

# Land at Crays Lane

Goose Green, Thakeham RH20 2LR

## Planning, Design and Access Statement

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

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A Design and Access Statement produced by New Form Architecture Ltd  
on behalf of Tri-Star Fire Ltd for Horsham Council.

For all enquiries please contact: Angus Morrison  
[angus@newformarchitecture.com](mailto:angus@newformarchitecture.com)

New Form Architecture  
5 The Cairns  
Charlestown  
Fife  
KY11 3EP

07843022953

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## 1.0 INTRODUCTION

- 1.1. This Design and Access Statement has been prepared in support of a full planning application for residential development at Long Barn, Crays Lane, Goose Green, West Sussex. The proposal comprises the demolition of the existing Long Barn and the erection of three new dwellings, arranged as House Type 1 (Plots 1 and 2) and House Type 2 (Plot 3), together with associated access arrangements, landscaping, drainage, utilities, and ancillary works.
- 1.2. The Statement has been prepared in accordance with best practice guidance and the requirements of the local planning authority. It has been informed directly by the site's planning history and, in particular, by the approved residential development at High Barn and establishes a clear and highly relevant design and landscape context.
- 1.3. The document explains how the proposal has evolved from a detailed understanding of the site and its surroundings, demonstrates how the design responds positively to landscape and visual considerations, and sets out the rationale for the scale, layout, appearance, and access strategy of the proposed development.

## 2.0 PURPOSE OF THE STATEMENT

2.1 The purpose of this Design and Access Statement is to provide a clear, comprehensive, and proportionate explanation of the proposed development, enabling the Local Planning Authority to fully understand the design rationale and assess the proposal against adopted planning policy and material considerations.

In particular, the Statement seeks to:

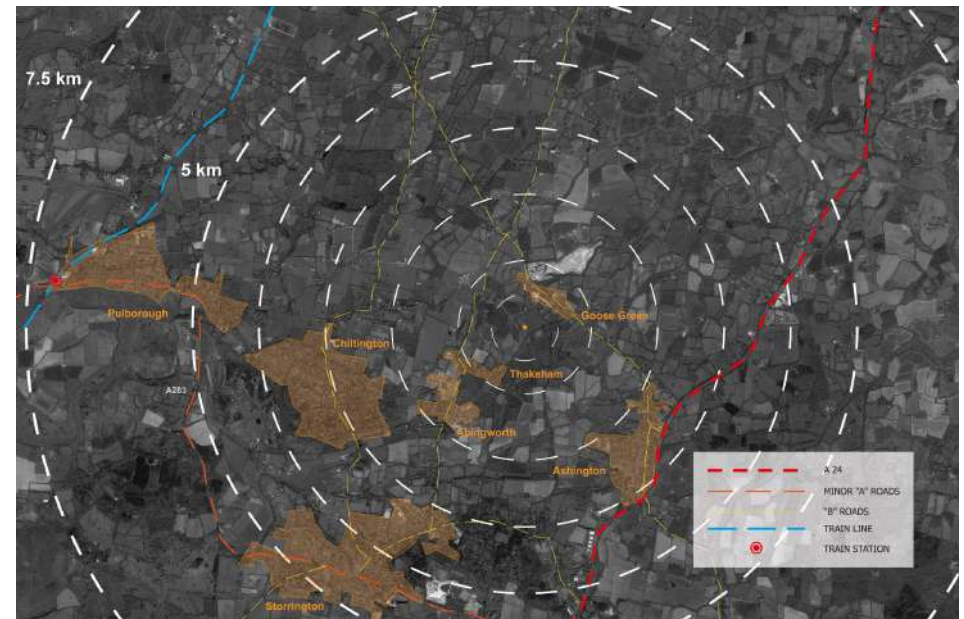
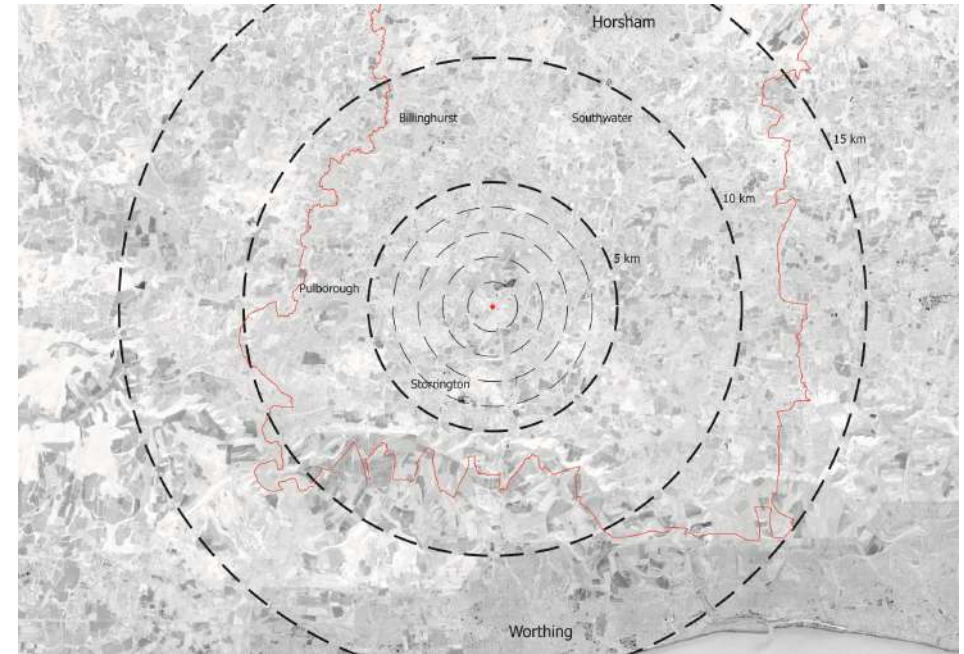
- Describe the physical, environmental, and planning context of the site;
- Explain the evolution of the design from site analysis and contextual constraints;
- Justify the amount, layout, scale, appearance, and landscaping of the proposal;
- Demonstrate how the scheme responds to the approved High Barn development and the wider Crays Barn setting;
- Set out a clear and deliverable access strategy for vehicles and pedestrians; and
- Confirm that the development represents a high-quality, well-considered form of rural residential development.

