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**Design & Access & Planning Statement**

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**Proposed Coach House at**

**The Lamb Inn  
Lambs Green  
Rusper  
West Sussex  
RH12 4RG**

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## Index

### Executive Summary

1.00	Introduction	3
2.00	Policy	4
	National Planning Policy Framework July 2023	4
	Horsham District Planning Framework 2015	5
	Rusper Neighbourhood Plan	6
3.00	Principle of Development	7
	Relevant Planning History	7
4.00	Location and Purpose	8
5.00	Proposed Layout	9
6.00	Scale & Massing	10
7.00	Landscaping	11
8.00	Appearance	12
9.00	Access	13
10.00	Heritage Statement	14
11.00	Sustainability Statement	15
12.00	Conclusion	16

## 1.00 Introduction

- 1.01 This statement has been prepared on behalf of the owners of The Lamb Inn in conjunction with the above development and no responsibility is accepted to any third party for all or part of this statement in connection with this or any other development.
- 1.02 This Design, Access and Planning Statement has been produced to evidence the construction of 2 (two) new dwelling units at The Lamb Inn, Lambs Green, Rusper, RH12 4RG.
- 1.03 The Lamb Inn, Lambs Green, Rusper, RH12 4RG is approximately 0.51 ha in size. The site is a rural location and is surrounded by residential housing on the western, eastern, and southerly boundaries.
- 1.04 The site is located within Horsham District Council's jurisdiction. It is outside of the South Downs National Park and any Conservation Area.



## 2.00 Policy

2.01 The proposed development of 2 (two) dwellings within a coach house style detached building located in the grounds of the former public house, The Lamb Inn. The principle of planning policy is that development should be considered in accordance with national policies and the local plan.

### National Planning Policy Framework December 2023

2.02 The National Planning Policy Framework, published in 2023, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF provides a framework within which locally prepared plans for housing and other development can be delivered.

1.1 NPPF supports sustainable development, with a 'presumption in favour of sustainable development', as set out in paragraph 10 and 11:

*"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**:*

For plan-making this means that:

*a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*

*b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For **decision-taking** this means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

2.03 Paragraph 60 sets out that strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance. Paragraph 67 sets out that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need can be met over the plan period.

2.04 Paragraph 70 sets out that small and medium sized sites can make a contribution to meeting the housing requirement of an area and are often built out relatively quickly.

2.05 Paragraph 83 sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

2.06 Paragraph 115 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

2.07 Paragraph 123 sets out that planning policies and decisions should support development that makes effective use of land.

2.08 Paragraph 139 sets out that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. The paragraph goes on to state: *Conversely, significant weight should be given to:*

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

#### **Horsham District Planning Framework 2015**

2.09 The Horsham District Planning Framework (HDPF) was adopted by the Council on 27th November 2015. This document replaces the policies of the Horsham District Core Strategy as well as the General Development Control Policies document which were both adopted in 2007. The HDPF sets out the planning strategy to deliver the social, economic and environmental needs of Horsham for the years up to 2031.

2.10 The vision for the Horsham District Planning Framework is:

*“A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life.”*

2.11 Therefore, the key objective themes that the HDPF focuses on are as follows:

- Economic Prosperity;
- High Quality of Life;
- Opportunities for all;
- Valued natural and historic environment;

- A green sustainable place.

2.12 It is considered that the following policies are relevant in the determination of this application. Extracts are enclosed at (appendix 4).

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 43 - Community Facilities, Leisure and Recreation

2.13 In respect of Policy 3, specific reference is made to development within the built-up boundaries in the following preceding paragraphs:

Para 4.6 states:

*The HDPF seeks to ensure development takes place in a manner that ensures that the settlement pattern and the rural landscape character of the district is retained and enhanced, but still enables settlements to develop in order for them to continue to grow and thrive. The mechanism by which this will be achieved is through the designation of built-up area boundaries and the planned expansion of existing settlements through the Local Plan or Neighbourhood Planning.*

Para 4.7 states:

*Within built-up area boundaries development is accepted in principle, whereas land outside these boundaries is considered to be in the countryside and development will be more strictly controlled.*

Para 4.8 states:

*The priority will be to locate appropriate development, including infilling, redevelopment and conversion within built-up area boundaries, with a focus on brownfield land.*

Para 4.9 goes onto say:

*In addition to built-up areas, it is recognised that in order for some communities to continue to be able to grow and develop it will be necessary for them to be able to expand beyond their current built form. By allocating sites in the Local Plan or in Neighbourhood Plans, it will be possible to meet the identified local needs of these settlements and provide an appropriate level of market and affordable housing, as well as maintaining the viability of the smaller villages and towns, for example supporting local schools, or local shops as well as maintaining the viability of the smaller villages and towns, for example supporting local schools, or local shops.*

### **Rusper Neighbourhood Plan 2019 – 2031**

2.16 The Rusper Neighbourhood Development Plan 2018 – 2031 complies with the legal requirements and basic conditions set out in the Localism Act 2011, and as a result of the Horsham District Council's decision on 18<sup>th</sup> February 2016 the plan has been made.

