



DESIGN, ACCESS and PLANNING STATEMENT

FOR A

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 DETACHED
DWELLINGS AND ASSOCIATED GARAGES**

AT

CROSSWINDS, STORRINGTON RH20 3HZ

AUGUST 2025

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INTRODUCTION

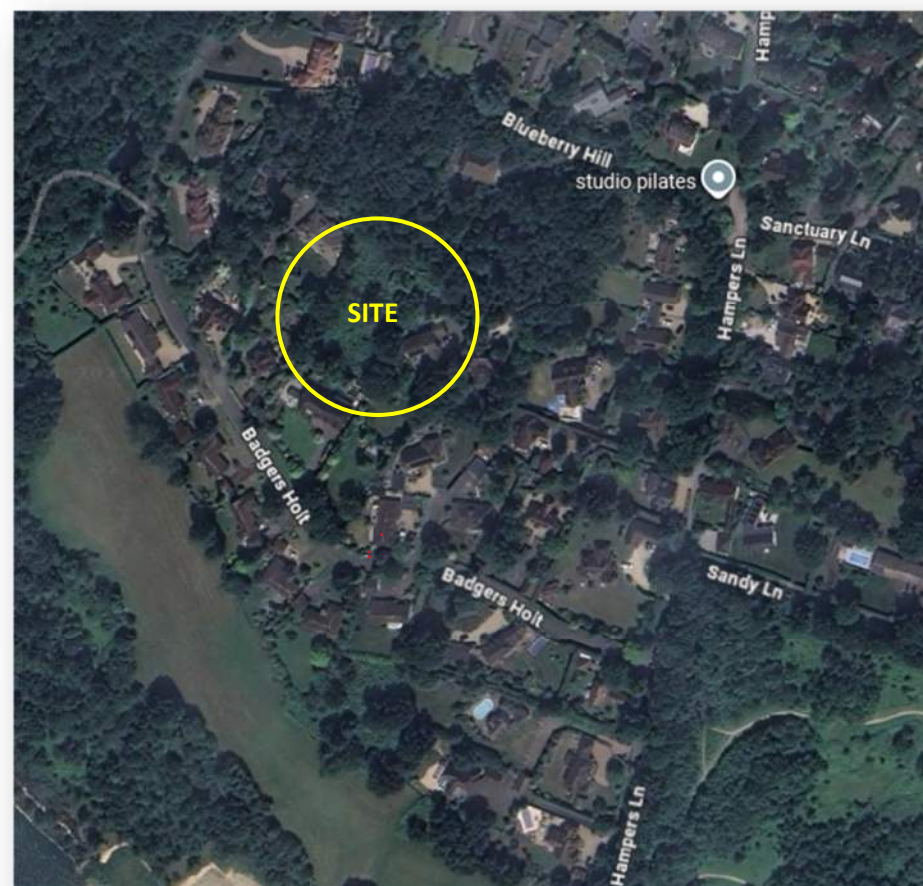
This application seeks Full Planning permission to replace an existing 3-bedroom derelict bungalow with two new 4 bedroom detached dwellings, each with detached garages. The site has previously benefitted from Outline planning permission for 2 new dwellings.

The site sits in a generous plot in a semi-rural location within the settlement of Heath Common, Storrington. A narrow unmade track provides direct access to the site from Hampers Lane and shares its access with other nearby residents. The applicant owns the plot and has full rights of access over the unmade track.

The site area is 0.33 hectares and sits in a 'L' shape with the dominant orientation looking southwest towards the South Downs. A single derelict bungalow occupies a central location on the plot together with various small outbuildings and a disused swimming pool. The garden has several mature trees on its boundaries and is very overgrown having been left unused for many years.

It is proposed to demolish the existing bungalow and replace it with two traditionally designed 2 storey, 4 bedroom dwellings, positions on the site to minimise any impact on the existing trees, landscape or nearby residents. A new detached double garage will be constructed alongside each dwelling accessed directly off a central shared driveway that connects to the existing unmade track.

Due to the sensitivity of the site location, an extensive Ecology and Arboricultural Report has been commissioned to review the existing ecology features to ensure this development does not introduce any unacceptable harm within its setting. A full Bio Net Gain report has also been commissioned and completed to comply with current planning obligations.



This Design and Access Statement is to be read in conjunction with the following supporting documents:

Existing and Proposed Block Plans (by Mark Alford Design)

Existing Floor Plans and Elevations (by Mark Alford Design)

Proposed Floor Plans, Elevations and Section (by Mark Alford Design)

Site Section and Garage Details (by Mark Alford Design)

Arboricultural Survey and Impact Assessments (By Lizard Ecology)

Preliminary Ecological Appraisal and Bio Net Gain Calculations (By Lizard Ecology)

Draft Habitat Management and Monitoring Plan (by lizard Ecology)

Drainage Strategy (by CGS Civils)

Water Neutrality Report (by CGS Civils)

Energy Statement (by Thermenergy Ltd)

SITE CONTEXT

Crosswinds is a detached 3 bedroom chalet bungalow within a 0.33 hectare plot situated at the end an unmade track, off Hampers Lane, Storrington. Two other detached properties are served by the unmade track and both sit on lower ground to the current chalet bungalow. The plot itself is heavily screened by a variety of trees and the proposals endeavour to maintain a majority of trees of the plot perimeter to maintain privacy and restrict overlooking.