The level of detail provided is appropriate to the scale and nature of the development and reflects the complexity and sensitivity of the site.

### 3.0 SITE CONTEXT AND SURROUNDINGS

#### 3.1 STRATEGIC LOCATION AND SETTLEMENT CONTEXT

- 3.1.1 The application site is located at Long Barn, Crays Lane, Goose Green, within a rural setting characterised by a dispersed pattern of development and a strong relationship between built form, agricultural land, and landscape structure. Crays Lane functions as a narrow country lane serving a limited number of dwellings, agricultural holdings and small clusters of development rather than a continuous or formal settlement frontage.
- 3.1.2 The site forms part of the wider Crays Barn land ownership, an established cluster of buildings which has historically functioned as part of an agricultural unit and which has, over time, been subject to a managed transition toward residential use. This evolutionary context is a critical material consideration: development in this location has not occurred as sporadic or isolated interventions, but rather as a series of related proposals responding to an existing group of buildings, shared access, and common landscape framework.
- 3.1.3 In locational terms, the site is well related to Goose Green and surrounding settlements while retaining a distinctly rural character. The relationship to local services, vehicular routes and established infrastructure is consistent with other dwellings in the immediate area, reinforcing the site's suitability for residential use when assessed in spatial planning terms.



## 3.2 PHYSICAL CHARACTERISTICS OF THE SITE

- 3.2.1 The site currently accommodates the existing Long Barn structure and associated areas of hardstanding and informal open ground. The barn itself is read as a utilitarian agricultural building, with its form, orientation and footprint reflecting historical farmyard logic rather than residential typologies.
- 3.2.2 Topographically, the site sits at a lower level than the approved High Barn development to the north, with gentle but perceptible changes in level across the site. This relative topography is a defining characteristic and has directly informed the approach to ridge heights, massing and roof articulation in order to ensure that new development does not appear visually prominent when viewed from surrounding land or from Crays Lane.
- 3.2.3 Boundaries are defined by a combination of hedgerows, post-and-rail fencing, and mature planting, which collectively provide a semi-enclosed character and contribute to the site's visual containment. This structure establishes a clear framework within which new development must sit, limiting long-distance views of built form and reinforcing the perception of development as part of a contained cluster rather than an intrusion into open countryside.



### 3.3 LANDSCAPE CHARACTER AND VISUAL SETTING

- 3.3.1 The site lies within a rural landscape context where development is typically perceived against a backdrop of vegetation, agricultural fields and tree belts rather than in isolation. Built form in the locality is generally read in layered views, with buildings partially screened by hedgerows, garden planting and boundary vegetation.
- 3.3.2 Importantly, the proposal site is not located within a nationally designated landscape such as an Area of Outstanding Natural Beauty or National Park. However, the absence of such designation does not diminish the sensitivity of the immediate landscape. On the contrary, Horsham District Council's approach to countryside protection places emphasis on locally distinctive character, incremental change, and the careful management of development pressure in rural locations.
- 3.3.3 The approved High Barn development has already established a precedent for how residential buildings can be successfully integrated into this landscape through controlled scale, robust architectural forms, and a strong reliance on landscaping as a mediating element. The current proposal draws directly from this approach, ensuring that development at Long Barn reads as a natural continuation of an established pattern rather than a visually discordant addition.



