

# THAKEHAM TILES SITE

## ROCK ROAD, STORRINGTON



DESIGN AND ACCESS STATEMENT | NOVEMBER 2025 REV A





# Introduction

## About The Application

This Design & Access Statement relates to land at Rock Road, Storrington. The document has been prepared by Thrive Architects on behalf of Thakeham Concrete Products Ltd to seek outline planning permission for the redevelopment of the site and relocation of the business to alternative premises, including demolition of all buildings and the construction of 108 dwellings, with the provision of associated open space, landscaping, roads and parking, and the provision of full details for the construction of a means of access onto Rock Road.

This document demonstrates how the development proposals achieve a good level of design, fitting the context of the site and its immediate surroundings.

The planning status and planning history of the site are addressed in the separate Planning Statement.

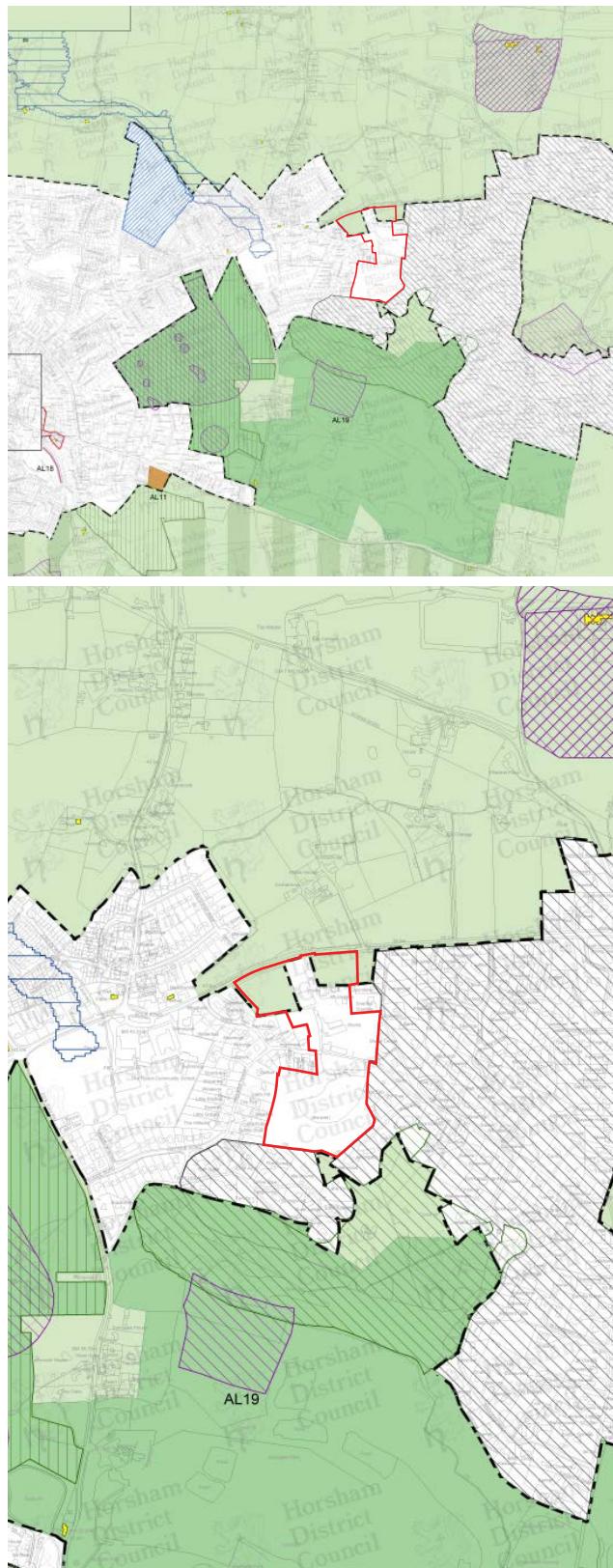
## Site Location

The site, measuring approximately 6.12 ha, is located 1.5 miles south of the village of Thakeham, and 1.2 miles to the north-east of the village of Storrington in the Horsham District of West Sussex.

The site has been used as a sand pit and manufacturing plant for concrete products which, include building blocks and decorative products, since the early 1930s.

The site is surrounded by woodland, so only short views into it can be seen from Rock Road and the Right of Way. It is not visible from longer range views outside the site.

There are significant level changes both within the site and on adjacent land. Across the centre of the site, a 2-3m high retaining wall separates the southern, upper level from the lower, northern part. Around the southern part of the site, former sand extraction activity has created raised banked areas, now covered by self-sown coniferous woodland.