2.17 The following policies of the Rusper Neighbourhood Plan are relevant to this application are:

RUS3: Design

RUS8: Community Facilities

### **3.00 Principle of Development**

- 3.01 The Lamb Inn is a detached building, formerly a public house and restaurant with a self-contained residential unit located above. The public house dates back to the mid to late 19<sup>th</sup> century, which has been extended and altered over the years to adapt to changes in pub culture. The property is situated in a generous plot, primarily given over to parking for patrons. To the front of the building, a pub garden is enclosed by fencing. The proposed development provides the opportunity to turn what is now an unoccupied building into much needed housing.
- 3.02 The property is located in a semi-rural location, situated centrally within the hamlet of Lambs Green. There are a small number of residential houses sound the site and is located approximately 1.4mile for the centre of Rusper. The majority of the parish's amenities are located with Rusper, including a primary school, village hall, convenience store and two public houses.
- 3.03 Further afield, two major population centres give access to transport links, welfare and health facilities and leisure facilities. Horsham and Crawley are located approximately five miles from the site and afford access to London and abroad through their rail and air links. Public transport is accessible within a 2 minute walk of the site.
- 3.04 The site is not within the defined built up area and as such is considered to be within the Countryside. A grade II Listed building is situated to the south of the site and is considered under the accompanying Heritage Statement.
- 3.07 The proposal will be subject to a CIL payment.

### **Relevant Planning History**

- 3.06 Demolition of existing single-storey restaurant annexe and construction of a smaller restaurant area  
Ref. No: DC/06/0965 | Status: Application Permitted

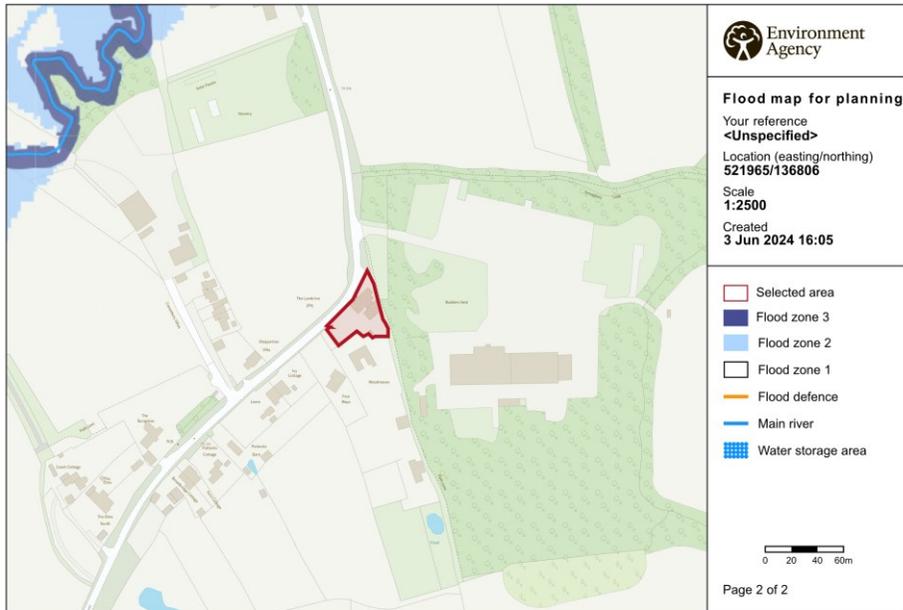
Change of use of existing public house to form 4no. self-contained apartments and associated alterations.  
Ref. No: DC/23/0153 | Status: Application Permitted

Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two storey extension to accommodate four X 2 bedroom flats and two X 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store (AMENDED DESCRIPTION)

Ref. No: DC/24/0874 | Status: Application Permitted

#### 4.00 Location & Purpose

- 4.01 The site is located off Lambs Green Road, Lambs Green. It is currently unoccupied.
- 4.02 It is proposed that the existing access from the end of the access lane will be upgraded and resurfaced providing access to the development. On site turning will be provided together with car parking for each dwelling unit.
- 4.03 The area to the southwest is occupied by the existing dwellings of Four Ways and the Grade II Listed Woodreeves.
- 4.04 To the northeast of the site is the industrial site for the Croudance Group.
- 4.05 The site has been identified by the Environment Agency as being in Flood Zone 1 and therefore a flood risk assessment is not submitted with this application since the site has a low probability of flooding.



