

DESIGN & ACCESS STATEMENT

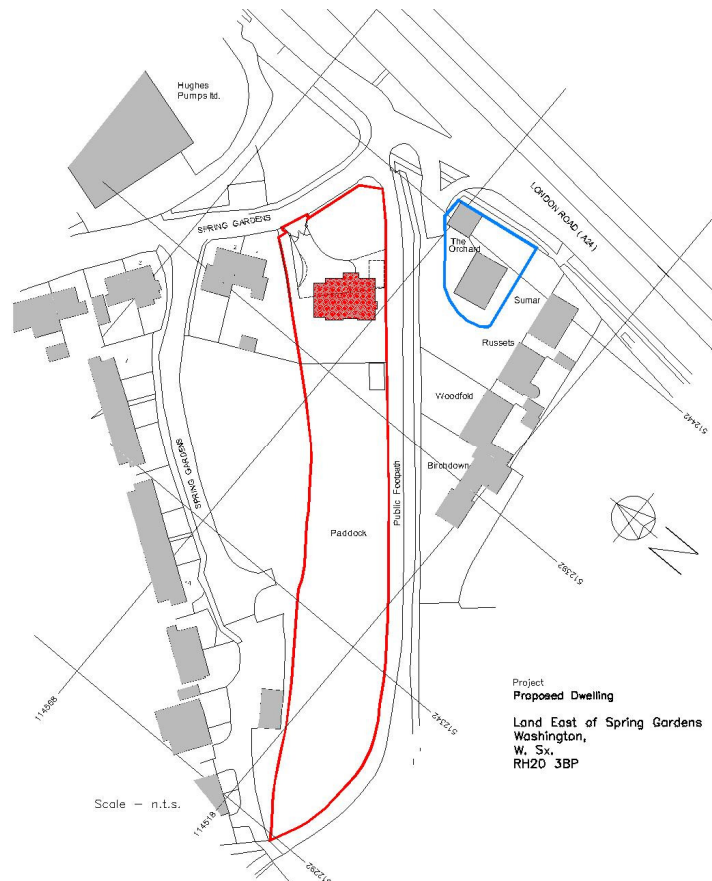
**Land East of Spring Gardens
Washington,
W. Sx.
RH20 3BP**

Erection of a Single four bedroomed detached dwelling, together with the relocation of the existing stable building (containing 2 No. stables) approx. 26m to the south-west of its existing position & associated Landscaping

December 2025

SUMMARY

- 1.0 This Design and Access Statement has been prepared to support the Planning Application for the erection of a Single four bedroomed detached dwelling, together with the relocation of the existing stable building (containing 2 No. stables) approx. 26m to the south-west of its existing position & associated Landscaping on an open plot of land to the east of Spring Gardens.



- 1.1 This statement describes the design development of the proposal for the proposed single detached dwelling on the site & demonstrates that it accords with current planning policy guidance. Throughout this process KG Designs have worked with specialists & consultants to ensure that the application meets local planning validation requirements. The outcomes of the surveys and reports completed by these external consultants have directly informed the design process and have been integrated within the proposal as a whole. Consultants involved include: -
Ecologist – Ecology & Habitat Management Ltd.
Energy Assessor – Therm Energy
- 1.2 We would be happy to answer any questions or queries regarding this application, at any time & would welcome the opportunity to meet with a Planning Officer, from Horsham District Council on site to discuss the proposal in greater detail.

THE SITE

- 2.0 The application relates to an existing area of land between the A24 trunk road & 5 No. properties (The Orchard, Sumar, Russets, Woodfold & Birchdown) to the west of the A24 & Spring Gardens at Washington. The postcode is RH20 3BP
The site occupies a total area of 0.35 hectares to the east of Spring Gardens, of which approx. 0.30 hectares is paddock, providing horse grazing to the south of the plot, with the remaining 0.05 hectares to the north of the plot of land containing 2 No. existing timber stables, retrospectively approved as a result of Planning Application Ref: DC/25/1009 Approved on the 13th August 2025
- 2.1 Note the applicant with regards to this application, lives & owns the adjacent property The Orchard, to the south-east of the site. Outlined in Blue on the Location Plan, dwg. Nos. 684-01 & 02
- 2.2 The site is situated between Ashington, to the north (which is a medium sized village) & Washington to the south. Washington is an unclassified settlement, situated within the Southdowns National Park.
The application site lies within the administrative area of Horsham District Council for planning purposes, is not within a Conservation Area, Area of Outstanding Natural Beauty or National Park. There are no Tree Preservation Orders within the curtilage of the property.
There are no buildings / structures within the immediate vicinity of the site which are known to be listed. The Horsham District Policy Map confirms that the site is outside the defined built-up area, in terms of planning policy the site is therefore in a countryside location.
Skirting the eastern & southern boundary of the application site is a 'Footpath' Ref: WAS-2624 which connects Spring Gardens with Rock Road.
- 2.3 Spring Gardens, the road which is situated to the north of the application site, serves a total of 21 existing properties along with providing access to Spring Garden Nursery. Which is a well-established Nursery, growing fruit & vegetables offering pick your own, alongside a farm shop & café. In addition to the existing 21 No. existing properties to the west of the application site, accessing Spring Gardens, as a result of the recent Planning Application Ref: DC/22/0867 for the 'Erection of 1 No. detached dwelling house with car port' which was approved on the 18th June 2024 There will in time be a total of 22 No. properties to the west of the application site, using the access road 'Spring Garden'
- 2.4 Pedestrian & Vehicular access to the site is provided via a pair of traditionally styled timber gates with brick piers to either side, within the north-west corner of the site, providing access onto Spring Gardens. This existing access is to be retained as existing to serve the proposed dwelling.
- 2.5 Further to the north of the application site is a large expanse of commercial development to the west of the A24 occupying many Hectares. Including Hughes Pumps, Thermco Systems, Sussex car & Motorhome Centre, Toovey's Antique & Valuers, CSM Bakery Solutions & Network Centre.
Note - none of these commercial properties have access onto Spring Gardens.