EXTRACT FROM HORSHAM LOCAL PLAN PROPOSALS MAP



SITE LOCATION PLAN

# Local Context

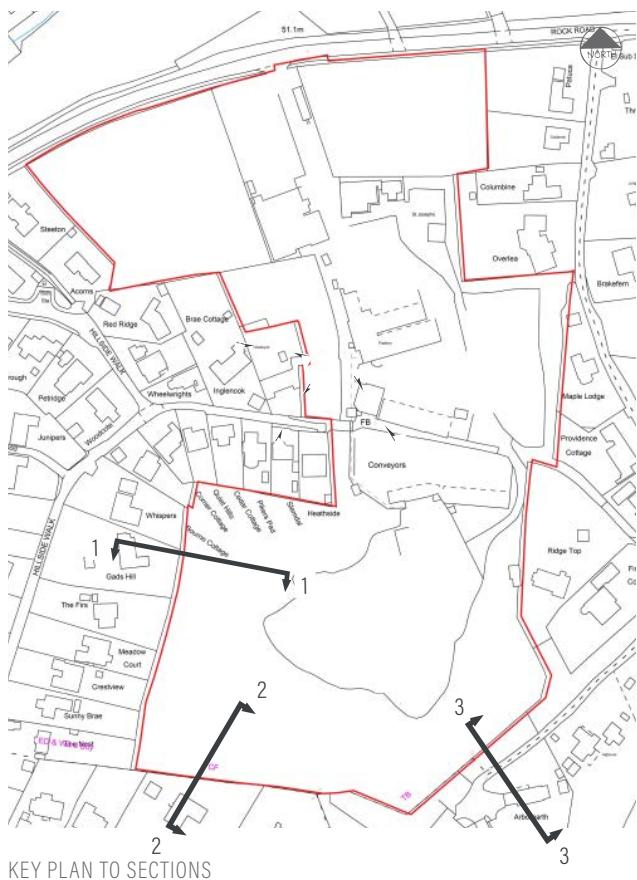
## Neighbouring Properties

There are three residential areas bordering the application site: Hillside Walk to the west (1); Bracken Lane to the east (2); and Sandgate Lane to the south (3). Beyond Sandgate Lane further to the south is Sandgate Park, a 30-acre nature conservation park and ancient woodland owned and managed by Horsham District Council.

Residential properties in these areas range from bungalows dating from the postwar period to larger houses of the Edwardian period and later (4).

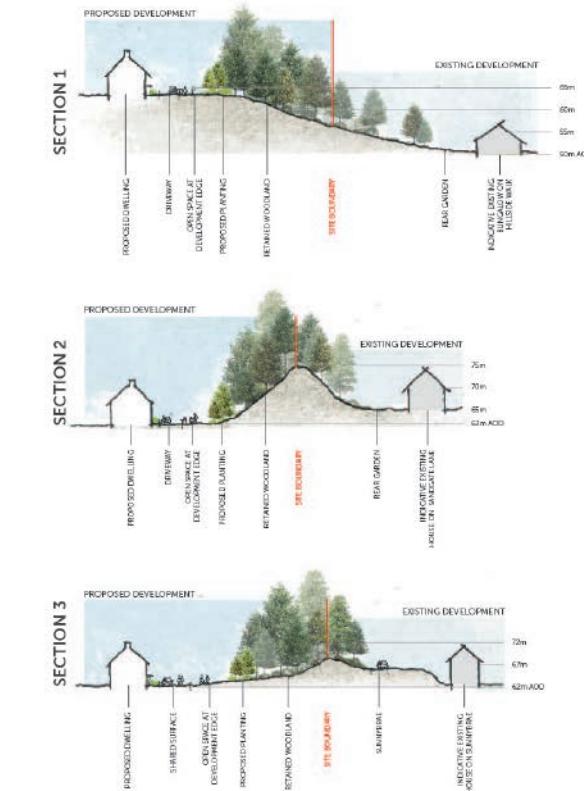
Some of the larger plots have recently been subdivided and developed with new housing.

Combined with the thick tree buffer around the perimeter of the site, this means that it is almost impossible to see into the site from surrounding residential streets.



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## KEY PLAN TO SECTIONS



## ILLUSTRATIVE CROSS SECTIONS AT BOUNDARIES

# Local Character

## Storrington

The nearest settlement Storrington (1, 2, 3) expanded considerably in the twentieth century from its original medieval core, but it retains its predominantly 2-storey built form, with occasional 2.5 and 3-storey buildings.

In terms of building materials, Storrington features red brick and off-white render in almost equal proportions, with occasional use of clay tile-hanging and glimpses of stone visible on some flank walls. Roof materials are a mixture of clay and slate.

## Recent Local Developments

Recent developments in the area show varying degrees of adherence to local characteristics. The use of flint (4) is typical of the local area, whereas white weatherboarding (5) is more common in Sussex.



# Constraints & Opportunities

## Constraints

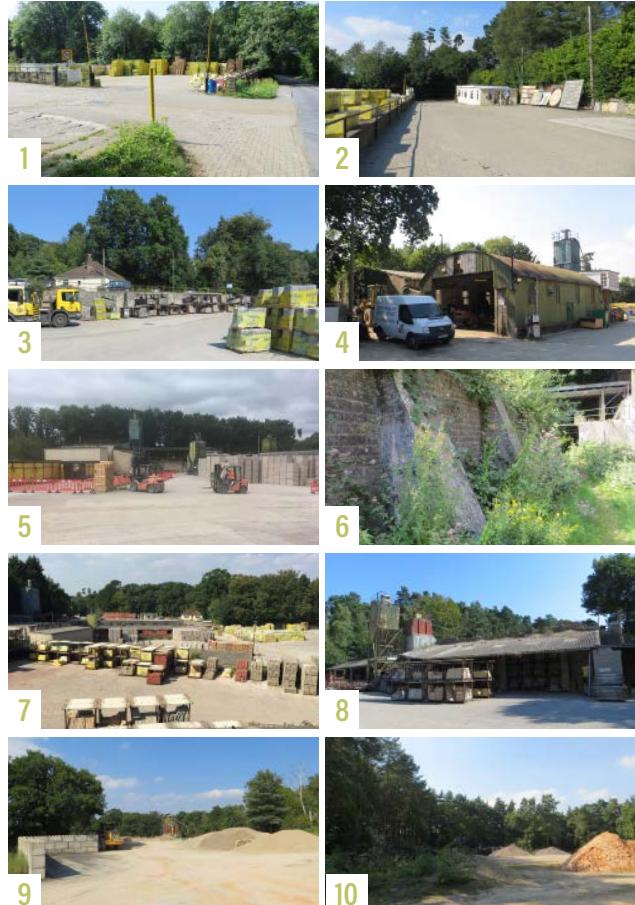
The principal site constraints are:

- Access onto Road with limited visibility
- An existing Public Right of Way (PROW) crossing the centre of the site east to west
- Steep topography in parts of the site
- Existing trees throughout the site around the edges
- Wooded area to the south within which are significant changes in level
- Proximity and levels of surrounding residences and gardens

## Opportunities

Based on the established constraints and site analysis the following key opportunities will underpin the design:

- Improved vehicular access onto Rock Road
- Trees providing effective screening from neighbouring properties
- Integration of existing vegetation into the scheme/ reducing hardstanding and new native planting
- Retention of existing PROW into a shared green space
- Creation of open space between development and wooded area for amenity use
- Creating harmony in the built form and relationships of spaces



### Key

- Site boundary
- ▶ Existing access
- Existing Right of Way
- Existing buildings
- Existing conveyor belt
- Retaining Wall
- ☒ Indicative level drop
- ➡ Ramp
- 1.0m contours
- 66.00 Spot levels
- Existing tree - Category A
- Existing tree - Category B
- Existing tree - Category C
- Existing tree - Category U
- ☒ Existing trees - Category B Grouping
- Tree canopies within Category B Grouping
- Confirmed Category B Tree within Category B Grouping
- Root protection area
- Vegetation/scrub
- Compact dirt/gravel/broken concrete
- Hardstanding: includes pavios and concrete
- Houses adjacent to development site
- Built up area boundary (Policy 3 of the Horsham District Planning Framework 2015)

POLICY 1: SPATIAL PLAN: GAP  
D - THAKEHAM & WASHINGTON  
(THAKEHAM PARISH NEIGHBOURHOOD  
PLAN: SUBMISSION PLAN POLICIES  
MAP JULY 2015)



# Concept Masterplan

## Design Considerations

The design can be approached in terms of a site of two halves. The centre of the site is largely consistent with the location of the existing PROW that bisects east to west. This is also where the most significant change in levels within the site can be found (as opposed to the site boundaries which also have significant level changes). The environment either side of this central area is quite different.

The northern area is lowest in topographical terms with access to Rock Road at the northern end connecting to a series of hard surfaced terraces areas for storage and manoeuvring together with various office and works buildings. The southern area is accessed from the north by a ramp that curves around a large retaining wall and workshop. The plateau to the south is where aggregates are stored and is the highest point of the site. The whole of the site is surrounded by trees but the wooded area to the south penetrates further into the site boundary and is subject to an area TPO.

The design concept has therefore been formulated to respond to the different characteristics of the site together with the opportunities and constraints set out within this document.

## Concept Design

### Northern Area

A new priority junction will be located to the east of the current site entrance. To take advantage of the sites topography an attenuation basin will be located in the north-west corner of the site. Housing will be set back from the road.

The revised proposals will now include the additional parcels to the north-east and north-west abutting Rock Road. The north-east parcel will be left undeveloped to benefit from the existing woodland. The north-west parcel will include extended development parcel, additional open space and an attenuation basin. Development form in the northern area will consist of a series of small generally linear shaped blocks with housing facing outwards to address the street. Gardens will back onto each other within the block or onto the site boundaries. This compact form of development will be reflective of traditional parts of Storrington village. The main street will run north south from Rock Road with some changes of direction to calm vehicle speeds. This will be complemented by a shared surface street looping around to the east. Enhancement

of the public realm will be achieved by the retention of existing trees within the site near the western boundary, around which a small green space will be created.

The existing topography will be manipulated to create a steady rise in levels towards the centre of the site, with some retaining structures required to create levels area for amenity. Building footprints will also be located far enough from existing retaining structures along the eastern boundary.