The current bungalow was built circa 55 years ago and is now derelict and in need of replacement to improve the aesthetics of the plot and also to discourage anti-social behaviour including vandalism.

The site is on sloping ground to the south and the proposed dwellings have been positioned carefully on the site to sit sympathetically to reduce the impact on neighbouring properties.

The Crosswinds site is situated within the built-up area of Storrington, in the Heath Common residential area. The proposals will provide high quality accommodation to this unique location within The Lanes and will be designed using quality and sympathetic materials and in full respect of the Heath Common Design Statement 2018 for replacement and new dwellings.

The site previously benefitted from Outline Planning permission for two detached 5 bedroom dwellings, granted permission through appeal on 5th December 2017. This previous application number was DC/16/1664.



Location of Key Services

Storrington, Thakeham and Washington primary schools are all situated within 2 miles from the application site, and the nearest secondary school is Steyning Grammar School Rock Road campus, approximately 1 mile away. There are also numerous nursery schools within the local area.

There are a good selection of local shops and takeaways within Storrington village, together with two petrol stations, a post office and library. There are also good bus links to Horsham, Worthing and Pulborough railway station for services to London, Brighton and Portsmouth.

The Glebe village surgery offers NHS Primary Care to the village and surrounding areas with doctor appointments, clinics and a pharmacy. There are also veterinary surgeries in the village.

The application site is on the edge of the South Downs National Park and offers easy access to footpaths and the South Downs Way for cycling and walking.

The site is located at the following reference points:

Postal: Crosswinds, Hampers Lane, Storrington

Postcode: RH20 3HZ

OS Grid Reference: TQ 10766 14304

Eastings: 510766 Northings: 114304

Whats3Words: ///compelled.annual.travels



PLANNING HISTORY AND POLICY

PLANNING HISTORY

The following Planning Application appears most relevant to this application:

- **DC/16/1664** - Outline application with all matters reserved for the demolition of existing dwelling and construction of two detached 5 bedroom dwellings and associated garaging

Date: 18th Jan 2017

Decision: Application Refused - Appeal Allowed

Inspectorate Key Conclusions:

Character and appearance: The Council, in refusing planning permission, considers that the proposal represents an overdevelopment of the site, but I have seen no direct evidence to amplify this assessment. I have also had regard to the representations made by interested parties who, in addition, refer to the erection of an additional house being out of keeping with local character. However, save for a slight increase in density, the sub-division of the existing site would not have a significant impact upon the general feel of the area. The submitted plans indicate the location of boundary screening and the likely positioning of additional planting. Nonetheless, a fuller picture as to the development would be gained at the reserved matters stages and standard conditions are imposed to facilitate this.

Policies 25, 32 and 33 of the Horsham District Planning Framework (HDPF), taken together require that new development exhibits a high quality of design which would protect, conserve and enhance the landscape and be of a scale and massing to integrate with local character. Policy 33 also requires that new

development makes for an efficient use of land. I see no reason why confirming the acceptability of the principle of the development should not lead to an eventual scheme that would satisfy these policies and also ensure the protection of local character. Neither have I been presented with any direct evidence as to how the character of Hampers Lane would be affected and, with a resultant net gain of only one dwelling, I am satisfied that there would not be any material harm thereto.

I conclude that the proposal would not be harmful to the character and appearance of the surrounding area, and the aims and objectives of HDPF Policies 25, 32 and 33 would not be compromised.

Effect on highway network: The National Planning Policy Framework (the Framework) advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. In this particular Appeal Decision APP/Z3825/W/17/3174030 <https://www.gov.uk/planning-inspectorate> 3 instance the proposal, would involve a net increase of one dwelling. I note that the local highway authority raised no objections to the development and, given the limited degree of development intended, coupled with the Framework's advice, I see no reason to disagree with the authority's assessment.

I therefore conclude that the proposal would not give rise to an increased level of traffic generation to such a degree that it would be harmful to the local highway network. Accordingly, I find no material conflict with HDPF Policy 39.

Other matters: I have had regard to representations concerning a perceived loss of privacy to the detriment of surrounding occupiers. Although there would be adequate separation distances between facing elevations objections have been raised in view of the topography of the land which might influence matters. However, I have imposed a condition which would require that the Council

approve full details of all finished slab levels in relation to ground level prior to the commencement of any development. A condition is also imposed in respect of sewerage and drainage details to ensure a satisfactory form of development. Finally, I see no reason why any light emissions beyond what would reasonably be acceptable, could not be satisfactorily ameliorated.

