

Design & Access Statement

Including Ecosystem Services & Sustainability Statements.

Coombe Cottage

January 2026

Chris & Jo Equi

Coombe Cottage
Church Road
Mannings Heath
RH13 6JE

Planning Application for construction of new dwelling.

REF : D&A RH13 6JE Jan 2026

This document must be read in conjunction with the full plans associated to this application.

Sussex +44 (0) 1444 416 745

info@ecotecture.co.uk

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01 Introduction

1.1 Introduction

This report has been prepared by Ecotecture Ecological Design Ltd to support an application for the construction of a new dwelling at Coombe Cottage.

1.2 Vision

The site has been informed by careful analysis of its site context and all its relevant opportunities and constraints.

The concept plan brings together several key principles, which include:

- To utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form and materials and should complement and respect the character of the existing building.
- To adopt a landscape-led approach and respect the local character, through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area.

The site is located on Church Road in Mannings Heath. Currently, the site is vacant.



1.3 Climate Change & Energy

Flood Avoidance

The proposed site lies outside of a flood plain as per the Environment Agency's flood maps and is within a zone considered to have a Very Low risk of flooding from surface water. Whilst the site does lie outside of the flood plain, it is the Environment agency's recommendations that habitations within the proximity of the flood plain "be prepared". The design of hard surface landscaping has been approached with a light touch. It is our clients' intention to use permeable surfacing wherever practicable, throughout the design.

Flood Mitigation

Preparation for the 1:100-year storm has been considered as part of the design development. The design of the extension has been developed to encourage surface water to bypass the building footprint to prevent any further need for ad-hoc flood defences. There is potential for rainwater harvesting to be employed on the site, this technology will be considered prior to commencement on site as part of meeting the water consumption per person per day stated under 'Reduction of water consumption'.

Water Efficiency & Water Neutrality

On 31 October 2025, Natural England issued a Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn. The new development will therefore be designed to comply with Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework. Rainwater harvesting systems will be considered as part of the overall water conservation / SUDs strategy.

Utilisation of Water On-site Water Resources

There are no water courses on site such as natural springs, within practical reach of the site. As mentioned in 'reduction of water consumption' opportunities to reduce mains water consumption through the installation of rainwater harvesting will be considered as part of an overall strategy.

02 Site Photos



03 Local Materials and Character



Church Road
EED Photos



Church Road
EED Photos



Church Road
EED Photos



Church Road
EED Photos



Church Road
EED Photos



Church Road
EED Photos



Church Road
EED Photos



Woodlands Walk
EED Photos



Ryecroft Md
EED Photos

03 Local Materials and Character



04 Appearance and Materials

4.1 Appearance and materials

The materials for the new house at Coombe Cottage will adopt a similar vernacular to the existing surrounding area, but create an overall streetscape with more visual interest and of high architectural quality.

The new house will vastly improve the streetscape and the immediate setting of the plot. The dwellings sit back from the access road and benefits from generous garden space. With carefully considered landscaping the principal elevation will be enhanced and make a positive contribution to the area.

Plain clay tiles to match the existing architectural landscape will be used to blend the building with site surrounding. If possible the client will consider using reclaimed tile. Grey windows will be used and new powder coated aluminium sliding doors. Rainwater goods will be in dark UPVC.

The garden will be mainly lawned with abundance of planting, flower beds, bin and bike shelters, with paving adjacent to the property.



05 Site Design Approach, Design Evolution and Rationale

5.1 Site Design Approach

Amount

The site area for the house is a large plot of 865msq located within the built up curtilage of the village.

Scale and Layout

The donor property, Coombe Cottage currently has a building density of 5% and is therefore one of the least densely developed sites in Mannings Heath. If the scheme is built as proposed the building density at Coombe Cottage will increase to 12%.

For comparison, Ingleside to the immediate north has a building density of 15% (not including double garage).

For further comparison the recently completed new build homes at Vaughn Copse, Mannings Heath (DC/18/0927) have an average building density of approximately 28%.

Appearance

The design is to fit sensitively into the footprint of the site. The materials and building details used on the facades are sympathetic to the surroundings.

Landscaping

The new landscape allows for garden access to both front and rear gardens.

Access

Church Road gives both pedestrian and vehicular access to the properties.