### Central Area

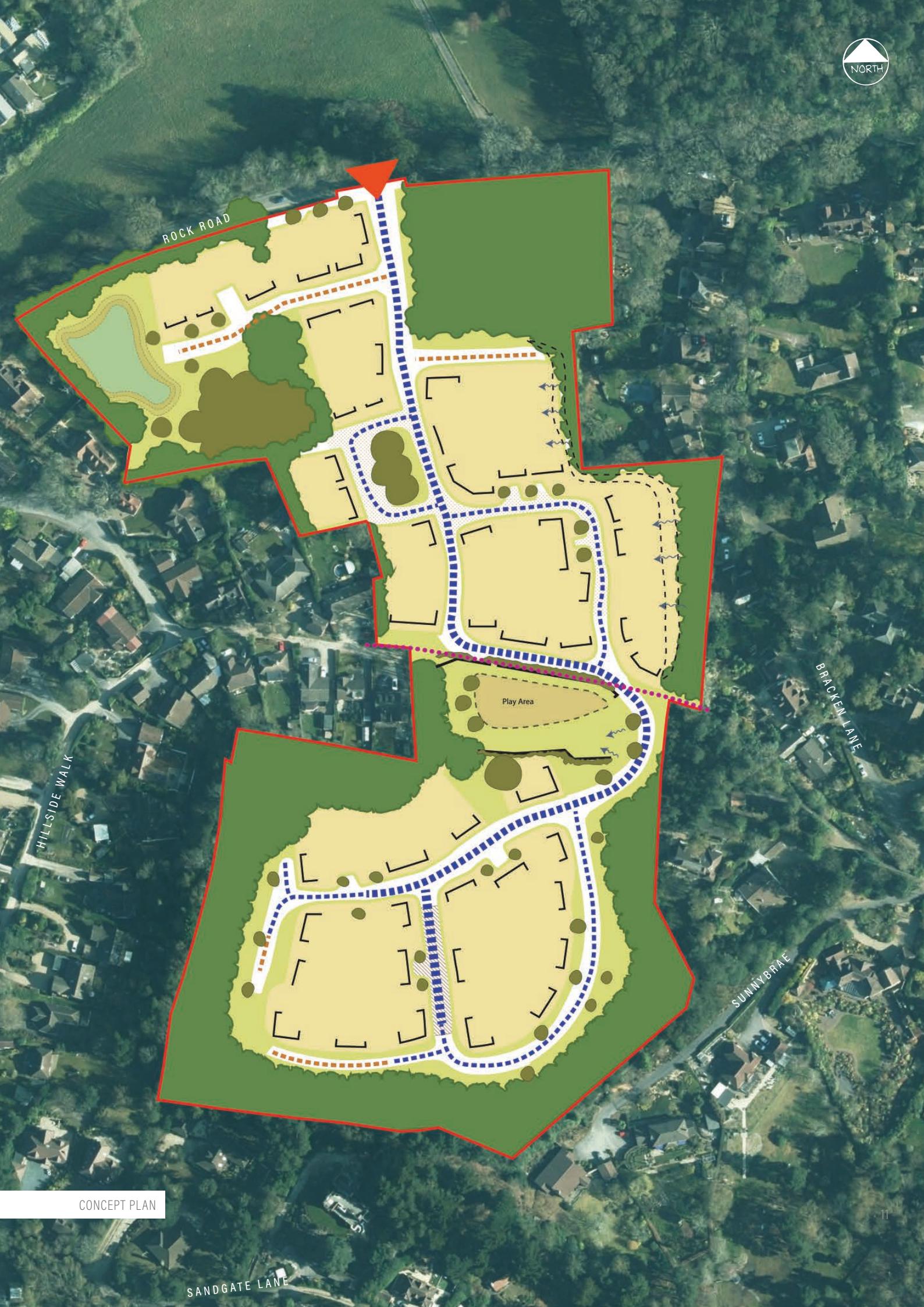
This area will be designed to provide retention of the existing PROW from Hillside Walk that crosses the site. Due to the challenges of the existing topography, the area to the south of the PROW will be retained as an open space feature containing a play area with the existing retaining structure made good. It is anticipated that a new retaining structure will be required to the south of the play area, extending along the alignment of the proposed parking court serving plots 68-72, continuing eastward until the levels merge at grade at the eastern extent of the open space. The existing curved ramp will be retained and upgraded meeting highway standards. Houses to the north of the open space will face onto the space to provide surveillance.

### Southern Area

Development in the southern area will take cues from the surrounding context, reflecting the lower density and varied form of the existing large, detached houses. While maintaining this character, the proposed density will be moderately increased to achieve a more efficient use of land. The woodland character will be respected by having housing facing the boundaries with a green buffer retained between the houses and the woodland. The green space can be utilised for passive amenity. The highway edges should be as soft as possible, taking the form of a lane and private drive areas where permitted.

### Key

- Site Boundary
- ➡ Site Access
- Residential Area
- Indicative Building Frontage
- Open Space
- Primary Route
- Secondary Route
- Shared Square
- Private Drives
- Proposed Trees
- Existing Hedgerow
- Existing Trees
- Public Right of Way
- Play Area
- Retaining Wall



CONCEPT PLAN

# Proposed Sketch Layout

## Key Features

The Masterplan, although only illustrative, pulls together the constraints, opportunities and design principles identified throughout the design process. The adjacent plan illustrates what a scheme for 108 new homes could look like on site, and the sort of built form and open spaces appropriate when considering the local context. This number of dwellings allows for important landscape features to be retained and public open spaces created.

The proposed scheme broadly reflects the previously approved development; however, amendments have been incorporated where necessary to ensure compliance with current policy requirements and to address feedback received during the public consultation event held in March 2025. The inclusion of the two additional parcels to the north of the site have allowed for the expansion of development along the Rock Road frontage creating a stronger presence at the site entrance. The parcel to the north-east will be retained as woodland while the parcel to the north-west provides a continuation of additional development and open space. The open space will accommodate the attenuation basin designed as part of the drainage strategy. The additional development within the north-west parcel will strengthen the development frontage along Rock Road. A new priority junction at the site entrance will replace the current entrance junction improving site lines on exiting the development.

The Illustrative Masterplan makes provision for 108 dwellings alongside open space. The location of built form takes into account the need to retain existing vegetation and habitats, and to create attractive new green open spaces.

The layout is arranged so that a clearly defined route and loop forms the main access system, off which secondary shared spaces have been created.

At the centre of the site, where there is a significant change of level, a large open space and play area forms the heart of the development which is easily accessible via the PROW to future and existing residents alike.

A differentiation of character is made between the northern and southern halves. The smaller units are in the north, arranged mostly in semi-detached pairs, whereas the larger dwellings in the south are a mixture of semi-detached and detached.

- **Housing of mixed size and tenure to meet local need**
- **Improved access to the development from Rock Road**
- **Respond to the landscape character and biodiversity of the site and surrounds**
- **Retain and protect vegetation**
- **Provide a series of connections through the site**
- **Provide new areas of public open space**
- **Provide a range of building types that enclose streets and spaces**
- **Sustainable drainage solutions within open spaces**