- **DC/19/1496** – *Outline application for the demolition of existing dwelling and erection of 3.No detached dwellings and associated garaging with all matters reserved*

Date: 17th September 2019

Decision: Application Refused

Planner Key Conclusions: The proposed development would represent an overdevelopment of the site which would cause harm to the special character and appearance of the Heath Common area. The proposal would be contrary to policies 25, 32 and 33 of the Horsham District Planning Framework (2015), Policy 14 of the Storrington, Sullington & Washington Neighbourhood Plan (2019) and to the Heath Common Design Statement Supplementary Planning Document (2018).

- **DC/20/2401** – *Outline application for the demolition of existing dwelling and erection of 3.No detached dwellings and associated garaging with all matters reserved*

Date: 27th January 2021

Decision: Application Refused

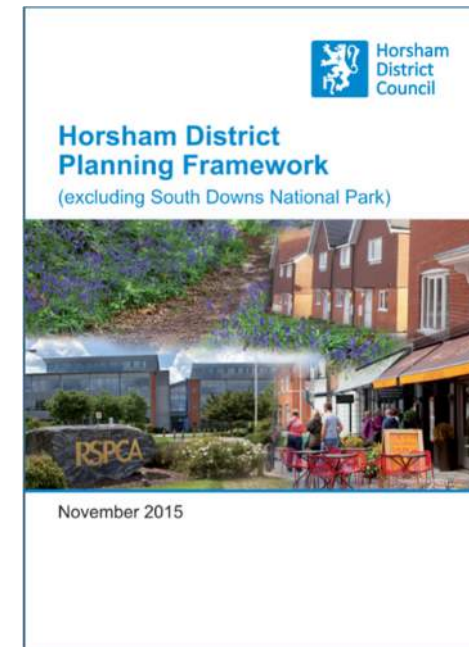
Planner Key Conclusions: The proposed development would represent an overdevelopment of the site which would cause harm to the special character and appearance of the Heath Common area. The proposal would be contrary

to policies 25, 32 and 33 of the Horsham District Planning Framework (2015), Policy 14 of the Storrington, Sullington & Washington Neighbourhood Plan (2019) and to the Heath Common Design Statement Supplementary Planning Document (2018).

PLANNING POLICY

The following HDC key local planning policies (as containing in the current Local Plan) appear relevant to this application:

Local Plan	Policy Description
<i>Policy 1</i>	<i>Presumption in Favour of Sustainable Development</i>
<i>Policy 26</i>	<i>Countryside Protection</i>
<i>Policy 33</i>	<i>Development Principles</i>
<i>Policy 35</i>	<i>Climate Change</i>
<i>Policy 36</i>	<i>Appropriate Energy Use</i>
<i>Policy 37</i>	<i>Sustainable Construction</i>
<i>Policy 38</i>	<i>Flooding</i>



Policy 1: Presumption in Favour of Sustainable Development

Paragraph 8 of the NPPF sets out that the planning system has three overarching objectives related to achieving sustainable development, which are economic, social and environmental as follows:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support 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*
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

This application supports Policy 1 as follows:

The proposed dwellings are an opportunity to replace a derelict and formally poorly insulated property with modern, highly insulated homes which makes good use of previously developed land and provides properties that connects with their environments within a pleasant rural living location that will improve wellbeing and health of the occupants and will help reduce energy costs.

Policy 1

Strategic Policy: Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy 26: Countryside Protection

This application supports Policy 26 as follows:

This application seeks to replace the current dwelling with only two new dwellings so limiting overall scale and over-development, as previously accepted by the planning inspectorate. Although the proposed dwellings are larger than the existing bungalow, their design and locations have been carefully chosen to reduce any possible level of harm to neighbours or dominance on the site.

The proposed dwellings will be far more sustainable than the existing bungalow, making good use of renewable technology including roof mounted PV panels (for generation of electricity with battery storage), ASHP technology for the primary heating system, Heat Recovery initiatives to limit energy use, and control of water consumption. A timber framed construction will be considered to allow for high levels of insulation and air tightness, as well as being a far more sustainable method of construction.

All main natural features on the site will be left as undisturbed as possible including the retention of a majority of the trees and ecological enhancements including bird boxes, a bug hotel and bat boxes.

Policy 26**Strategic Policy: Countryside Protection**

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
3. The landform of the area.

Policy 33: Development Principles

This application supports Policy 33 as follows:

This application seeks to make efficient use of land by demolishing the existing bungalow and positioning the two new dwellings in appropriate locations to allow for good access for vehicles and plenty of amenity space around the dwellings.

The design of the new dwellings will ensure the amenity of new owners and residents of nearby properties will not be harmed as a result of its construction. This will be achieved by positioning the dwellings appropriately ensuring good levels of separation between them with at least 20m in all directions.

