

Batcheller Monkhouse



DESIGN AND ACCESS STATEMENT

Erection of a self-build dwelling
with associated landscaping

at

Land to the north of Warnham Lodge
Mayes Lane
Warnham

On Behalf of
Mr & Mrs Sharpe

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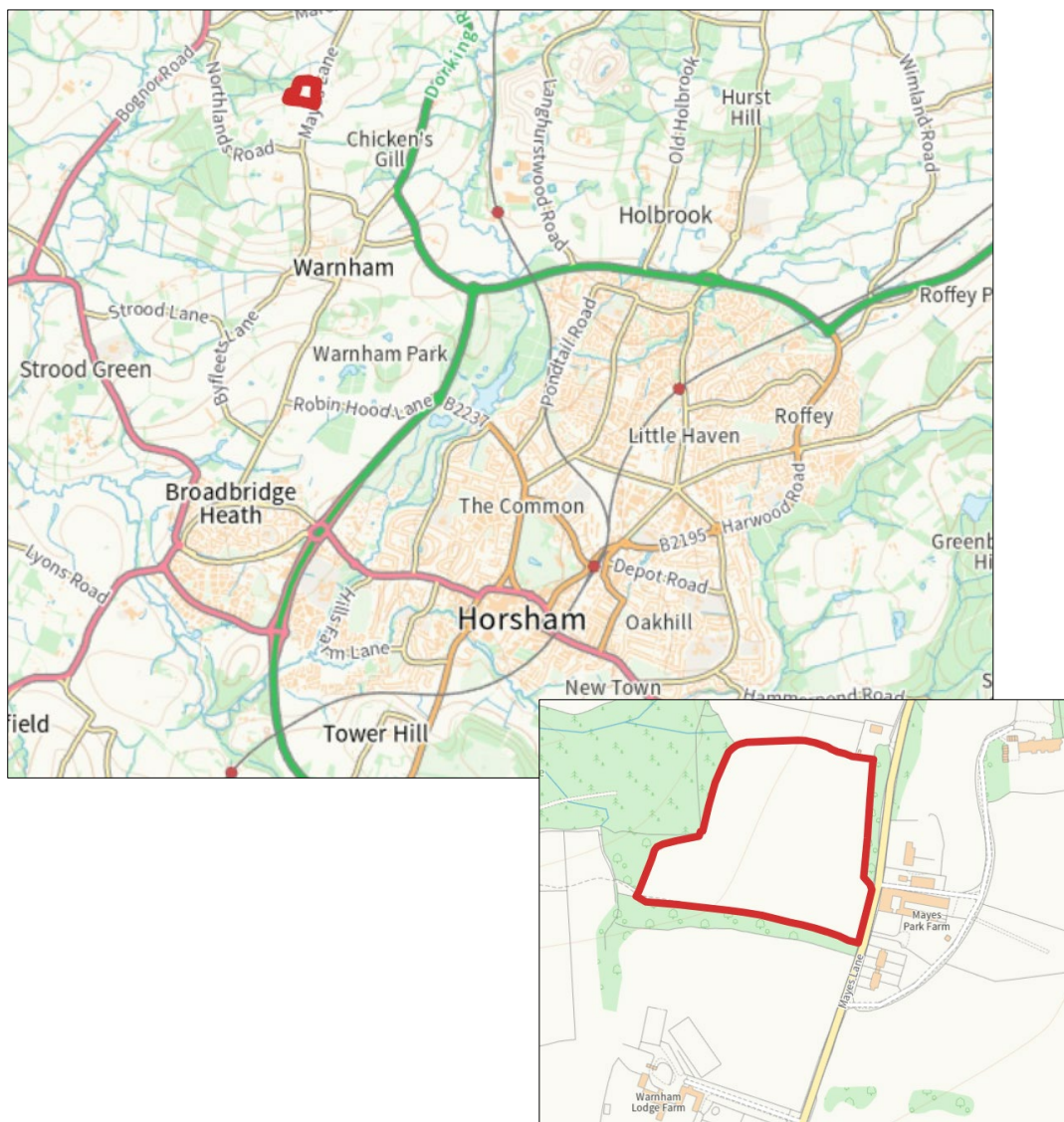
1 INTRODUCTION

- 1.1 This Design and Access Statement accompanies a planning application for the erection of a single detached dwelling on land off Mayes Lane, Warnham.
- 1.2 It describes the existing site context, the proposed development and the design rationale behind the scheme, demonstrating how the proposal responds sensitively to its rural surroundings.