Transport

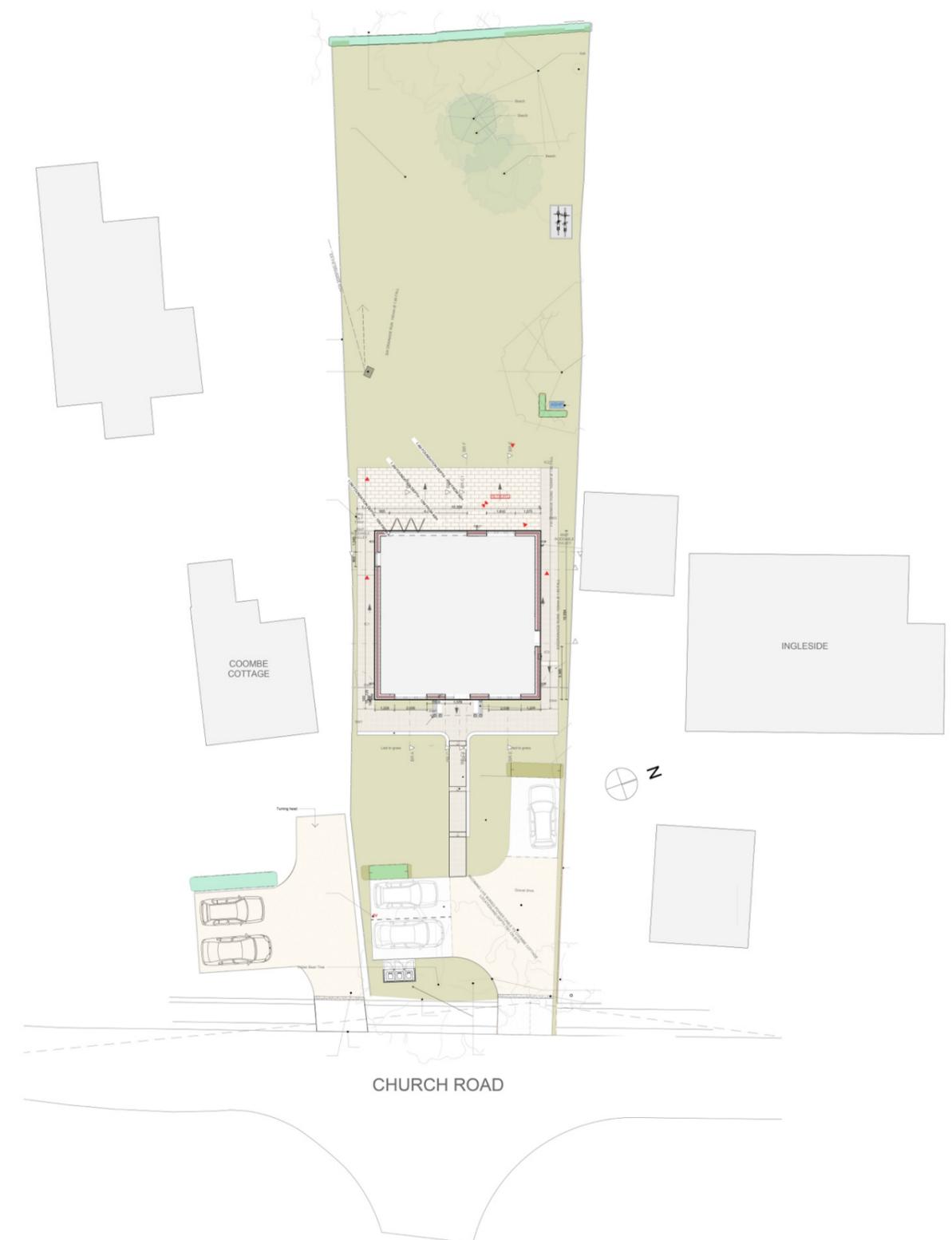
The nearest train station with direct services to London is in Horsham, which is a 8 min drive or 15 min cycle route. Regular trains make the site particularly sustainable for anyone wishing to commute to work in London.

Site Infrastructure

Site infrastructure is to be kept as simple as possible. The new dwelling will be heated via ASHP system. Electricity, telecoms boxes are to be installed in locations to provide ease of maintenance.