### 3.4 RELATIONSHIP TO SURROUNDING DEVELOPMENT

3.4.1 The immediate surroundings comprise a mixture of existing residential dwellings, former and active agricultural buildings, and open land. Development is characteristically loose in arrangement, with generous separation distances and an absence of rigid building lines or suburban street hierarchies.

3.4.2 The approved residential scheme at High Barn is particularly significant in contextual terms. It establishes clear parameters for:

- Acceptable residential scale within the Crays Barn cluster;
- Ridge heights and building proportions that sit comfortably within the landscape;
- The continued use of shared access arrangements from Crays Lane; and
- The application of a restrained rural architectural language.

3.4.3 By contrast, development further afield along Crays Lane remains sporadic and low density, reinforcing the importance of ensuring that any new buildings do not erode the prevailing pattern of discrete clusters separated by open land and vegetation.



### 3.5 PLANNING AND ENVIRONMENTAL CONSTRAINTS

3.5.1 The site does not lie within a flood risk zone of concern and is not subject to statutory environmental or heritage designations that would preclude development in principle. As demonstrated through the site's planning history, technical matters such as contamination, drainage, and water neutrality are capable of being addressed through appropriate mitigation and supporting documentation.

3.5.2 From a planning perspective, the principal sensitivities relate to:

- Landscape and visual impact;
- The cumulative effect of development within the Crays Barn cluster; and
- The need to ensure that new dwellings remain clearly subordinate to, and integrated within, the established rural context.

3.5.3 These considerations have been treated not as constraints to be worked around, but as fundamental drivers shaping the form, scale and disposition of the proposed development.



### 3.6 SUMMARY OF CONTEXTUAL APPRAISAL

3.6.1 In summary, the site is defined by:

- Its location within an established cluster of buildings with a clear planning trajectory;
- A contained and visually filtered landscape setting;
- A topography that favours controlled ridge heights and articulated massing;
- A surrounding pattern of low-density, non-suburban development; and
- A context in which residential use has been confirmed as acceptable in principle.

3.6.2 The design approach set out in the following sections emerges directly from this appraisal. Rather than imposing a predetermined architectural solution, the proposal has been shaped by the physical, historical and planning characteristics of the site, ensuring that the resulting development is both site-specific and contextually grounded.

### 3.7 LANDSCAPE AND VISUAL IMPACT - SUMMARY APPRAISAL

3.7.1 When assessed as a whole, the landscape and visual effects of the proposed development are considered to be limited, localised and acceptable in planning terms.

3.7.1 The site's position within an established cluster, its lower relative topography compared with the approved High Barn development (see Section 3.2), and the presence of existing boundary vegetation collectively reduce the site's visual sensitivity. Built form will be perceived primarily in filtered views, with the surrounding landscape continuing to dominate the visual scene.

3.7.1 Ridge-height analysis demonstrates that the proposed dwellings remain below the previously approved envelope for adjoining development, ensuring that new buildings do not introduce new skyline features or visual dominance when viewed from Crays Lane or the wider rural setting.

3.7.1 In landscape character terms, the proposal represents a logical continuation of an established pattern of development, rather than an encroachment into open countryside. Any change arising from the development is therefore one of degree rather than kind, with landscape character preserved through careful siting, restrained scale and an integrated landscape strategy.

## 4.0 PLANNING HISTORY AND POLICY CONTEXT

### 4.1 PLANNING HISTORY OF THE CRAYS BARN SITE

4.1.1 The application site forms part of the wider Crays Barn landholding, which has been subject to a number of recent planning permissions and prior approval decisions that are directly relevant to the assessment of the current proposal and establish important baseline parameters in terms of land use, scale, access, servicing and landscape impact.

4.1.2 Of particular relevance is the Class Q Prior Approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, granted (by way of deemed consent) under reference DC/25/0614, for the formation of four 3-bedroom dwellinghouses within the footprint of the existing agricultural barn known as Long Barn at Crays Barn, Crays Lane, Goose Green.

4.1.3 Although Horsham District Council did not issue a formal determination within the statutory 56-day period, correspondence dated 29 July 2025 confirms that the Local Planning Authority would have concluded that prior approval was required and granted had it been in a position to determine the application. The prior approval therefore benefits from deemed consent in accordance with the GPDO.