All important landscape and natural features on the site will be retained including a majority of the larger trees. The footprint of the new dwellings have been carefully designed to avoid any impact of tree root protection areas, as described in the accompanying Arboricultural Impact Assessment report.

Ecology enhancements will be considered as the dwellings are constructed including possible bat boxes, bug hotels and bird boxes.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Policy 35: Climate Change

This application supports Policy 35 as follows:

This application seeks to include measures to mitigate the effects of climate change as follows:

- Recycle demolition materials and use any on-site hardcore materials for sub bases for the dwelling or driveway alterations.
- Source a majority of building materials from local suppliers to avoid excessive carbon footprint levels from distant delivery areas.
- Improve the energy efficiency on the site by constructing a highly efficient dwellings utilising renewable technology and sustainable building methods including possible timber framed construction.
- Utilise electricity as the primary heating source instead of gas or oil heating. This will be achieved by the adoption of Air Source Heating Technology combined with Solar Panels and strict construction detailing to reduce energy/heat leakage.
- Include measures to capture wasted heat from hot water/heating systems including Heat Recovery systems for showers and excess hot air.
- Adoption of all water saving measures as described in the accompanying Water Neutrality Statement. This includes reducing the average daily water consumption per person by installing rain water recovery systems.

Policy 35

Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

1. Reduced energy use in construction;
2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;
3. The use of decentralised, renewable and low carbon energy supply systems;
4. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and
5. Measures which reduce the amount of biodegradable waste sent to landfill.

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

1. Provision of appropriate flood storage capacity in new building development;
2. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;
3. Use of measures which promote the conservation of water and/or grey water recycling; and
4. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain).
If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

Policy 37 Sustainable Construction

This application supports Policy 37 as follows:

This application seeks to improve and deliver good levels of sustainability on the site. This will be achieved by the following measures:

- Maximise energy efficiency by construction of new highly insulated dwellings adopting enhanced construction techniques to ensure limited heat loss and wasted energy.
- Limit water use to below 110L/p/day as described in the accompanying Water Neutrality Report.
- Consideration of a timber framed construction to minimise wastage and to achieve a low environmental construction impact with less heavy materials delivered to site.
- Include measures to provide future living adaptations including Lifetime Homes principles such as level access doors, future lift openings, wider doors, low level window cills, enhanced wall construction strengthening and location of services.
- Adequate space for refuse and recycling bins conveniently located behind the proposed garage.
- Provision of high-speed broadband access as part of the current Building Regulation standards.

Policy 37

Sustainable Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

- 1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;**
- 2. Limit water use to 110 litres/person/day;**
- 3. Use design measures to minimise vulnerability to flooding and heatwave events;**
- 4. Be designed to encourage the use of natural lighting and ventilation;**
- 5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;**
- 6. Minimise construction and demolition waste and utilise recycled and low-impact materials;**
- 7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;**
- 8. Incorporate measures which enhance the biodiversity value of development.**

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

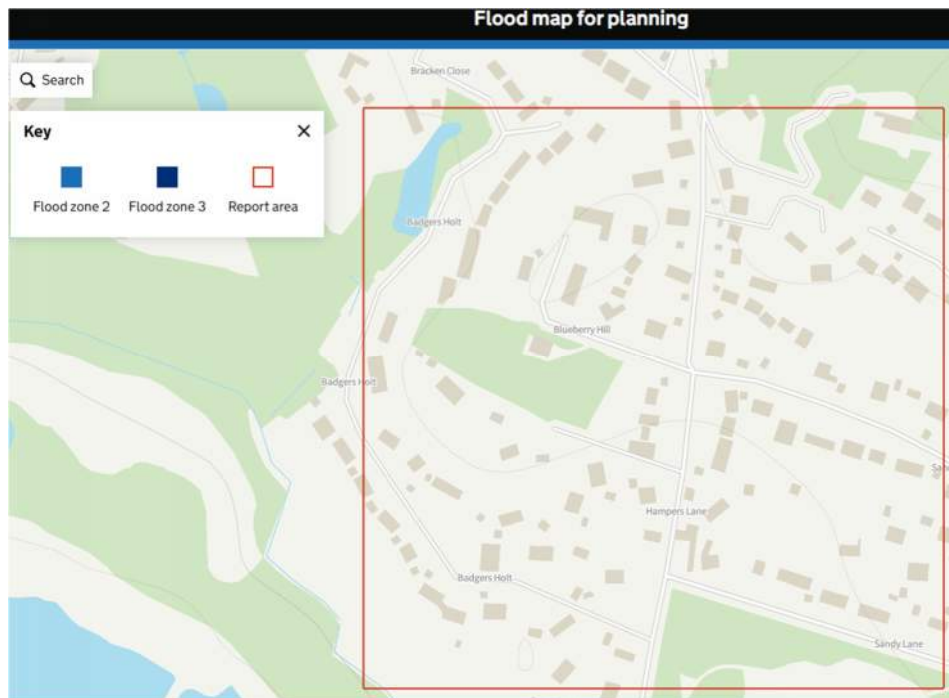
New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.