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Image above: Flood Risk Map (n.t.s.)  
Image courtesy of Environment Agency - 2024

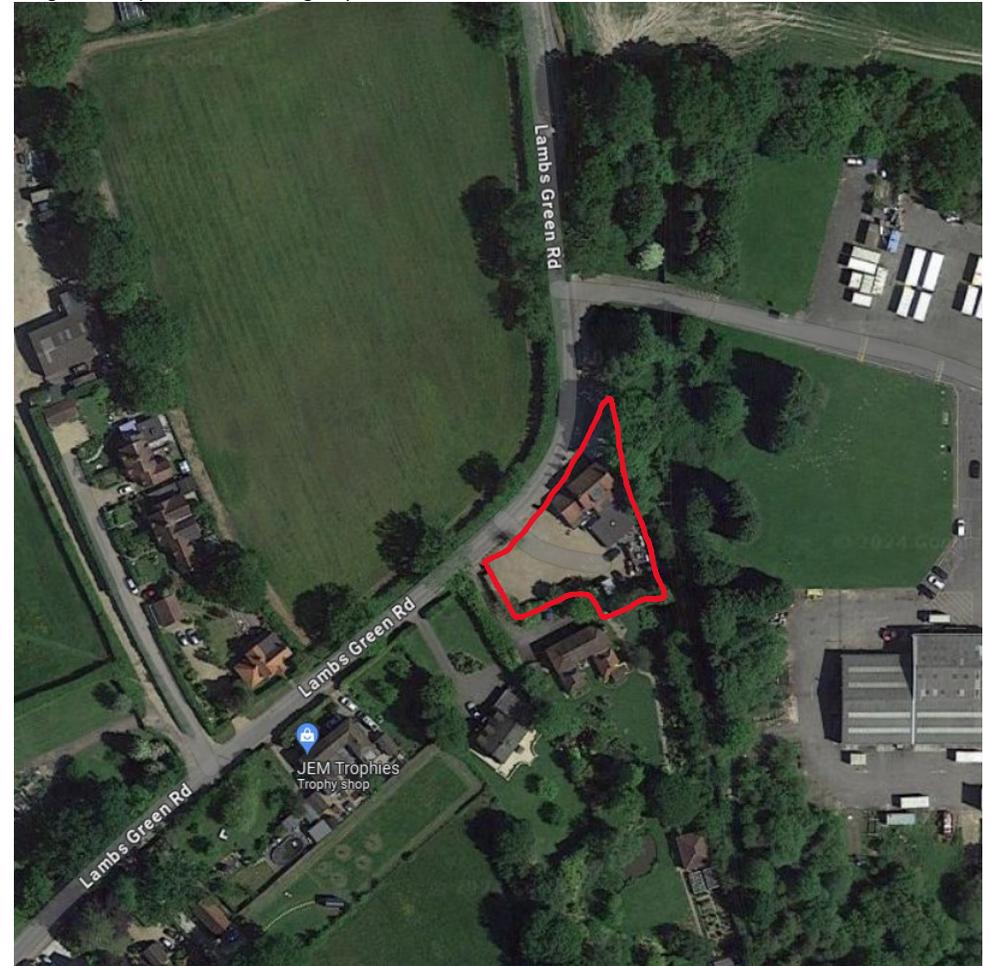


Image above: illustrative extent of the site (n.t.s.)  
Image courtesy of Google Maps - 2024

## 5.00 Proposed Layout

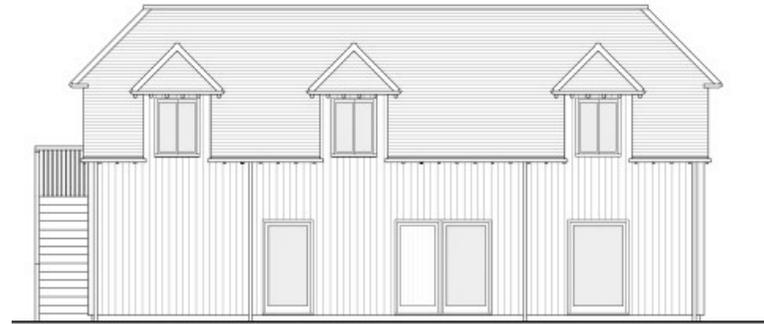
- 5.01 The existing established access connects directly onto Lambs Green Lane has been retained to reduce the impact. Also by using one access to the site reduces the impact and retains the enclosed nature of the site that forms the character of the local area.
- 5.02 The siting of the new coach house has been designed to reduce the impact on the neighbouring properties and reflects the established development pattern. The layout is based on a traditional coaching inn with the former public house forming the bulk of the development. To the west, a subservient coach house style building is proposed. This is to be in deference to the main building.
- 5.03 The proposed site layout is included to the right.