2 SITE AND SURROUNDINGS

- 2.1 The application site comprises a field historically used for grazing located to the north of Warnham Lodge, accessed from Mayes Lane. The site is relatively level and is contained visually by existing hedgerows and tree belts. No public rights of way pass through the site, although a footpath runs along its southern boundary..
- 2.2 The site is located approximately 1.6km to the north of Warnham village centre.

Figure 2.1 – Site Location



- 2.3 The proximity of Warnham Lodge to the south, along with a small number of cottages located further west of the plot, helps establish the low-density pattern of development in the area.

3 PROPOSED DEVELOPMENT

3.1 Pre-Application Enquiry

3.1.1 A pre-application submission was made in June 2025 seeking the planning authority's advice regarding initial proposals for a house on the site. The pre-application scheme comprised a Georgian style house, garaging and a barn providing stabling and storage space.

Figure 3.1 – Pre-Application Scheme



3.1.2 Pre-application advice was provided in August and the advice received is summarised below:

Principle of Development

- The site lies outside the built-up area boundary, so countryside protection policies apply.
- Policies in the Horsham District Planning Framework (HDPF) restrict development in such areas unless allocated in a Local Plan/Neighbourhood Plan or adjoining a settlement edge – which this site does not.
- The Council lacks a 5-year housing supply, so the “tilted balance” (NPPF para 11d) applies, meaning applications are considered more flexibly.
- However, the site does not adjoin the settlement boundary, so the proposal would not be supported in principle.

Design and Character

- The proposed Georgian-style dwelling is not considered appropriate in this rural context.
- Its suburban aesthetic and heavy glazing would contrast with local rural vernacular (barn conversions, timber, softer forms).
- Any scheme should instead reflect local materials and rural design traditions.

Residential Amenity

- No significant adverse impact on neighbouring properties anticipated.
- Highways
- Existing access via Mayes Lane is likely adequate, but WSCC Highways must be consulted.
- Adequate parking appears possible, though exact needs depend on final design.

Ecology & Trees

- The site borders Hoopers Copse Ancient Woodland.
- An Arboricultural Impact Assessment and BS5837-compliant tree survey will be required.

- A natural buffer between residential curtilage and Ancient Woodland should be maintained.
- Preliminary Ecological Assessment needed to ensure no harm to protected species.

Water Neutrality

- Development must demonstrate water neutrality given the district's water stress and impacts on Arun Valley protected sites.

Biodiversity Net Gain (BNG)

- Although self-build may be exempt, the Council expects enhancement measures.
- Proposed features (wildflower grassland, native scrub, wetlands, pollinator habitats) are welcomed.

3.2 Proposed Development

3.2.1 The scheme has been revised to address the comments raised at the pre-application stage. In particular, the design and style of house has been revisited and the proposal is now for a house of rural vernacular design.

3.2.2 The proposed dwelling now features a well-balanced building form with pitched roofs featuring Horsham Stone eaves which is a feature found locally on other properties.



3.2.3 Materials would include heritage clay tiles to roofs and upper walls, brickwork with stonework detailing, and columns featuring plinth bricks with stone bases. Roof eaves would feature Horsham Stone reflecting the local vernacular.

3.2.4 The house would be set back from Mayes Lane, reached by means of a new permeable driveway which utilises the existing field gate.

3.2.5 A parking area would be positioned to the side of the dwelling so that it remains discreet and subordinate to the main building.

3.2.6 Soft landscaping would be provided across the site in the form of scattered trees, native mixed-species scrub planting and garden hedgerows, lawns and neutral species-rich grassland, garden and inundated planting.



