation heat loss will be greatly reduced.

5.5.9 All materials for internal finishes will be selected to provide low VOC healthy living spaces and most materials used for the building fabric will be low processed and natural allowing for easy demolition and biodegradable waste management.



6.0 DC/21/2144 PRE-COMMENCEMENT CONDITIONS

6.1 Since the approval of application DC/21/2144 Jolliff Homes have been proactive in addressing the pre-commencement conditions outlined in the decision notice. The reports referenced below have been included with the S73 application.

6.2 Pre-Commencement Condition: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority.

6.3 Jolliff Homes have commissioned the following reports:

- Phase 1: Desktop Study & Preliminary Risk Assessment
- Geotechnical Investigation
- Asbestos Demolition Report

High Barn						
Floor	Area / Room	Material Description	Substrate	Sample No.	Material Score	Recommended action
Ground Floor	001 - Barn	Capping - Cement Product	Bolted	S004	4 - Very Low	Remove - NON-Licensed Material
Ground Floor	001 - Barn	Capping - Cement Product	Bolted	S002	3 - Very Low	Remove - NON-Licensed Material
Ground Floor	001 - Barn	Redundant Roofing Slates - Cement Product	X2 redundant cement roofing slates found within the barn.	S008	4 - Very Low	Remove - NON-Licensed Material
Ground Floor	001 - Barn	Roof - Cement Product	Including ridge vents	S003	4 - Very Low	Remove - NON-Licensed Material
Ground Floor	001 - Barn	Roof - Cement Product	Including ridge vents	S006	4 - Very Low	Remove - NON-Licensed Material
Ground Floor	002 - Store	Roof - Cement Product	Bolted	S005	4 - Very Low	Remove - NON-Licensed Material



PHASE 1: DESKTOP STUDY AND
PRELIMINARY RISK ASSESSMENT
REPORT FOR
HIGH BARN,
CRAYS LANE,
GOOSE GREEN,
PULBOROUGH,
RH20 2LR

For Jolliff Developments Limited



GEOTECHNICAL INVESTIGATION -
HIGH BARN,
CRAYS LANE,
GOOSE GREEN
PULBOROUGH
RH20 2LR

Jolliff Developments Limited

7.0 SUMMARY

- 7.1 The principle of a development consisting of three units on the application site has already been approved under application reference DC/21/2144.
- 7.2 This revised application has demonstrated that the proposed alterations would only marginally increase in the size of the dwellings.
- 7.3 The proposed development would not increase the bedrooms across the three properties, however the revised designs would make the construction and layout of all three dwellings more efficient.
- 7.4 It has been demonstrated within this document that the repositioning of the buildings on the site would reduce the overall mass of the development as viewed from the junction with Crays Lane
- 7.6 The developer who hopes to build out this site intends on delivering three highly efficient, low energy homes that would not harm the character of the surrounding area or the locality's visual amenity.
- 7.7 It has been demonstrated within the statement that the proposed developer has a proven track record of delivering high quality houses of character which would be suited to this site and to the surrounding area.
- 7.8 The proposal alterations to the approved application makes efficient use of land, and dwellings would be of a scale, massing and appearance that sits comfortably within their surroundings. Whilst ensuring that this land which has been allocated for three dwellings is built on and those buildings area of a specification that is in line with current planning policy.
- 7.9 The proposed design is aligned to policies 35 and 37 of the HDPF in mitigating the effects of climate change and the focus of Sustainable Design and Construction.
- 7.10 It is hoped that the planning department feels that the alterations were to proposed within this amended application are appropriate and duly worthy of its support.