4.1.4 This approval confirms that:

- The building formed part of an established agricultural unit and met the qualifying criteria of Class Q;
- The principle of residential use within the Crays Barn complex is acceptable in planning terms;
- The scale and form of residential development within the existing barn footprint was considered appropriate;
- The existing access arrangements connecting to Crays Lane were acceptable to serve residential use; and
- Matters relating to highways, siting, design, flooding risk, natural light, and general suitability were capable of being satisfactorily addressed.

4.1.5 The officer assessment accompanying DC/25/0614 further confirms that, when assessed against the limitations and prior approval matters of Class Q, the proposal would not have resulted in unacceptable harm in terms of transport, noise, flooding, design or residential amenity, subject to appropriate technical controls. It also identifies water neutrality and contamination as matters capable of being addressed through separate regulatory processes and supporting submissions.

4.1.6 In addition to DC/25/0614, planning permission has been granted under application reference DC/25/0446 for the demolition of agricultural buildings and the erection of three new dwellings on adjoining land within the wider Crays Barn holding. That permission provides a particularly important and recent planning benchmark in terms of:

- The acceptability of new-build residential development within this established cluster;
- Appropriate dwelling numbers and site capacity;
- Acceptable ridge heights, scale and massing when read within the rural landscape;
- The use of the shared access arrangements serving Crays Barn; and
- The approach to materials, landscaping and boundary treatment.

4.1.7 The current proposal at Long Barn has been developed with detailed regard to both DC/25/0614 and DC/25/0446, ensuring that the siting, scale, massing, access strategy and architectural language of the proposed dwellings sit comfortably within the parameters already established through these recent approvals and reflect a consistent and planned evolution of the Crays Barn site.



## 4.2 NATIONAL PLANNING POLICY FRAMEWORK

4.2.1 The proposal has been developed to reflect the NPPF's key expectations, in particular:

- Achieving sustainable development: balancing social, environmental and economic objectives through the delivery of high quality housing integrated with landscape and infrastructure.
- Promoting sustainable transport: ensuring safe and suitable access for all users, while recognising that opportunities to maximise sustainable transport options vary between urban and rural areas.
- Making effective use of land: ensuring the site is used efficiently without compromising the character and setting of the area.
- Achieving well-designed places: delivering high quality, beautiful and sustainable buildings and places through clear design expectations, robust contextual response and effective engagement.
- Meeting the challenge of climate change and flood risk: embedding appropriate measures for energy efficiency, water management and drainage.
- Conserving and enhancing the natural environment: integrating development with landscape character, protecting rural amenity, and incorporating appropriate landscape mitigation and biodiversity enhancement.

## 5.0 DESIGN PRINCIPLES AND DESIGN EVOLUTION

### 5.1 DESIGN APPROACH AND OBJECTIVE

5.1.1 The design approach has been derived explicitly from the contextual appraisal set out in Section 3, with particular regard to the site's cluster morphology (Section 3.1), relative topography (Section 3.2), landscape containment (Section 3.3) and relationship to approved development at High Barn (Section 3.4).

5.1.2 The design approach has been guided by a series of clear objectives:

- To create a cohesive group of dwellings that respond to the character of the Crays Barn complex;
- To draw on the scale and proportions of traditional agricultural buildings rather than suburban housing typologies;
- To ensure visual continuity with the approved High Barn development while avoiding repetition;
- To minimise visual and landscape impact through restrained massing and careful ridge-height control; and
- To deliver functional, adaptable homes suited to contemporary rural living.