PROPOSED SKETCH LAYOUT

# Parameter Plans

## Access

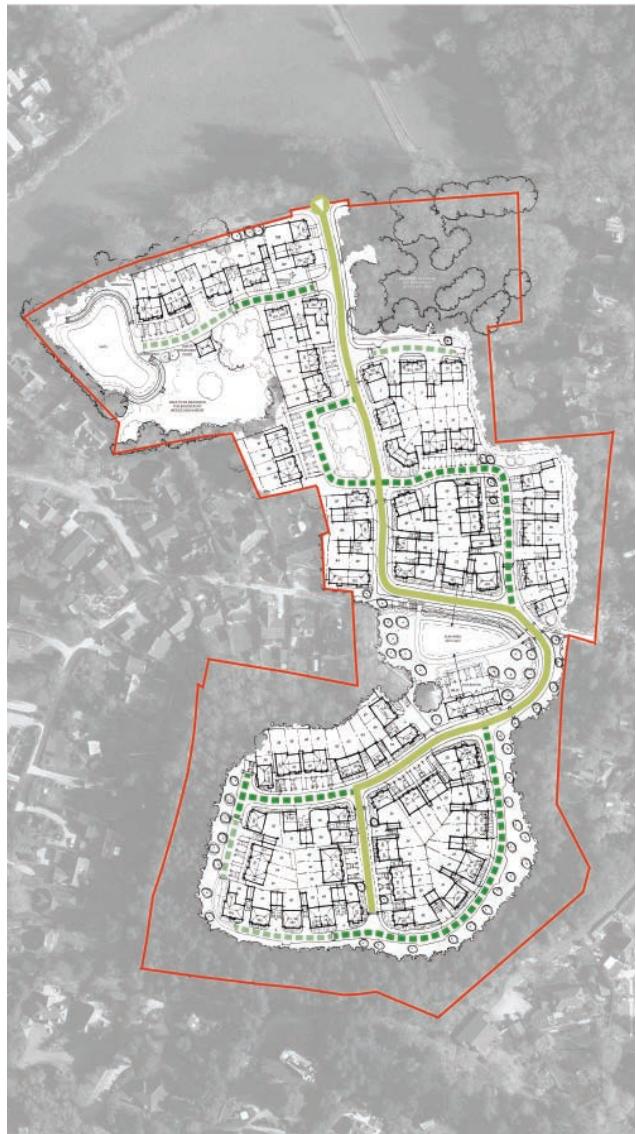
Access to the site from Rock Road is proposed via a new junction, details of which are submitted as application drawings.

The internal site layout is a reserved matter. However, within the site, it is envisaged that the main spine road will be 5.5m wide along its length (with widening on bends) which is sufficient for a car to pass a large vehicle such as a refuse vehicle. The alignment of the road seeks to provide horizontal deflection to control vehicle speeds. A 2m footway is proposed on one or both sides.

Secondary streets are designed as shared spaces, subject to discussion with the Local Authority. The Illustrative Masterplan shows them without separate footpaths, however, they will be wide enough for two cars to pass, with space for pedestrians and underground services. They can be adjusted to optimise pedestrian and wheelchair safety at the detailed design stage, or segregated footways can be provided if future guidance requires.

Any Reserved Matters proposal must provide parking arrangements that meet local authority standards and include space for visitors. The indicative masterplan illustrates on plot parking including between plot and frontage parking solutions. The majority of parking illustrated is between plots in order to limit the visual dominance of cars in the street.

Further detailed information can be found within the accompanying Transport Assessment.



ACCESS & MOVEMENT PLAN

### Key

- Site Boundary
- Site Access
- Primary Route
- Secondary Route
- Private Drive

## Density

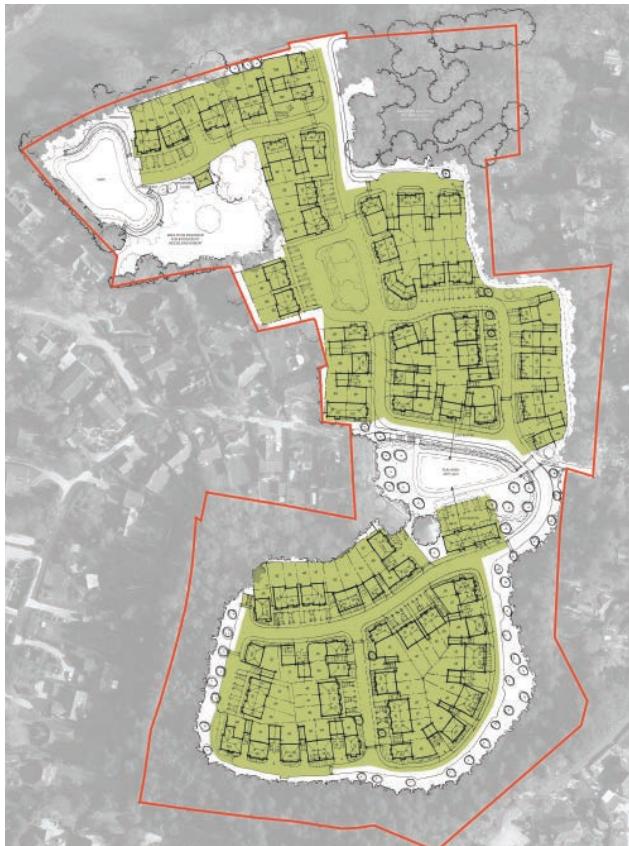
The densities typical of areas adjacent to the site are in the region of 19 - 25 dwellings per hectare on account of the large properties and bungalows on generous plots.

A careful balance is required to ensure an appropriate density for the redevelopment of this previously developed land whilst maintaining the character of the surrounding area.

However, with the site being surrounded by a thick tree screen and the additional separation provided by level differences, the site can support densities which are slightly higher, and more consistent with recent new housing developments in the Storrington area.

Measured over the net area of the site, the density is 38 dwellings per hectare.

Measured over the gross area of the site, the density is 19 dwellings per hectare.