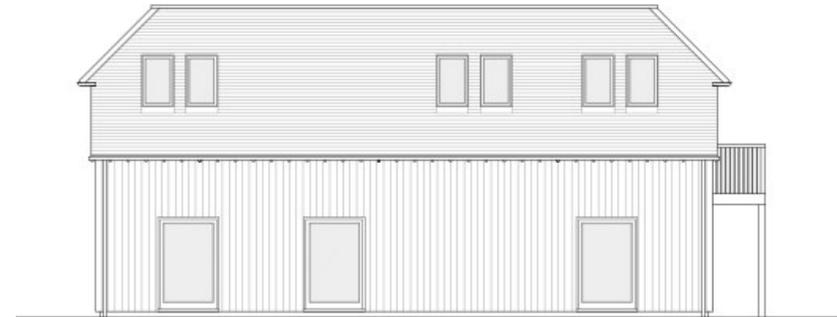
Image above: Proposed Site Plan (n.t.s)

**6.00 Scale & Massing**

- 6.01 The proposals have been designed in consideration of the scale of the overall site, boundaries, and the neighbouring properties, taking inspiration from the existing building and creating a pattern of an old coaching inn with ancillary coach house.
- 6.02 The proposal relates to the provision of 1no. 2-bedroom apartment and 1no. 1-bedroom apartment. This provision is felt to be adequate in terms of policy for the proposed scheme. In keeping with local character, buildings are shown as detached houses. A subservient coach house style building is proposed to the west of the site,
- 6.03 The proposal is in line with existing dwelling types situated in the immediate area and has no demonstrative impact on adjoining properties or setting of the existing residential dwellings along both Lambs Green Lane.



Proposed Coach House East Elevation - n.t.s



Proposed Coach House West Elevation - n.t.s



Proposed Coach House South Elevation - n.t.s

## 7.00 Landscaping

- 7.01 The existing site currently consists of a gravel carpark, used for patrons of the public house, a beer garden, and irregular areas of hardstanding to the southwest of the site which serves as an ancillary space for the property. The boundaries on three sides consist of close boarded fencing with mature planting behind. To the north, fronting the road, the boundary is less well defined with bollard posts to the road edge and ornamental planting immediately to the front of the existing building
- 7.02 The soft and hard landscaping has been designed to reflect the semi-rural nature of the site with muted colour tones for the hard landscaping, which in turn acts as part of the Sustainable Urban Drainage strategy.
- 7.03 The pavements throughout the development are proposed as natural toned block paving which contrasts with the permeable surfacing and reinforces the semi-rural feel of the site.
- 7.04 The proposal seeks to retain much of the existing mature hedging on all boundaries. However, these are to be trimmed back to tidy them up. Any lost or damaged boundary planting to be replaced as well as new close boarded fencing is to be installed in some areas.
- 7.05 Furthermore, the development will have native hedging planted selectively throughout the site to increase biodiversity. Also, areas that are not proposed to have hard standing installed will be lawn.
- 7.06 If required, additional planting to enhance and reinforce the existing tree line along the boundaries will further soften the visual impact of the scheme and forms a key component in the Biodiversity Net Gain strategy for the site via the creation of new, native, habitats.



Image above: Proposed Site Plan (n.t.s)

## 8.0 Appearance

- 8.01 The design philosophy has been largely generated by the client's desire to provide high end residential properties that sit harmoniously with the existing building enhance the quality of the immediate area. The key aspects of the appearance of the development will be:
- 8.02 An attractive development of a high-quality, in keeping with local character in terms of scale, massing, architectural style and detailing.
- 8.03 A mixed palette of traditional vernacular materials is proposed to reflect and compliment the mix of materials found in the surrounding area. The choice of materials is synonymous with the detailed design. The intention is that wherever possible the development will be constructed from materials that will have a reduced impact on the environment and locally sourced.
- 8.04 A selection of the proposed unit types is illustrated showing that they have respected the scale, massing and materials found within Lambs Green and more widely in Rusper. This ensures that this is a high-quality residential development in keeping with the Village.
- 8.05 Architectural design and detailing will respect relevant guidance.
- 8.06 The proposed landscaping will be an important part of the scheme softening the built form and unifying the scheme within its setting.