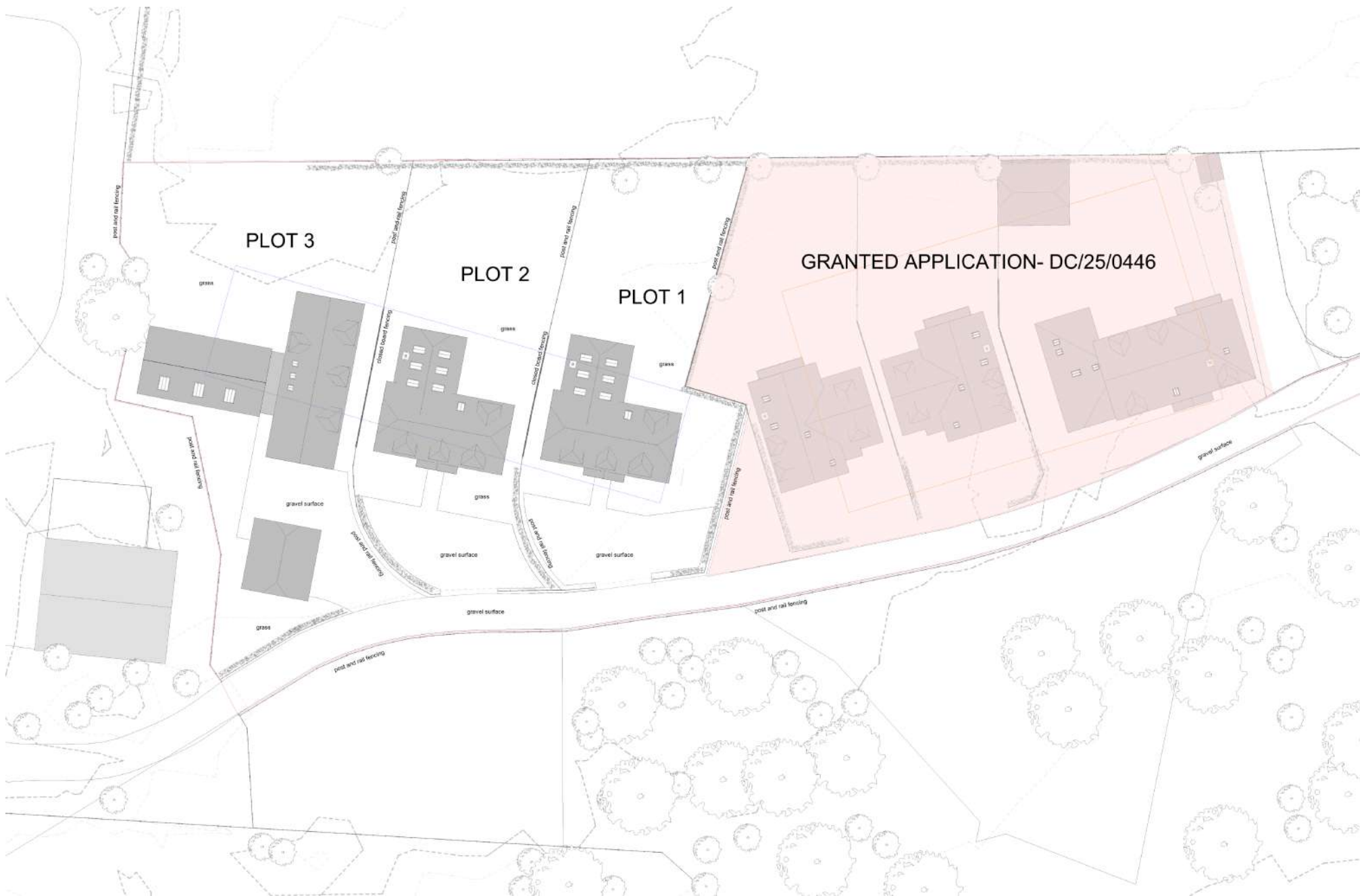
5.1.3 The design has evolved through iterative testing of layout options, ridge heights, and building forms, informed by site sections and comparative elevation analysis.

### 5.2 AMOUNT

5.2.1 The proposed development comprises three dwellings, which represents an appropriate quantum of development for the size and capacity of the site. The number of units has been deliberately limited to ensure:

- Adequate separation between buildings;
- Retention of meaningful landscape gaps;
- Avoidance of overdevelopment; and
- A scale that remains consistent with the established Crays Barn cluster.

5.2.2 The mix of two House Type 1 dwellings and one House Type 2 dwelling provides limited variation while maintaining a coherent overall composition.



## 5.3 LAYOUT

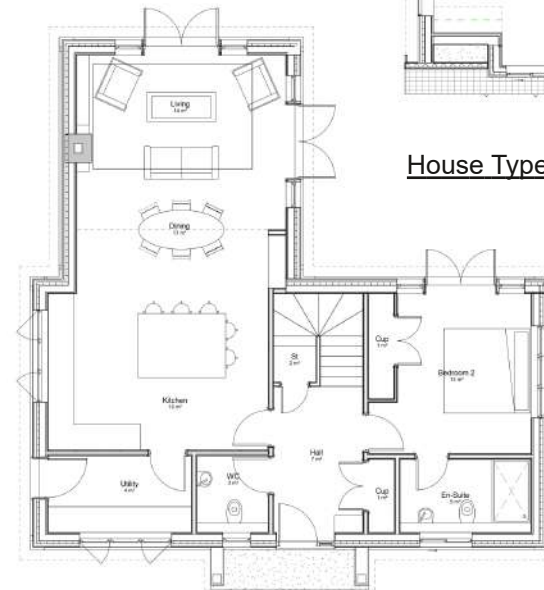
5.3.1 The layout responds directly to the geometry and constraints of the site and has been informed by the approved High Barn scheme. Key layout principles include:

- Alignment of buildings to follow existing access routes and site structure;
- Logical grouping of dwellings to read as a small cluster rather than a linear estate;
- Clear definition of private amenity spaces associated with each dwelling;
- Retention of soft landscape buffers between built form and site boundaries; and
- Efficient use of the existing access arrangement to Crays Lane.