Public Transport

The site is located at 1 min walk from the nearest bus stop which serves routes 17, 89, 633, 634.



06 Ecosystem Services

6.0 Site Access and Permeability

The South Downs National Park Local Plan sets out a commitment to an Ecosystem Services approach to planning decision making and management of the National Park; defined as the benefits people and society get from the natural environment.

The purpose of the policy is to embed a holistic approach to managing our natural resources sustainably for the future. Development proposals should take a positive approach to the delivery of ecosystems services and take adequate account of the economic benefit of enhancing ecosystem services.

Even though the site at Coombe Cottage doesn't have a strong relationship to the the National Park, but is linked to the more built up village centre. The property is enclosed on all sides with planting and fencing and has a more domestic rather than rural character.

The new proposal intends to enhance and improve the existing landscaping to reinforce the relationship with the surrounding context.

Actions:

- A Bat block by Green and Blue will be considered for the new scheme to support any local bat population.
- Wildflower mixes will be planted and is great for insects and provides a food source for bats.
- Compost heap created in the garden for compostable waste, this will help to improve soils.
- Log piles will be created in the garden where possible and grassed areas left long and mature to create new habitats.
- New indigenous mix species planting will be created in the gardens which will help to improve the air quality.
- Plants will be selected to provide a variety of food for wildlife, e.g. nectar rich berries and grasses.
- The new planting in the gardens will be used to connect up nearby habitats, creating links with adjoining properties and boundaries.



07 Sustainable Energy

5.1 Site Design Approach

Energy Efficient Design

The house has a compact shape, minimising the energy required for heating and cooling. The high performance windows and doors specified are to reduce thermal bridging.

Renewable Energy & Sustainable Heat

Our client has proposed installing the photovoltaic array; however, we have recommended that they prioritise the fabric efficiency of the dwelling over the use of 'bolt-on' technologies. Should planning be successful, cost analysis will be carried out on the array, to ensure that their installation does not end up compromising the energy efficiency goals at the core of the project.

Our client has proposed installing an EV charging point adjacent to the front driveway.

Natural Daylighting Strategy

As an integral part of high-quality architecture and sustainable design, natural daylighting is considered throughout the design development process. At Ecotecture we use a 6m daylighting rule which informs many of our design decisions. By limiting the depth of floor-plan for any regularly used habitable space to a maximum of 6m from any external window, we ensure the levels of natural daylight achieved are to a good level throughout the design.

Summertime Cooling Strategy

When insulating and sealing a building, it is important to consider the risk of summertime overheating. As mentioned under 'appliances' low energy kit will reduce risks of overheating due to internal heat gains as a result of technology.

Appliances

Dedicated low energy lighting is to be installed throughout the new dwelling. A+ white goods and low energy technologies such as LED tv's to be used to prevent excessive internal heat gains and save energy in use.

Planting

The landscape and ecology strategy aim is to enhance the surrounding natural environment with ecological enhancements to improve, where possible, the biodiversity of a site and to enhance the living environment for the benefit of human and wildlife inhabitants. Habitat creation and bio-diversity enhancement would include successful tree planting supplemented with shrub planting.

The landscaping design will incorporate native planting and tree species across the site, creating a diverse range of habitats and improving connectivity across the site through the creation of linear features such as hedgerows and tree lines.

Construction Waste

A construction waste management plan will be drawn up in which a strategy for resource efficient construction process will be defined.

The goals of the site waste management plan will be:

- Reduction of unnecessary construction waste
- The re-use of materials from existing site structures where viable within the new build elements of the development.
- Choosing lower embodied construction methods where appropriate. (This has a potential conflict with flood resilience in construction.)
- Reducing water and energy use during the construction phase.

Refuse and Recycling Provision Within Dwellings

Recycling and refuse requirements as per local authority. Collection of bins as existing scenario.

