

DESIGN and ACCESS

STATEMENT.

1 STANE STREET CLOSE.

CODMORE HILL.

PULBOROUGH.

WEST SUSSEX

RH20 1BD

October 2025

DESIGN AND ACCESS STATEMENT

The Site

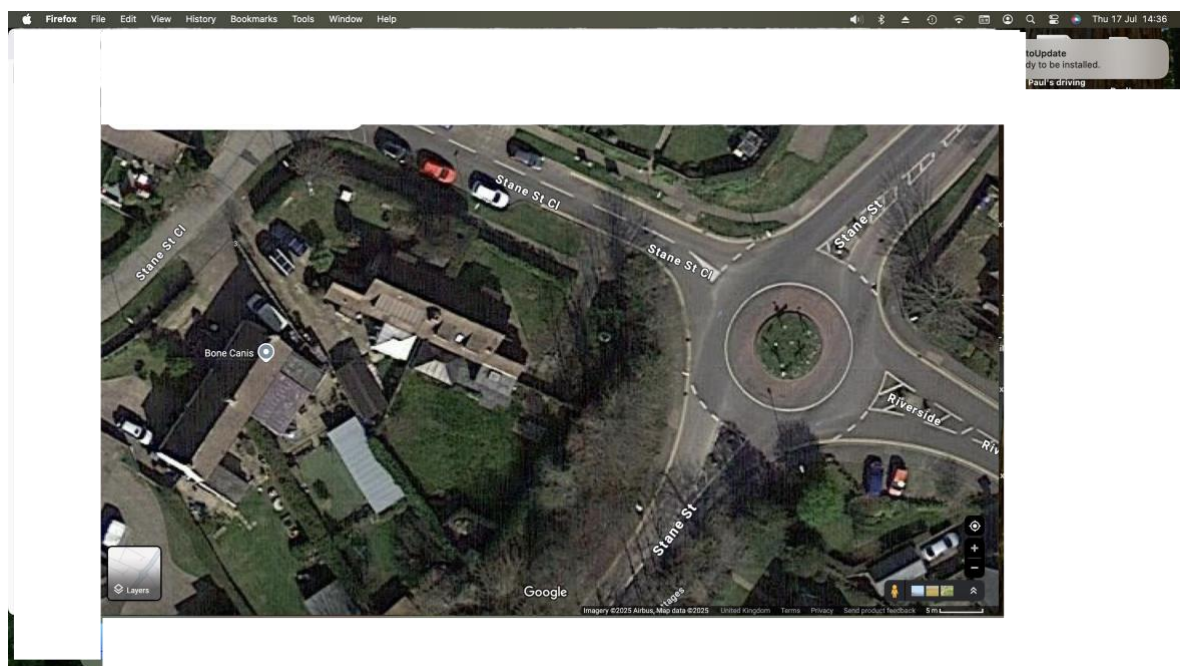
The site is located within the built up area of Pulborough and is predominately residential land usage.

The site can be seen from the public highway and is adjacent to the existing semi - detached dwelling on the site.

It is therefore accessed from the existing established vehicular access to the front of the existing house.

The siting of the proposed new dwelling will be situated to the south eastern side of the existing property on land currently utilised as additional parking and redundant Landscape area.

See the aerial view of the site below which establishes that the development opportunity lies within a moderately densely populated environment, however the positioning of the proposed new dwelling backs onto existing established Woodlands and will not be overlooked by properties to the south end west of the site. It intern will not overlook properties to the north of the site as there are proposed to be no first floor windows situated in that location.



Planning History

There is no previous planning history associated to this address, other than a pre-planning advice request which was carried out by Shazia Penne on the 1st of May 2025.

This was a two unit scheme and essentially three storeys in height with limited recreational and parking space allocated to each of the dwellings.

The resultant feedback from the visiting planning officer suggested that whilst the principle of residential development on the site may well be acceptable the proposal has submitted would result in a level of intensification that is incompatible with the character in constraints of the site.

Any development would have to comply with the nationally prescribed space standards and would need to secure a high quality design and ensure that the content the development contributes positively to the local character and amenity.