5.3.2 The layout avoids suburban cul-de-sac character and instead reflects the loose, functional arrangement typical of converted farmstead sites.



House Type 1 - First Floor



House Type 1 - Ground Floor



House Type 1 - West Elevation



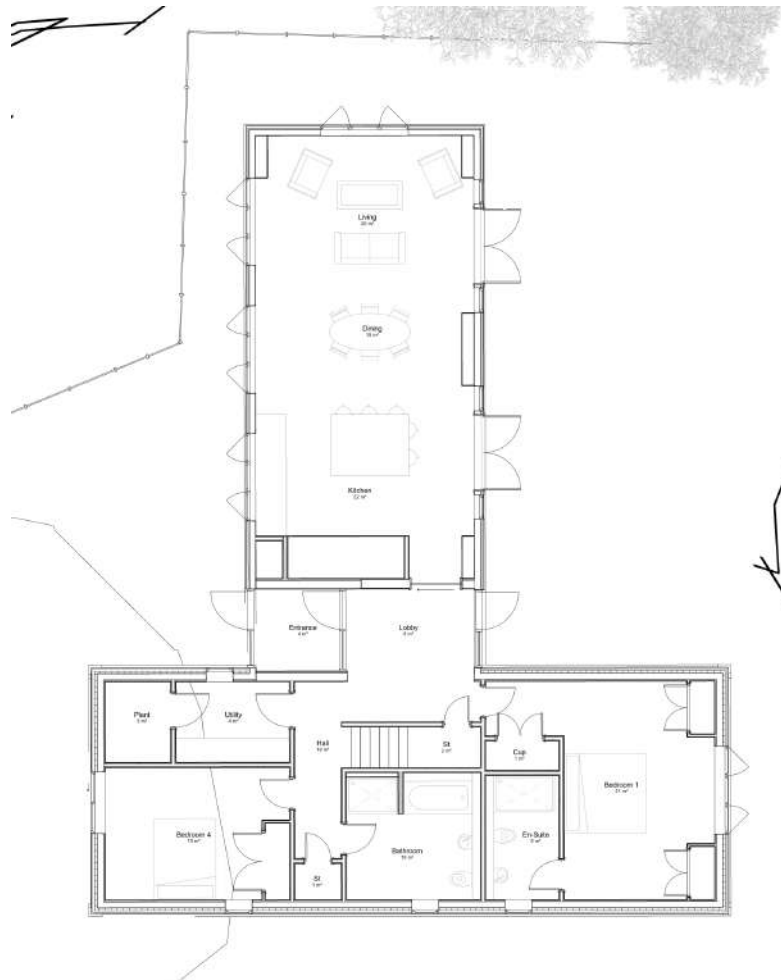
House Type 1 - South Elevation



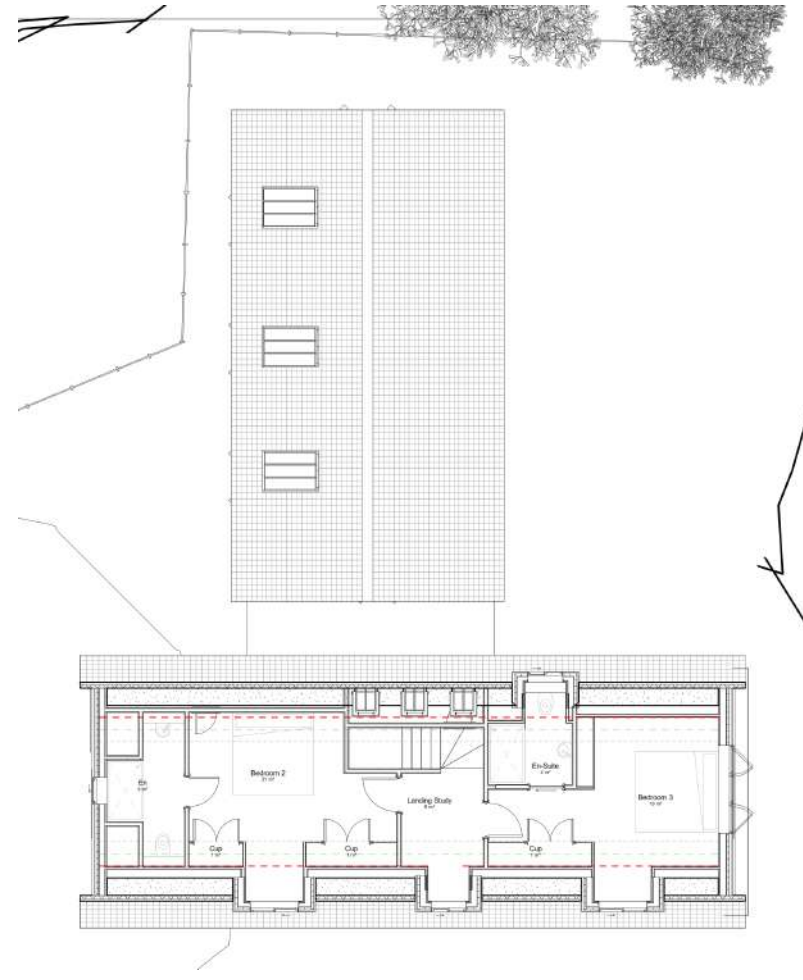
House Type 1 - North Elevation



House Type 1 - East Elevation



House Type 2 - Ground Floor



House Type 2 - First Floor



House Type 2 - West Elevation



House Type 2 - South Elevation



House Type 2 - North Elevation



House Type 2 - East Elevation

## 5.4 SCALE AND MASSING

5.4.1 Scale and massing have been carefully controlled and tested through detailed comparative drawings. The submitted ridge-height analysis demonstrates that:

- The proposed dwellings sit comfortably below the ridge heights approved under DC/21/2144;
- All new buildings are comparable with, or subordinate to, the approved High Barn development;
- The perceived mass of buildings is reduced through articulated roof forms and varied elevations; and
- Views from Crays Lane and the wider countryside are not dominated by built form.

5.4.2 The proposals therefore achieve a balanced relationship between residential accommodation and rural landscape setting.



## 5.5 APPEARANCE AND ARCHITECTURAL LANGUAGE

- 5.5.1 The architectural approach is firmly rooted in the local rural vernacular. The buildings adopt simple, legible forms with pitched roofs and clearly defined elements. The distinction between House Type 1 and House Type 2 introduces variety while maintaining a consistent design language across the site.
- 5.5.2 Entrances are clearly expressed, elevations are well-proportioned, and fenestration is ordered and restrained. This approach ensures the dwellings appear as robust, enduring buildings rather than stylistic pastiche.



## 5.6 MATERIALS AND DETAILING

5.6.1 Material selection has been informed by both the local context and the approved High Barn development. The proposed palette includes:

- Clay tiled roofs with traditional hips, valleys, and ridge detailing;
- Mixed coursed flintwork laid in lime mortar to ground-floor walls;
- Timber weatherboarding to upper elevations;
- Red clay brick used sparingly for plinths, quoins, and detailing;
- Painted timber windows and doors;
- Black cast aluminium rainwater goods; and
- Oak or painted timber elements to porches and secondary structures.

5.6.2 These materials are durable, locally appropriate, and weather well over time, ensuring the long-term quality of the development.