Policy 38 Flooding

This application supports Policy 38 as follows:

The site is identified as lying with Flood Zone 1 – see below. Therefore, as the site is less than 1 hectare in size, a Flood Risk Assessment has not been carried out.

The accompanying Drainage Strategy Report describes measures to control surface water discharge and prevent any localised flooding or concern in the immediate area.



Policy 38

Strategic Policy: Flooding

1. Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;
 - a. take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas.
 - b. avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure.
 - c. only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary.
 - d. require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.
2. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).
3. Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.
4. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.
5. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.
6. Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.

AMOUNT AND LAYOUT

This planning application seeks outline permission for two new detached dwellings following demolition of the existing detached chalet bungalow currently on the plot. This existing bungalow provided 3 bedrooms, a lounge and dining area, a separate kitchen, bathroom and externally, a single bay detached garage to the east of the bungalow.

The new dwellings will each have a gross internal area of 225m² each and will be built over 2 storeys. Each will provide a shared kitchen/dining area, separate lounge and family area, study and a central entrance hall with accessible WC will be on the ground floor. A master bedroom, 3 further double bedrooms, two en suites, and a fully accessible bathroom will be located on the 1st floor.

Each dwelling will have a detached double garage. Access to the new dwellings will be via a new driveway off the existing private track. Parking provision will be for up to 4 cars per plot.

Total Floor Areas:

Gross External Area = 260m²

Gross Internal Area = 225m²

Parking, Cycle and Bin Storage Provision

3 parking spaces (assuming 2 x 0.5 in each new garage) plus 1 visitor space each

1 EV charging point per dwelling (in garage)

Cycle provision - 2 secure spaces in detached garage

Bin Provision – 1 x 120L Refuse, 1 x 240L Recycling, 1 x 240L Garden Waste

Ground Floor:

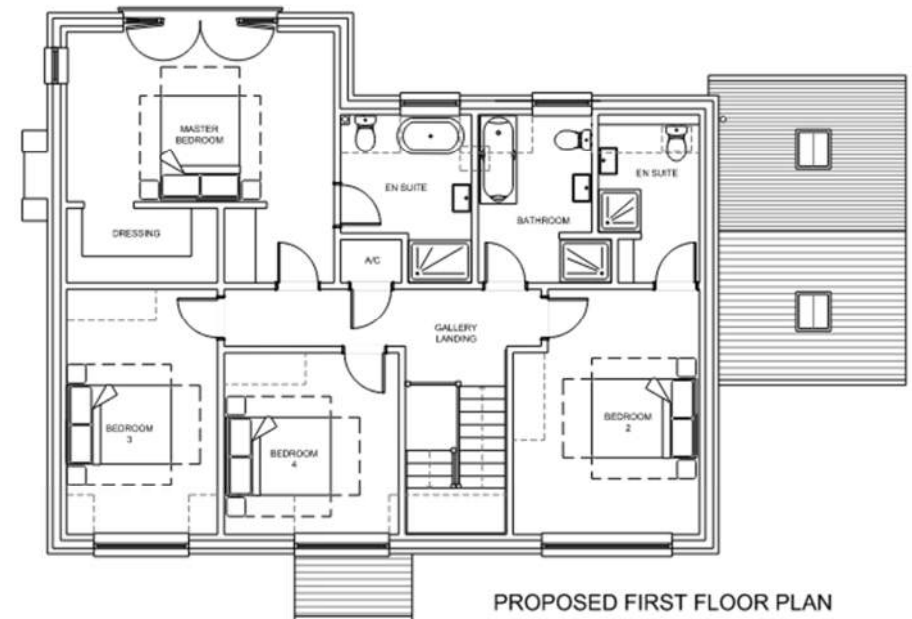
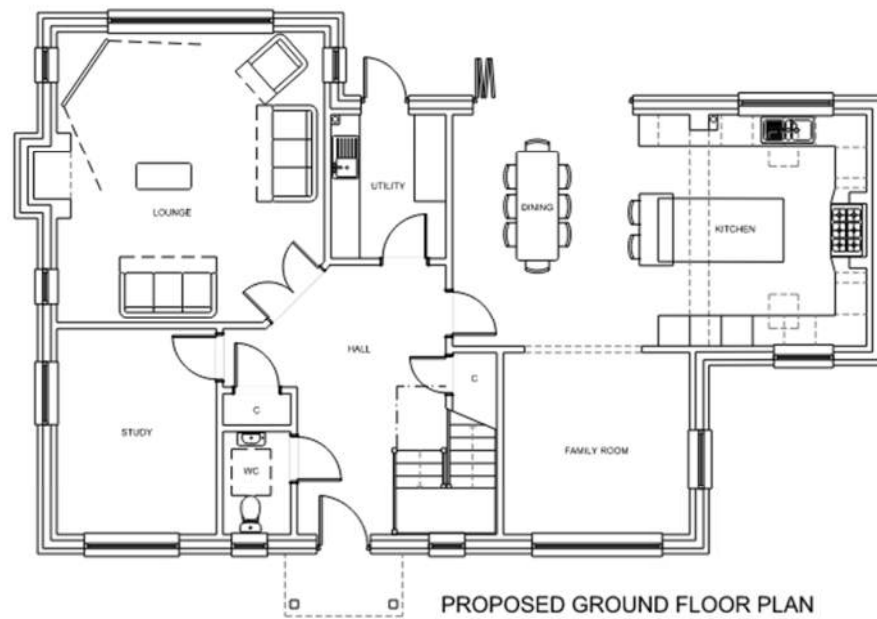
Lounge, Dining, Family Room, Kitchen, Study, Accessible WC, Utility