3.2.7 The scheme would deliver measurable biodiversity gains by creating a mosaic of habitats, increasing species and structural diversity, and improving ecological connectivity. Woodland edge and scrub enhancement, wetland creation, and grassland diversification will all contribute to the long-term ecological value of the site and wider landscape.

3.2.8 Management prescriptions will ensure that these habitats are maintained and improved over time, supporting protected and priority species recorded in the area.

4 DESIGN PRINCIPLES

4.1 Layout

4.1.1 The dwelling is sited to:

- Respect the open character of the agricultural landscape.
- Maintain generous separation from nearby properties.
- Allow for discreet vehicular access from Mayes Lane.
- Ensure the built form sits comfortably within the existing field pattern.

4.1.2 The layout has been chosen to minimise visual impact from public vantage points and to allow for meaningful soft landscaping.

4.2 Design

4.2.1 The design of the dwelling follows traditional rural vernacular principles and adopts a scale and massing appropriate to its countryside setting. The roof pitch and wall heights reflect familiar Sussex building traditions, helping the dwelling to sit comfortably within its environment. The elevations illustrate a balanced arrangement of window openings and a restrained architectural style.

4.3 Scale and Massing

4.3.1 The proposed dwelling is of an appropriate scale, consistent with nearby residential properties. The form includes:

- A two-storey volume with articulated elevations.
- Roof heights designed to remain subservient to nearby tree lines.
- Massing that avoids over-dominance within the rural landscape.

4.4 Appearance

4.4.1 As illustrated on the submitted elevations, the design draws upon rural architectural cues, incorporating:

- Traditional pitched roofs.
- Balanced window arrangements to all elevations.
- Materials selected to echo the agricultural context

4.4.2 The result is a dwelling that blends contemporary comfort with local distinctiveness.

4.5 **Landscaping**

4.5.1 Soft landscaping will reinforce the rural character through:

- the retention and enhancement of boundary hedgerows, new native planting to integrate the building into the landscape.
- A garden design that respects the transition between private space and open countryside.

4.5.2 Hard surfacing will be minimised and designed with permeable materials where possible.

4.6 **Sustainability**

4.6.1 The scheme will incorporate:

- High levels of insulation and energy efficiency.
- Potential for renewable technologies such as air and/or ground source heat pumps or PV panels.
- Sustainable drainage solutions to manage surface water on site.
- These measures are consistent with building regulations and local sustainability objectives.

4.7 **Access**

4.7.1 Vehicular access will be taken directly from Mayes Lane via an improved private entrance. The proposed access:

- Ensures adequate visibility and safe turning movements.
- Provides parking and manoeuvring within the site to avoid roadside congestion.
- Meets the needs of refuse, service, and emergency vehicles.

4.7.2 A safe, level pedestrian route will connect the parking area to the main entrance. The scheme ensures:

- Inclusive access for all users.
- Compliance with Part M of the Building Regulations where required.

5 PLANNING AND DESIGN JUSTIFICATION

- 5.1 The proposal represents a carefully considered form of rural development that responds positively to its landscape setting and the established pattern of low-density dwellings along Mayes Lane.
- 5.2 The design approach ensures that the building remains proportionate in height and massing, using a simple traditional form that sits comfortably within the surrounding agricultural land. Through sensitive siting, appropriate materials, and thoughtful landscaping, the scheme minimises its visual impact while enhancing the character of the site and reinforcing existing landscape features.
- 5.3 The dwelling incorporates sustainable construction principles, providing energy-efficient accommodation consistent with modern standards. Overall, the development aligns with national and local planning policy objectives that seek high-quality design, sustainable rural housing, and the protection of countryside character.

6 CONCLUSION

- 6.1 In conclusion, the proposed dwelling at land north of Warnham Lodge is a well-integrated addition to the rural landscape that respects and enhances its surroundings. The access arrangements provide safe and convenient movement for vehicles and pedestrians, and the design ensures an inclusive environment for future occupants.
- 6.2 The scale, layout, and materials of the building have been selected to reflect the distinctive character of the area while delivering a high-quality home that meets contemporary living standards. The application therefore demonstrates compliance with relevant planning principles and represents a positive and sustainable contribution to the locality.