## 5.7 LANDSCAPE STRATEGY

5.7.1 The landscape strategy is integral to the success of the scheme and focuses on reinforcing the existing rural character. Key elements include:

- Retention and enhancement of existing boundary treatments;
- Introduction of native hedgerows and tree planting;
- Informal garden layouts with soft landscaping dominating over hard surfacing; and
- Use of permeable gravel and natural materials for driveways and paths.

5.7.1 The landscape treatment ensures the new development is visually absorbed into its setting when viewed from both near and distant vantage points.



## 6.0 CONTEXT COMPONENT (HORSHAM DAS GUIDANCE)

This section draws directly on the site analysis and landscape appraisal set out in Section 3, translating those contextual findings into clear design constraints and opportunities in accordance with Horsham District Council's Design & Access Statement guidance.

Horsham District Council guidance is clear that context should be discussed as a discrete component, demonstrating the steps taken to appraise the context, identify constraints and opportunities, and use that appraisal to inform design.

## 6.1 CONTEXT APPRAISAL - OPPOTUNITIES AND CONSTRAINTS

The proposal has been informed by the following contextual factors:

- Established building cluster: the Crays Barn landholding already comprises a group of buildings and, critically, includes the approved residential development at High Barn. This establishes an appropriate reference for residential scale, access arrangements, and the approach to landscape integration.
- Rural lane character: Crays Lane is narrow and rural in character. The design therefore avoids suburban estate typologies (e.g. formal street hierarchy, kerbed roads and footways) and instead adopts a low-key arrangement consistent with a rural access track.
- Topography and visibility: the site sits lower than the approved High Barn development to the north, and gentle changes in level across the site influence visibility. This has been a principal factor in ridge-height control and the articulation of roof forms.
- Landscape setting and boundaries: existing boundary treatments and vegetation reinforce the rural character. The design seeks to maintain and strengthen these features through a landscape-led approach, limiting hard surfacing and introducing additional native planting where appropriate.
- Functional servicing: the scheme must operate effectively for residents, visitors, refuse and emergency services. This has been embedded in the access strategy, parking/turning provision and coordinated utilities strategy.