First Floor:

Master Bedroom (with balcony), Three further Double bedrooms, Family Bathroom, Airing cupboard, Two En Suites



Dwelling Floor Plans:



APPEARANCE AND SCALE

It is proposed to construct the new dwellings as traditional family homes. The design will provide a spacious, well-connected home using a palette of materials that will be sympathetic within the surroundings. The building will be designed using reduced eaves heights to limit overall scale, and will include gable ends, dormer windows and a small ground floor kitchen extension projection to introduce interest to the main elevations as seen here →

Mainly built of facing brickwork, the elevations will include continuous brick feature coursing, stone cills, and arched lintels to break up the brickwork and provide a variation in design. The roof will be pitched to 45 degrees and constructed using traditional plain red clay tiles to settle in well to the surroundings and will include pitched roof dormers.

The final choice of materials will be agreed with the planning authority prior to construction. A palette of material examples can be seen below and some differences in material choices will be considered for each dwelling to provide some individual interest.



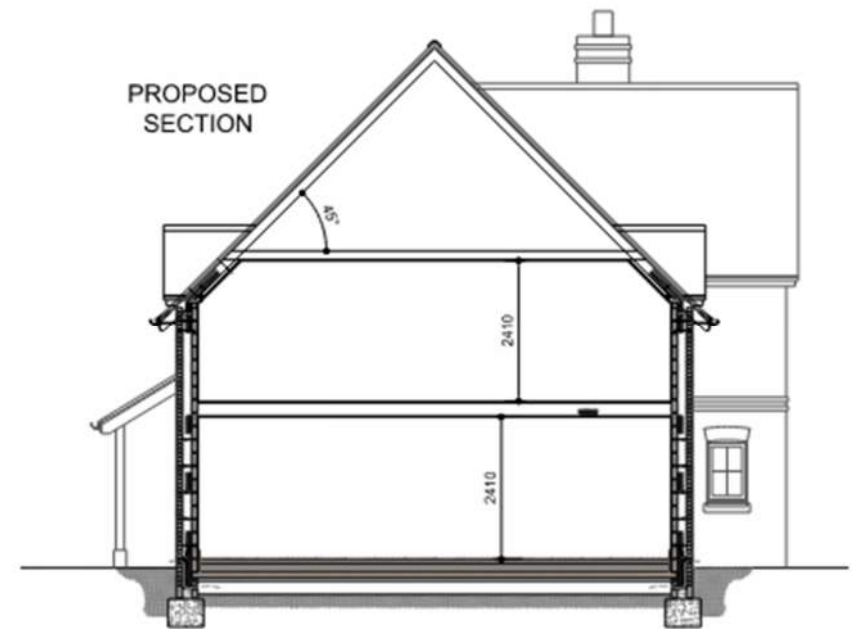
The scale of the new dwellings has been carefully considered from the early stages of the design process due to the sensitive rural location. A majority of other properties bordering the Crosswinds plot are 2 storey dwellings and are of substantial size, and this informed the design criteria for the new dwellings.

The dwellings will be designed with a traditional look to sit sympathetically within the area. The roof will be pitched at 45 degrees and there will be variations in eaves height to add character and reduce scale. The maximum height of each dwelling will not exceed 9m. Eaves height will not exceed 5.2m.

A small ground floor kitchen side extension projection will introduce interest to the main elevations. This room will be vaulted internally and will include rooflights that will incorporate automatic blinds to deploy at night to alleviate any light pollution concerns.

Each new dwelling will benefit from a detached double garage, circa 6m x 6m internally with a pitched roof matching the main dwellings. The roof space will incorporate storage only. The garage design will accord with WSCC parking standards providing 2 x 0.5 spaces per garage, based in each space being a minimum of 6m x 3m.