Tile Hanging



Clay Tile Roof



Multi-Red Brick



Grey Boarding

**9.00 Access**

- 9.01 The existing access from Lambs Green Road will be upgraded and resurfaced to safely accommodate vehicles. There is also provision of a turning place within the site. This will provide turning for refuse vehicles, residents, and visitors.
- 9.04 The external doors throughout the dwellings are to have level thresholds, with level access throughout the ground floor accommodation to aid accessibility into the properties
- 9.05 Access to the site by bicycle will be promoted, with space provided to store bicycles at each dwelling. The site is located within a quiet area with low vehicular traffic flows where cycling can be enjoyed by the family for leisure or commuting.

## 10.00 Heritage Statement

10.01 The Lamb Inn is not a Listed building nor is located within a conservation area. Located to the rear of The Lamb Inn is Lambs Cottage (now remained as Woodreeves). The property is Grade II Listed, with a list entry of this property is 1026952 and was first listed on 2nd September 1979.

*"Probably C15 timber-framed hall-house, subsequently converted into 3 cottages, now empty. Plaster and painted brick infilling, with diagonal braces on first floor. West wall stone. Hipped tiled roof. Casement windows. Two storeys. Four windows. "Circa 1370" has been painted on the front. The interior is said to have a crown-post roof and smoke blackened roof timbers."*

10.02 Located to the west of the site, the proposed coach house follows a similar character but that draws on the concept of a subservient ancillary building synonymous to rural outbuildings. The form and scale of the building maintains the prominence of the existing surround buildings and its location on the site allows for a framed view of the listed building beyond. Localised existing planting with maintain the soften view to the listed building of Woodreeves.

10.06 It is generally considered that the proposal would not have a detrimental impact on the adjacent listed building. The proposal offers an opportunity to provide much need housing in the rural community and improves the streetscape by reviving site and giving it a renew purpose.

## 11.00 Sustainability Statement

- 11.01 The need for sustainable development is well documented and it is estimate that 40% of the UK's carbon emissions are generated by the built environment. The need to decarbonise the built environment is essential in order to achieve the Net Zero standards set by the government by 2050 and it is critical that all new development addresses the issues and works towards reducing the Embodied and Operational Carbon from the early design stages.
- 11.02 The Embodied Carbon is the level of carbon dioxide emissions associated with manufacturing and transport of the materials and the construction processes involved in the realisation of the project.
- 11.03 The Operational Carbon is the levels of carbon dioxide emissions associated with the running, or operation, of the building – i.e. heating, lighting, ventilation.
- 11.04 The construction industry is addressing these issues with the updated Building Regulations, which act to uplift the current requirements to help the construction industry adapt to the changing regulations and low carbon heating.
- 11.05 Although the built environment is a large contributor to the UK's carbon emissions, it is only through a whole shift across the economy and the country that will allow development to truly reach the Net Zero standards.
- 11.06 Ventilation & airtightness: ventilation is critical in maintaining indoor air quality and maximise the health of the occupants. Ventilation is to be provided within every building via background trickle vents to the high performance door and window systems, but also by the opening casements within every room. The airtightness of the building is important to prevent heat escaping through the superstructure of the building, and in fact contributes to the comfort levels within the building by allowing the occupants control over the temperature and airflow via opening/ closing windows.
- 11.07 Renewable technology: Currently there is an LPC tank that supplies gas to the building. There is currently no main gas supplied to the site and there is no intention to bring gas on site. The new homes will be fitted with high efficiency Air Source Heat Pumps to provide heating and hot water.
- 11.08 Electric Vehicle Charging points are to be provided.

## **12.00 Summary Statement**

- 12.01 It is concluded that the proposal would accord with the overall thrust of the development plan as outlined at Horsham District Local Plan to secure sustainable development that improves the economic, social, and environmental conditions in the area.
- 12.03 The proposed development reflects the surrounding building pattern, maintaining a similar typology and density as the neighbouring developments.
- 12.04 Patronage by future occupiers would offer additional support in these difficult times to sustain local services and facilities, and the proposal would contribute through the Community Infrastructure Levy towards the provision of infrastructure.
- 12.05 There would also be some short-term economic benefits through the construction of the development and would extend some support to the vitality of the settlement as sought by the made neighbourhood plans.
- 12.06 The proposals provide for high quality housing compatible with the surrounding built environment, to meet local need and in a sustainable location. The scheme will make a significant contribution to housing supply.
- 12.07 Finally the proposed scheme would provide much needed homes for families in a village setting, where they would be able to enjoy the wonderful rural environment provided by the South Downs National Park located to the north of the site, which is so important to families, and more especially to children today.