The Proposal

This application is to clear the developable area, trimming the oversailing tree branches and removal of dead or infected trees from the adjacent high way verge and construction of a single two storey dwelling with associated cycle and bin storage.

See attached Tree survey.

The applicant has contacted West Sussex highways in order for them to inspect the site to establish which trees need to be removed and are in a dangerous condition.

The detail Tree survey identifies, particularly tree T7, which is in fact dead and needs to be removed as it is in danger of falling onto the applicant site and potentially damaging her existing dwelling.

All the other trees on the verge of the highway are of mediocre variety and basically have a limited life scale probably not exceeding 10 years and need severe tree surgery to prevent them over sailing the boundary between the highway and the applicant site.

The applicant has recently experienced falling debris from the trees and this needs urgent attention.

The applicant first notified West Sussex highways of the dangerous condition of the trees on the 16th of July and received an acknowledgement.

After approximately 10 days the applicant again emailed and asked if it was possible to speak to the inspecting officer that would be assessing the condition of the trees on site.

After a further period of no response the applicant telephoned West Sussex highways and was told that the job had been inspected and is marked as high priority and a target date was to be the 16th of October to take the medial action.

Again a plea for the officer to contact the applicant was made but again no response has been made.

On the 6th of October having had no response again, the applicant was told that she could leave a message which would then be forwarded on to the team, and Mr Darren Wilkinson, who is the arboriculturist who conducted the survey on their behalf would come back to her within 10 days.

Again no response was received and on the 22nd of October the applicant called again and was asked that she could email Darren Wilkinson directly which she has subsequently done.

Again the applicant is still waiting for a response.

Therefore the applicant is left with no alternative but to lodge the application and hopefully in the intervening period between registration and determination the issue with the trees will be determined.

The arboriculturist who carried out the tree survey on behalf of the applicant in order to establish the condition of the trees, MDJ Consultancy LTD, has also confirmed that alternative forms of foundation design can be accommodated in order to minimise any disturbance to the existing tree roots, and to that end, if required a piled foundation design will be prepared with minimal dig requirement to form the new foundation work for the project.

We therefore feel that in accordance with the Policy 3 of the Horsham District Planning Framework which encourages infill development that is appropriate to the scale and character of the settlement, that this proposal fulfils these requirement and hopefully will be determined successfully.

Access and Highways.

The proposed new dwelling will be served by the existing access driveway leading directly onto Stane Street Close and will be shared with the existing property on site.

View of clear visibility from existing vehicular access.



There is also ample layby additional parking adjacent to the access driveway as shown on the photograph below.



Proposed traffic generation will remain compatible with the area and will not exceed its current use.

Vehicular access and turning within the site has been considered so that all vehicles can access forward and exit forward from each of the dwellings on the site. 4 parking spaces have been allocated for the 2 dwellings.

Access to the dwellings will be via a flat pathway/driveway and will give level access threshold to conform with disabled access requirements.

Utilities and Sustainability

As this proposed development situated adjacent to the existing property the proposal is looking to utilise existing utilities in relation to the public sewer system, mains water, and electricity where possible.

The proposed development will be both energy and water efficient employing the latest forms of thermal insulation and water saving features within the design.

The proposal is therefore in accordance with the development plan.

Flood Risk Assessment.

The application site in accordance with the environment agency flood map is outside any potential area subject to flooding.

Landscaping

The application site boundaries accommodate existing established hedgerows and in particular the eastern boundary running along side the adjacent highway has well established landscaping and trees obscuring any views into the site.

This application will offer the opportunity to enhance the soft Landscaping as part of the design depicting the curtilage of the property with appropriate native Landscaping sympathetic to the surrounding areas.

Conclusion.

We therefore feel that this proposal is an appropriate development and compares very favourably against the national planning policy framework policies against which the application will be assessed.

They propose new dwelling complies with all the spatial requirements required in the National Housing Spatial Requirements document.

The scale, appearance and massing of the proposed new dwelling will reflect and respect the character of the area and it's immediate neighbouring properties.

We therefore hope this application can be considered favourably.