## 6.2 DESIGN EVOLUTION

The design has evolved through iterative testing against:

- Site capacity and the need to avoid overdevelopment;
- Separation distances and the maintenance of landscape gaps between buildings;
- Comparative ridge-height analysis (including reference levels for Long Barn, the approved High Barn development, and the previously consented parameters within the wider holding);
- Appropriate architectural language rooted in rural vernacular forms and materials; and
- Delivery requirements relating to access, drainage, utilities and construction logistics.

## 7.0 ACCESS COMPONENT (HORSHAM DAS GUIDANCE)

Horsham District Council guidance requires that the DAS explains the access policy adopted, how access issues have been addressed (including inclusive access), and what consultation has been undertaken on access issues (or why this is not applicable).

### 7.1 ACCESS STRATEGY - OVERARCHING PRINCIPLES

The access strategy has been developed to:

- Use the established access arrangement serving the wider Crays Barn site, avoiding additional access points onto Crays Lane;
- Provide safe and suitable access for all users, including residents, visitors, refuse collection and emergency vehicles;
- Ensure practical parking and turning provision on-site; and
- Provide legible pedestrian routes between parking areas and dwelling entrances.

## 7.2 VEHICULAR ACCESS AND MOVEMENT

- 7.2.1 Vehicular access is taken from the existing access route serving the Crays Barn landholding. This approach is consistent with the wider site's access strategy and avoids incremental harm to the rural lane through multiple new access points.
- 7.2.2 On-site circulation is designed to be low-speed and informal in character, consistent with a rural access track. Parking and turning are provided within each plot so that vehicles can manoeuvre safely and conveniently.
- 7.2.3 Where relevant for operational needs, the access route and turning arrangements are designed to accommodate servicing vehicles (including refuse collection), subject to detailed technical confirmation through separate highways/submission documents where required.

## 7.3 PEDESTRIAN ACCESS

Pedestrian access is provided via clear, direct and legible routes from parking areas to dwelling entrances. The design seeks to minimise level changes and to provide safe movement across the site without the need for excessive engineered infrastructure that would suburbanise the rural setting.

## 7.4 INCLUSIVE ACCESS AND ACCESSIBILITY

7.4.1 The scheme adopts a proportionate but technically informed approach to inclusive access, informed by recognised accessibility principles and typical Building Regulations expectations. Measures include:

- Level or gently graded approaches to principal entrances where achievable;
- Clearly identifiable principal entrances and threshold design to minimise trip hazards;
- Ground-floor WC provision within each dwelling;
- Internal circulation space that supports day-to-day accessibility and potential future adaptation.

7.4.2 Detailed compliance with Building Regulations (including Part M) will be addressed at the Building Control stage; however, the scheme is designed from the outset to support inclusive access in practical terms.

## 7.5 CONSULTATION ON ACCESS

7.5.1 For development of this scale, formal access-group consultation is not typically proportionate. Nevertheless, the access approach has been developed having regard to established best practice on safe and inclusive access and informed by the approved access arrangements within the wider Crays Barn context.

7.5.1 If, during the planning process, the Local Planning Authority or Highway Authority identifies specific access matters requiring refinement, the scheme can be adjusted through condition or minor amendment without undermining the core design principles.

## 8 SERVICING, DRAINAGE, ENERGY AND INFRASTRUCTURE

8.1 The proposed site services strategy has been coordinated to minimise environmental impact and visual clutter. The scheme provides for:

- Coordinated utility connections following established service corridors;
- Appropriate drainage and sewage treatment solutions suited to a rural location;
- Permeable surfacing to manage surface water sustainably; and
- Consideration of construction access and site welfare within defined areas.

8.2 The servicing strategy ensures the development will function effectively without adverse impact on neighbouring land or the wider environment.

## 9 CONCLUSION

9.1 The proposed residential development at Long Barn represents a high-quality, design-led response to a sensitive rural site. The scheme:

- Is firmly grounded in the established Crays Barn context;
- Responds positively to the approved High Barn development;
- Demonstrates careful control of scale, massing, and appearance;
- Integrates successfully into the rural landscape through thoughtful design and landscaping; and
- Provides safe, functional, and inclusive access arrangements.

9.2 Overall, the proposal constitutes sustainable and well-designed development that accords with national and local planning objectives and is considered appropriate for approval.