The finished floor level of each dwelling will be set out to suit the site level to the front elevation, with an elevated terrace area to the southern elevation of Plot 2. This will ensure level access into each plot for accessibility reasons.



SUSTAINABILITY, ECOLOGY and LANDSCAPE

The proposed dwellings will be designed to exceed current Building Regulation standards for energy usage and water consumption. Renewable energy usage will be considered as part of the SAP energy procedures prior to construction.

Wherever possible, all materials will be locally sourced to minimise unnecessary lengthy delivery methods. A timber framed method of construction will be considered as an alternative to traditional masonry methods to encourage a more sustainable build and provide the opportunity to highly insulate the dwelling. This construction method will also ensure better construction detailing and less air leakage.

A Water Neutrality Statement has been prepared as part of the application. This statement demonstrates that the site will comply with latest HDC policies and will propose inclusion into the HDC SNOWS scheme for water neutrality. This scheme relies specific site allocated water saving fittings for appliances and taps as well as proposing on-site rainwater harvesting systems that will recirculate 'grey' water back into the dwellings for use in flushing water and running washing machines, which are all proposed for this site and detailed in the attached WN statement.

The Ecology of the site has been considered as part of the proposals. A Preliminary Ecology Appraisal has been carried out to identify any habitats or the presence of protected species, with recommendations or protection measures explained in detail with this report by Lizard Ecology. In addition, an extensive arboricultural report has been carried out to determine the condition of all existing trees on site, and to explain what measures will be taken to retain and protect these trees.

A majority of the main landscape features of the site will be mainly left undisturbed and will be protected during construction.



ACCESS STATEMENT

Access to the site will be via the existing unmade track. A new central access driveway will be provided off this track to allow suitable turning areas for visiting vehicles. Early consultation has taken place with local building control bodies on access for fire services with acceptance of existing constraints on the unmade track to the site. Additional fire safety provision will be incorporated into the dwelling design including fire sprinkler/mist systems and extended fire detection systems.

Parking will be provided immediately adjacent to each the new dwelling allowing direct access to the principal dwelling entrance from any parking space. All parking space provision will comply with latest WSCC parking standards ensuring a minimum size of 4.8m x 2.4m for external spaces and 6m x 3m for all garage spaces. Each dwelling will accommodate 3 allocated parking spaces (including 1 space in each garage (2 x 0.5)) plus one visitor space – totally 4 spaces each dwelling. Secure cycle storage will be provided with in each new garage to provide space for 2 cycles.

Paved paths will provide access between the dwelling and the adjacent garage, bin storage areas the rear gardens.

The collection of bins will remain as currently operating, with all bins being moved down the end of the unmade track on Hampers Lane by residents, ready for collection by refuse vehicles, so requiring no direct access into the application site.

Dwelling Accessibility

Access from each parking space to the proposed dwelling will be level for disabled visitors in compliance with AD Part M. All entrance doors are to have mobility thresholds to provide unhindered access for ambulant and disabled visitors. The ground floor layout provides an accessible WC at the same level as the principal entrance,



Specific Access Considerations

Car parking - The proposed development will provide parking for up to 4 cars for each dwelling, with each the new garaging providing one of these spaces. 3 spaces will be allocated for the residents and 1 space allocated for visitors.

Cycles – Two cycle spaces will be provided in line with the Council’s policy. These will be via secure spaces located within the garages.

Pedestrian – Access will be the unmade track off Hampers Lane

Road - Hampers Lane connects directly to the main A283 providing quick access to the main A24 trunk road between Worthing and Brighton to the south, and to Horsham and the A281 and M23 to Guildford, Gatwick and London to the north.

Bus – the proposed new dwellings have easy access to Public transport. Stagecoach travel provides regular bus services from The A283/Hampers Lane bus stop to Worthing, Storrington, Pulborough and Midhurst. Compass Travel also provide the 100 service to Horsham and Burgess Hill from the same location.

Rail – The nearest stations, Amberley and Pulborough, are on the part of Southern’s Mainline West route known as the Arun Valley Line. It provides a link between the Sussex coast and Gatwick Airport to London and beyond, crossing right through the centre of the South Downs National Park. It provides rail access to Arundel, Pulborough and Billingshurst, the employment and shopping centres of Horsham, Crawley and Chichester, and the coastal resorts of Brighton, Bognor Regis and Littlehampton.

Cycling – There are various local cycle routes close to the villages of Storrington and Washington including the South Downs Way cycle network.