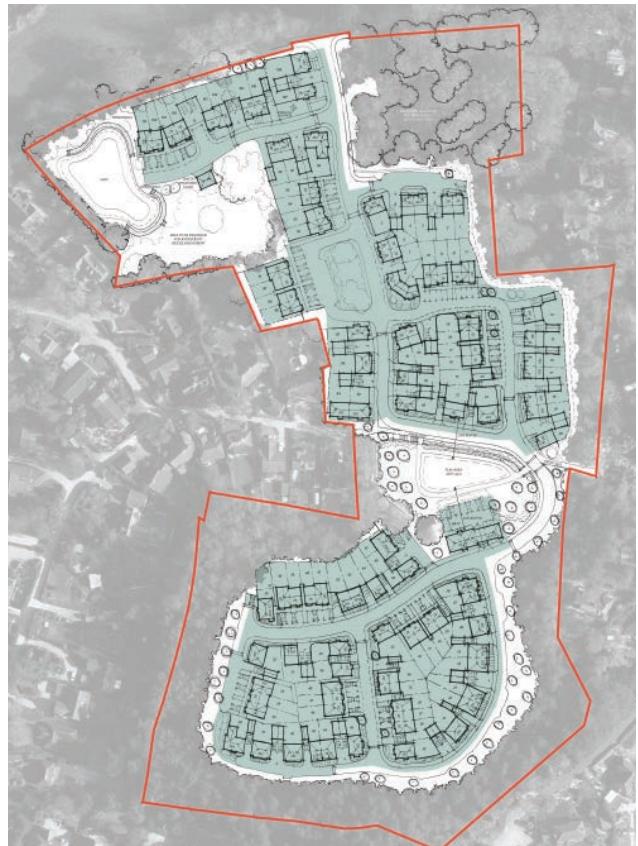


### Key

- Site Boundary
- Net Area

## Storey Heights

The proposals seek to develop the site in a sympathetic manner reflecting the scale and massing of Storrington. The development will be predominantly 2 storey. Given the site is very well screened from views, the inclusion of 2.5 storey units is considered to be appropriate in this context, and precise detailed design and position of these units will be agreed at reserved matters stage.



### Key

- Site Boundary
- Up to 2.5 Storeys

# Landscape Principles

## Landscape Policy Context

The majority of the site lies within the settlement policy boundary. As identified within the Opportunities & Constraints Plan the NE and NW parcels adjacent Rock Road are outside the Built-up Area Boundary (Policy 3 of the HDPF 2015). Both parcels adjoin the BUAB and fall comfortably within the settlement's established character envelope, supporting a coherent extension of the existing urban form. The site does not lie within, or adjacent to any locally or nationally designated landscapes, nor is it a site identified as being of special landscape or townscape importance in planning policy terms. The South Downs National Park (SDNP) lies to the south of the Site and Storrington.

Due to the combination of topography and vegetation, the site is not readily perceptible from within the National Park, were there are clear, elevated views across the landscape to the north. The plan opposite illustrates the site location with a green oval and the location of the photographic viewpoints.

In terms of policy requirements relating to Landscape Design, the following policies of the Horsham District Planing Framework (November 2015) are pertinent:

- Policy 25 on The Natural Environment and Landscape Character which requires that development proposals take account of individual settlement characteristics; and conserves the setting to the SDNP.
- Policy 31 regarding the retention and provision of Green Infrastructure and Biodiversity.
- Policy 32 on the Quality of New Development which requires high quality and inclusive design to be delivered based on an understanding of local, physical, environmental and policy context for development. In relation to landscape, the policy requires the provision of high quality open spaces.
- Policy 33 on Development Principles which sets out the elements to be considered in the evolution of development proposals and is closely linked with Policy 32.

In terms of landscape character, the Horsham District 2003 assessment sets out the key characteristics of Storrington as being:

- *"Heavily indented settlement edges with woodlands, heathland, and small hedgerowed fields making a distinctive contribution to setting."*
- *"Built development is widely visible from South Downs, but is considerably softened by woodland and mature trees."*
- *"Extensive low density residential areas with informal layouts and large plot sizes and a random pattern of dwelling sizes."*

The landscape guidelines pertinent to the site relate to the conservation and enhancement of the well treed character of the area. The site is not subject to any landscape capacity assessment.

Refer to the Landscape and Visual Appraisal document prepared by Lizard Landscape design submitted in support of the Outline application.

Refer to The Ecological Impact Assessment (P6018 Thakeham Tiles, Storrington EIA) prepared by The Ecology Co-Op which has identified recommendations and ecological opporptunities for the scheme.



PLAN ILLUSTRATING LONG RANGE, ELEVATED VIEWPOINT LOCATIONS WITHIN THE SOUTH DOWNS NATIONAL PARK



VIEW POINT 4: LOOKING NORTH TOWARDS THE SITE FROM THE SOUTH DOWNS WAY TO THE EAST OF CHANTRY POST.  
The site is difficult to discern due to the enclosure afforded by the surrounding vegetation.



VIEW POINT 5: LOOKING NORTH TOWARDS THE SITE FROM THE SOUTH DOWNS WAY AT SULLINGTON HILL.  
The site remains difficult to discern.

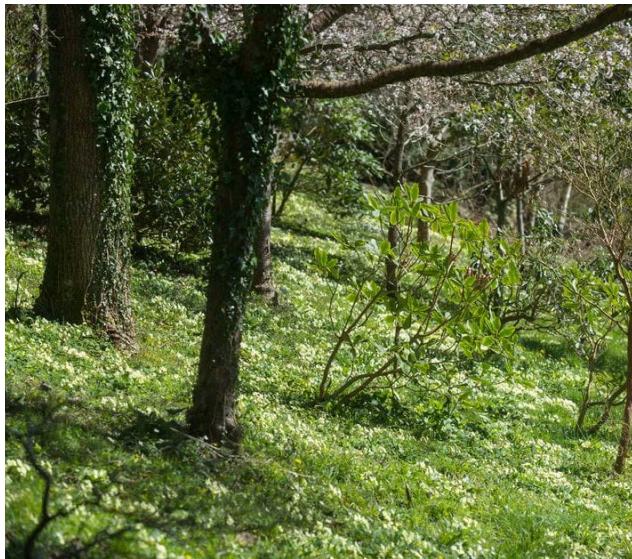


VIEW POINT 6: LOOKING NORTH TOWARDS THE SITE FURTHER ALONG THE SOUTH DOWNS WAY AT BARNSFARM HILL.  
The site continues to be difficult to discern.