08 Planning Policy

Planning History

Approval of details reserved by condition(s) 3, 4 to approved application DC/23/1442. [Open for comment icon](#)
Coombe Cottage Church Road Mannings Heath West Sussex RH13 6JE

Ref. No: DISC/25/0398 | Validated: Fri 12 Dec 2025 | Status: Registered

Non Material Amendment to previously approved application DC/24/1008 (Removal of Condition 2 of previously approved application DC/20/1851 (Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping) Minor material amendments to the approved plans and design) to make elevational changes to the approved plans. Coombe Cottage Church Road Mannings Heath West Sussex RH13 6JE

Ref. No: DC/25/0101 | Validated: Mon 20 Jan 2025 | Status: Decided

Removal of Condition 2 of previously approved application DC/20/1851 (Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping) Minor material amendments to the approved plans and design. Coombe Cottage Church Road Mannings Heath West Sussex RH13 6JE

Ref. No: DC/24/1008 | Validated: Wed 03 Jul 2024 | Status: Decided

Demolition of existing timber garage and shed. Erection of 1no two storey 4 bedroom dwellinghouse with associated parking and landscaping. Coombe Cottage Church Road Mannings Heath West Sussex RH13 6JE

Ref. No: DC/23/1442 | Validated: Tue 25 Jul 2023 | Status: Decided

Approval of details reserved by conditions 6, 8, 9, 10 and 11 to approved application DC/20/1851 (Appeal Ref: APP/Z3825/W/21/3267773) Coombe Cottage Church Road Mannings Heath West Sussex RH13 6JE

Ref. No: DISC/23/0083 | Validated: Fri 31 Mar 2023 | Status: Decided

Demolition of existing timber garage and shed. Erection of 1no 4-bedroom detached dwelling with associated parking and landscaping. Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/22/1351 | Validated: Tue 01 Nov 2022 | Status: Decided

Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping. Land Adjacent To Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/20/1851 | Validated: Wed 30 Sep 2020 | Status: Decided

Erection of a pair of semi-detached two storey dwellings with associated parking and landscaping. Land Adjacent To Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/20/0591 | Validated: Fri 20 Mar 2020 | Status: Decided

Non material amendment to previously approved application DC/19/0297 (Erection of two storey rear extension, fenestration and external alterations. Erection of a front porch) Relating to the removal of doorway and insertion of an additional window to the south elevation. Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/19/1236 | Validated: Fri 14 Jun 2019 | Status: Decided

Erection of two storey rear extension, fenestration and external alterations. Erection of a front porch. Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/19/0297 | Validated: Fri 08 Feb 2019 | Status: Decided

Proposed demolition of existing timber garage and shed. Erection of two storey 3 bedroomed dwelling, 2 single garages and creation of new shared access. Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/17/1195 | Validated: Thu 25 May 2017 | Status: Decided

New 4 bedroomed house and integral single garage remove existing timber garage and shed. Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/17/0302 | Validated: Fri 10 Feb 2017 | Status: Decided

Erection of 1 dwelling (Outline) Coombe Cottage Church Road Mannings Heath Horsham West Sussex RH13 6JE

Ref. No: DC/06/0666 | Validated: Mon 20 Mar 2006 | Status: Decided

Planning Policy

1 The development plan comprises the Horsham District Planning Framework (HDPF 2015) and the Nuthurst Neighbourhood Development Plan (2015). Horsham District Planning Framework (HDPF) 2 The most relevant policies are as follows:

- Policy 1 - Strategic Policy: Sustainable Development which states “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”

- Policy 2 - Strategic Policy: Strategic Development which states “Continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period.”
- Policy 3 - Strategic Policy: Development which states: “Hierarchy Development will be permitted within towns and villages which have defined built-up areas. Any infill and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement”. Mannings Heath is identified as a Smaller Village
- Policy 15 - Strategic Policy: Housing Provision which sets out that 750 houses will be via windfall sites, such as this application plot.
- Policy 32 - Strategic Policy: The Quality of New Development which states: “High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development”.
- Policy 33 - Development Principles this sets out 11 principles related to design principles to ensure that development is of high quality, well designed and takes account of the existing character of the area and residential amenity.
- Policy 35 - Climate Change Development sets out that 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.
- Policy 36 - Appropriate Energy Use states that All development will be required to contribute to clean, efficient energy in Horsham and applications for new residential development should be supported with an Energy Statement.
- Policy 37 - Sustainable Construction states that proposals must seek to improve the sustainability of development and provide satisfactory arrangements for the storage of
- Policy 41 – Parking states “Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.”