Burgess Hill - Henfield - Steyning - Storrington - Pulborough Pulborough - Billingshurst - Slinfold - Horsham

100

Mondays to Fridays (except Public Holidays)

Burgess Hill, Church Road	0641	0741	0911	1011	1111	1211	1311	1426	1526	1626	1726	1806
Burgess Hill, London Road	▼	▼	0914	1014	1114	1214	1314	1429	1529	▼	▼	▼
Burgess Hill, Victoria Way	0644	0744	▼	▼	▼	▼	▼	▼	▼	1629	1729	1809
Burgess Hill, Tesco	0646	0746	0916	1016	1116	1216	1316	1431	1531	1631	1731	1811
Burgess Hill, York Road	0648	0748	0918	1018	1118	1218	1318	1433	1533	1633	1733	1813
Burgess Hill, The Triangle	0650	0750	0920	1020	1120	1220	1320	1435	1535	1635	1735	1815
Hickstead Services	0653	0753	0923	1023	1123	1223	1323	1438	1538	1638	1738	1818
Sayers Common, School	0655	0755	0925	1025	1125	1225	1325	1440	1540	1640	1740	1820
Albourne, Henfield Road	0657	0757	0927	1027	1127	1227	1327	1442	1542	1642	1742	1822
Muddleswood	0700	0800	0930	1030	1130	1230	1330	1445	1545	1645	1745	1825
Woodmancote, Village Hall	0704	0804	0934	1034	1134	1234	1334	1449	1549	1649	1749	1829
Henfield, High Street	0708	0808	0938	1038	1138	1238	1338	1453	1553	1653	1753	1833
Henfield, Wantley Hill	0712	0812	0942	1042	1142	1242	1342	1457	1557	1657	1757	1837
Henfield, High Street	0714	0814	0944	1044	1144	1244	1344	1459	1559	1659	1759	1839
Small Dole, Post Office	0719	0819	0949	1049	1149	1249	1349	1504	1604	1704	1804	1843
Upper Beeding, Rising Sun	0723	0823	0953	1053	1153	1253	1353	1508	1608	1708	1808	1847
Bramber, Castle Hotel	0726	0826	0955	1055	1155	1255	1355	1511	1611	1711	1811	1850
Steyning, Clock Tower	0730	0830	1000	1100	1200	1300	1400	1515	1615	1715	1815	1854
Steyning, Leisure Centre	0733	0833	1003	1103	1203	1303	1403	1518c	1618	1718	1818	1856
Bunton, Crossroads	0737	0837	1007	1107	1207	1307	1407	1522D	1622	1722	1822	1900
Washington, Rec. Ground	0700	0742	0842	1012	1112	1212	1312	1412	1527D	1627	1727	1827
Storrington, Bus Stand	0707	0750	0850	1020	1120	1220	1320	1420	1535D	1635	1735	1835
Cootham, Village Hall	0712	0755	0855	1025	1125	1225	1325	1425	1540D	1640	1739R	
Pulborough Brooks RSPB	0715	0758	0858	1028	1128	1228	1328	1428	1543D	1643	1741R	
Pulborough, Station (arr)	0720	0803	0903	1033	1133	1233	1333	1433	1548D	1648	1746R	
Pulborough, Station (dep)	0722	0808	0908	1038	1138	1238	1338	1438	1551	1651		
Pulborough, Spinney North	0727	0813	0913	1043	1143	1243	1343	1443	1556	1656		
Brinsbury Campus, entrance	0732	0819	0919	1049	1149	1249	1349	1449	1602	1702		
Adversane, Blacksmiths Arms	0734	0821	0921	1051	1151	1251	1351	1451	1604	1704		
Billingshurst, Parbrook	0737	0824	0924	1054	1154	1254	1354	1454	1607	1707		
Billingshurst, Station	0741	0828	0928	1058	1158	1258	1358	1458	1611	1711		
Billingshurst, Forge Way	0744	0831	0931	1101	1201	1301	1401	1501	1614	1714		
Billingshurst, Jengers Mead	0747	0834	0934	1104	1204	1304	1404	1504	1617	1717		
Five Oaks, Roundabout	0751	0838	0938	1108	1208	1308	1408	1508	1621	1721		
Slinfold, Post Office	0757	0844	0944	1114	1214	1314	1414	1514	1627	1727		
Broadbridge Hth, Shelley Arms	0803	0850	0950	1120	1220	1320	1420	1520	1632	1732		
Needles Est, Hills Farm Lane	0809	0856	0956	1126	1226	1326	1426	1526	1638	1738		
Horsham, Bus Stn (arr)	0816	0903	1003	1133	1233	1333	1433	1533	1645	1745		
Horsham, Bus Stn (dep)	0820	0905	1005	1138	1238	1338	1438	1538	1650	1750		
Horsham, Carfax	0823	0907R	1007R	1140	1240	1340	1440	1540	1652	1752		
Horsham, Station	0826	0909R	1009R	1143	1243	1343	1443	1543	1657	1757		
Horsham, Hospital	0827	0910R	1010R	1144	1244	1344	1444	1544	1659	1759		

A A

APPENDIX A

EXISTING SITE PHOTOS



Entrance to the site



Rear garden (looking south)



Existing bungalow



Rear garden (looking west)