# Landscape Principles

## Wooded Character and Existing Trees:

- The wooded character of the site would be retained and enhanced by reinforcing the existing vegetation along the site boundaries and woodland edges with native tree planting and understorey vegetation creating better transition with the surrounding woodland habitats. The work within the proximity of existing trees to be in accordance with the arboriculture survey carried out by CBA Trees and in line with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.*



## North-eastern and North-western Woodland Parcel Proposals:

- The woodland parcel to the north-east within the Site boundary would be retained to offer wider ecological connection with the woodland beyond the site.*
- A section of north-west woodland area to be cleared to accommodate a number of proposed dwellings and associated infrastructure. Rest of this woodland area would be enhanced with a species rich shade tolerant wildflower grassland seed mix to provide wider wildlife benefits and biodiverse habitats.*
- Proposed attenuation basin in the north-west corner of the site would be a SuDS feature acting as a seasonal basin allowing water to infiltrate into the ground contributing to manage surface water during heavy rainfall events.*
- A woodland boardwalk is proposed around the basin to offer educational and recreational benefits to the community.*



## Site Access

- The previously open Rock Road frontage to the centre of the northern boundary is now proposed to be enhanced with hedgerow and tree planting, and residential rear gardens would be visible from the Road instead of the extensive hard landscape of the industrial site. Proposed tree planting along Rock Road would soften the proposed buildings along the site frontage thereby enhancing and reducing the visual impact.*
- Existing Public Footpath would be retained to provide an important linkage between the residential areas of Hillslope Walk and Bracken Lane and the Public Open Spaces to the south of the Site. The new design would open up views towards the north, whilst the retaining wall to the south would be softened with climbers or trailing plants. Gabion walls could be potentially filled with on-site demolition waste which would act as retaining wall to the south of the PRoW.*



## Public Open Spaces and LEAP

- *The Local Equipped Play Area (LEAP) located at the heart of the development is set at 20m buffer distance from the closest dwelling.*
- *The multifunctional area of Public Open Space would accommodate recreation area with footpath, seating and equipped play area. Careful selection and use of hard landscape materials could celebrate the Site's industrial heritage, reflecting its historic connection to the railway and symbolising its industrial past.*
- *Tree planting would bolster Public Open Spaces to provide visual amenity, wildlife benefits and offer shade and sense of community for the residents. Fruit trees and seating would additionally foster the community feeling within the space.*



## Hard Material Palette and Soft Planting

- *The railway heritage of the site would be highlighted through the proposed landscape design to celebrate the genius loci of the site. The materials and symbolic landscape elements would be used in open spaces to educate the residents about the historic site use.*
- *Ornamental planting areas to the property frontages would provide visual and wildlife interest whilst enhancing the woodland character of the site. Flowering ground cover planting and native perennials and bulbs would add a woodland feel within the front gardens, softening the hard surfaces and built elements.*



## Security Features

- *The development proposed for the southern area of the site would include embankment features along the boundary, with some associated ground preparation. This embankment would be planted with trees and shrubs and would be fenced off to discourage pedestrian access.*
- *Carefully designed front and rear garden boundaries would provide separation between public and private areas.*
- *Proposed fence design would limit the access into the woodland areas along the site edges to protect the existing habitat, further planted with native shrub planting to create a softer transition from the development to the woodland fringe areas*



# Landscape Principles

## Landscape Masterplan Proposals

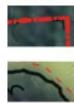
Note: Please also refer to Landscape Statement & revised Landscape Masterplan produced by Lizard (October 2025)

The masterplan illustrated earlier in this document has been prepared considering landscape policy, landscape character and the existing landscape framework within which the site sits. Design precedents are illustrated opposite.

1. **Proposed Basin** - The Basin would provide ecological and sustainable benefits to the overall scheme. It would be planted with wetland wildflower seed mix to encourage wildlife improving the biodiversity on site. Additionally, the basin would function as a SuDS feature to hold stormwater runoff temporarily during heavy rainfall events.
2. **Proposed Boardwalk** - A boardwalk is proposed around the basin to offer educational and recreational benefits to the community.
3. **Proposed Water Treatment Plant**
4. **Existing Trees** - Existing mature trees to be retained and protected on site in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'
5. **Proposed Formal Native Hedgerow Planting** - Proposed hedgerow to soften the fence along the rear garden.
6. **Existing Public Footpath** - Retained and enhanced to provide an important linkage between the residential areas of Hillside Walk and Bracken Lane and the Public Open Spaces to the south of the Site.
7. **Proposed Flowering Lawn for Rear Gardens**
8. **Proposed Native and Ornamental Planting** - Proposed specimen shrub, flowering ground cover and accent planting to residential frontages to align with the woodland character on site.
9. **Proposed Local Equipped Play Area (LEAP)** - The multifunctional area of Public Open Space would accommodate recreation area with footpath, seating and equipped play area. Careful selection and use of hard landscape materials could celebrate the Site's industrial heritage, reflecting its historic connection to the railway and symbolising its industrial past.
10. **Proposed Mixed Species Native Hedgerow Planting** - Hedges would screen the retaining wall along the north and south to soften and enhance public views along the PRoW.
11. **Proposed Open Space** - Fruit trees, Picnic bench, meadow areas and mown areas for usability to encourage play, socialising and community spirit.
12. **Proposed Ornamental Trees** - Ornamental Trees along the Street would provide aesthetic street scene softening the built structure and chosen to offer seasonal interest and improved biodiversity interest.

13. **Proposed Woodland Edge** - Planting of native trees, shrubs and creating wildflower grassland areas to offer opportunities for foraging, shelter and habitat creation. This would help to maintain and enhance the wooded character of the site and link with the surrounding landscape character.

### LEGEND



- Site Boundary



- Existing Trees to be Retained and Protected



- Existing mature trees with Root Protection Areas to be retained and protected on site in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.



- Existing Woodland to be Retained and Enhanced



- Proposed Native Trees



- Existing Vegetation to be Removed



- Proposed Ornamental Trees



- Proposed Fruit Trees



- Proposed Native Hedgerow



- Proposed Native Whip Planting



- Proposed Timber Boardwalk



- Proposed Retaining Wall



- Proposed Picnic Bench



- Proposed Ornamental Hedgerow



- Proposed Native and Ornamental Planting



- Proposed Flowering Lawn



- Proposed Wildflower Meadow



- Proposed Pond Edge Wildflower Meadow



- Proposed Attenuation Basin



- Proposed Access Road



- Proposed Pavement



- Proposed Private Driveway



- Proposed Private Path



- Proposed Permeable Block Paving



# Appearance

## Built Form Principles

The traditional buildings of Surrey and Sussex should provide some inspiration for the proposed development. This is not intended to be prescriptive or restrict design to copying existing development, but to ensure that development is in keeping with the immediate environment.

Fundamental principles have been established for the design of the built form which should be followed and can be summarised as follows:

- Built form should be simple and designed in a similar manner to the local vernacular;
- Together the buildings should convey an impression of unity relieved by minor points of detail, materials and grouping, producing variety with a harmonious identity;
- No buildings are to exceed 2.5 storeys;
- Visual impact, using special or elaborate details, should be restricted to buildings in prominent locations or to larger buildings;
- Variety should not be gratuitous or regular. Groups of identical buildings can be placed alongside individual buildings. Alternating detail should be avoided;

- A hierarchy of design detail related to size or importance of building should be developed. The design of buildings in important positions should be considered in relation to the function of their visual impact. A single enhanced detail or a particular building form may be the only features necessary to achieve this;
- Facades are mainly red brick and tile-hung, with key buildings emphasised by render or flint. Roofs are a mixture of tile and slate;
- Groups of buildings should be the principal visual elements in the scheme design and, with the exception of more prominent buildings, individual buildings should be visually subservient to the building group;
- There should be a mixture of types of building groups distributed across the proposed development. This mixture should provide variety and interest to streets and public areas and avoid the monotony of contrived and repetitive or regular spacing;
- Where terraced groups are provided, they should be of a unified design;
- The design of building groups should also incorporate high walls, trees, and major landscape elements or other features that have a significant visual or functional role in the group.



KEY PLAN



INDICATIVE VIEW 1



INDICATIVE VIEW 2

# Energy Statement & Secure by Design

The Horsham District Planning Framework (HDPF, 2015) sets out a number of policies that are relevant to the energy, carbon emission, and water usage of the proposed development.

- Policy 35 (Climate Change) supports developments that contribute to mitigating and adapting to climate change and to meeting the Council's carbon reduction targets
- Policy 36 (Appropriate Energy Use) sets out the energy hierarchy that developments are expected to follow. This includes being LEAN (using less energy/fabric First Approach), being CLEAN (energy efficiency), and being GREEN (use of renewable energy sources).
- Policy 37 (Sustainable Design and Construction) supports development that seeks to improve sustainability.

The applicant is committed to ensuring the site is capable of delivering highly sustainable and energy efficient new homes to meet and exceed the requirement of the latest building regulations and reduce householder bills whilst contributing to reducing carbon emissions. The approach of the proposed development intrinsically follows the energy hierarchy set out in HDPF Policy 36 by utilising a fabric first approach in the design and layout of the site. It is intended that energy saving measures, such as those included in the list below, are built into the scheme in order to improve the efficiency of the homes to reduce energy use whilst also reducing costs for future residents.

- Air Source Heat Pumps
- EV Charging points to each plot
- Photovoltaic Panels (PV)
- Thicker wall cavities
- Water butts

• Water saving devices such as low flow taps and showers to reduce water use.

By including the above measures into the fabric of the development it is expected that the development will result in a reduction in carbon emissions against the latest building regulations targets. This accords with the aspirations of the Council's adopted policies on climate (HDPF policies 35, 36 and 37) which supports proposals that meet the energy hierarchy contribute to achieving zero-carbon development and positively contribute to addressing climate change.

## Water Efficiency:

The requirement for all new development in the Horsham District to demonstrate water neutrality means that each new home within the proposed development will include water efficient fixtures and fittings and water restrictors, to achieve high levels of water efficiencies and to reduce average water usage to 100 litres per person/day. The accompanying Water Neutrality Statement provides more details on this and how the development will robustly demonstrate that it is water neutral through water efficiencies and residual off-setting through abstraction from an onsite borehole.

## Secure by Design

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas. The aim will be to ensure that every part of the scheme is easily identified as either being private or public realm. The development has been designed to address the key principles highlighted within the guidance literature for 'Secured by Design' as follows:

- Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership
- Vehicular and pedestrian entrances are 'policed' by overlooking these spaces
- Care has been taken to ensure activity to the frontages
- The scheme provides a clear definition between public and private areas that are secure and well defined
- Parking for dwellings is provided on plot or to the frontage where there is good surveillance. Where courtyard parking is provided this will be overlooked by surrounding buildings.





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