- 2.6 In addition to the many Hectares of commercial businesses immediately to the north of the application site, listed above. There is a permanent roadside canteen facility & Portaloo, situated a little over 100 metres to the north of the site to the west side of the slip road to the A24 Directly in front of the Sussex Caravan & Motorhome Centre. This facility has operated on this site for many years & was approved retrospectively as a result of Planning Application Ref. DC/17/2021 Approved on the 20th March 2018
- 2.7 This roadside canteen facility is open from early in the morning, around 6.30 am through till around 2.00 pm & can in fact trade from 6.00 am through till 6.00 pm Six days a week as a result of Condition No. 5 Attached to Planning Approval DC/17/2021 only being closed on a Sunday or Public / Bank Holidays.
- 2.8 This Roadside canteen is a busy & popular establishment, as a result this section of slip road off the busy A24 is regally used by many parked cars & commercial vehicles of all sizes, whilst this facility is open.
In addition to the above point the section of slip road to the north of the site/ to the west of the busy A24 is also regularly used by many commercial vehicles, to park up. In many cases overnight, with their drivers sleeping in the cabs of their vehicles. This is a regular occurrence & it is not unusual for commercial vehicles to be parked up overnight five, six nights a week or on occasions every night of the week.
- 2.9 The site & the immediately surrounding area is within Flood Zone 1 & therefore, has a low probability of flooding
- 2.10 The boundaries of the site are currently formed to the north, south-east / south-west with timber post & rail fencing. Between the site & the 21 Houses within Spring Gardens to the north-east / north-west of the site. The existing trees, hedges & planting, particularly to the north-western boundary with Spring Gardens, is to be retained as existing, as are the existing trees to the south-eastern side of the existing footpath to the south-east / south-west boundary.

THE PROPOSAL

- 3.0 Planning permission is sought for the construction of a single detached two-storey dwelling on the north end of an existing paddock, to the east of Spring Gardens. The existing pedestrian / vehicular access to the site, provided via a pair of traditionally styled timber gates with brick piers to either side, within the north-west corner of the site, providing access onto Spring Gardens along with the secondary pedestrian access provided via a traditionally styled timber gate, out onto the existing footpath to the south-east boundary of the site, are to be retained as existing to serve the proposed dwelling.
- 3.1 2 No. existing timber stables, retrospectively approved as a result of Planning Application Ref: DC/25/1009 Approved on the 13th August 2025 Are to be relocated approx. Twenty-six metres to the south-west. To allow for the formation of the curtilage of the proposed dwelling to the northern end of the site.

- 3.2 The proposed detached dwelling is positioned centrally within the northern end of the site, to sit between the existing properties to either side of the site. The proposed landscaping immediately in front of the proposed dwelling, include a further reduction in area of permeable hardstanding (gravel drive) over that approved as a result of Planning Application Ref: DC/25/1009 The proposed area of permeable hardstanding (gravel drive) as a result of this application is just 135 sq.m. Representing a further reduction of 60% over that approved as a result of the previously approved Planning Application for the retention of the stables.
- 3.3 The proposed dwelling includes a single garage, together with space for the parking & turning of additional vehicles on the proposed drive to the front & side of the property, all to be provided within an attractively landscaped area. In addition cycle storage will be provided within the garage & Bin and recycling facilities are discreetly provided to ensure no adverse impacts upon the surrounding locality.
- 3.4 The remaining area surrounding the proposed gravel drive to the front of the proposed dwelling, along with the area of rear garden formed is to be laid to lawn, together with the planting of 6 No. trees, five of which in the front garden, with the area of lawn directly under the trees, under planted, with a selection of spring (daffodil, Crocus, Tulip) Bulbs. Furthermore Within the existing timber post & rails fence to the north-eastern & south-eastern boundary of the proposed domestic curtilage of the property, a new hedge is proposed to comprise an even mix of: - Blackthorn (*Crataegus monogyna*) Dog Rose (*Rosa canina*) Field Maple (*Acer campestre*) & Hazel (*Corylus avellana*)
- 3.5 The existing properties surrounding the proposed plot, are of traditional design, with clay plain tiled roof, over multi-coloured stock bricks, together with some rendered & tile hung cladding. The proposed dwelling is sympathetic to this and typically follows a traditional Sussex vernacular with use of: -
- Clay plain tiled roof with bonnet hip, coursing valley tiles & half round ridge tiles.
 - Multi-coloured red/ brown clay brick wall, with weather struck pointing. Contrasting red brick quoins to external corners, window / door openings, Arches & soldier courses, together with low level horizontal plinth course. With vertical clay tile hanging over to some first-floor walls
 - Working brick-built chimney
 - Traditional casement windows (Double glazed u.P.V.C.)
 - half round gutters & circular downpipes (u.P.V.C.)
 - Oak framed entrance porch canopy
- 3.6 The proposed property provides 4 bedrooms, good size family living space as well as a work from home study and will be built to provide a lifetime home, the room sizes all exceed prescribed space standards.
- The proposed property with a gross external area of 167 sq.m. (1800 sq. ft.) sits within a proposed domestic curtilage of just over 900 sq.m. with a functional 250 sq.m. of private rear garden.
- Windows/ doors predominately face to the front and rear of the property and offer no overlooking into neighbouring gardens. There are a limited number of windows to the side elevations, with just 2 No. to the north-west elevation, both of which are on the ground floor & serve non habitable room (garage & utility room) whilst on the south-east elevation there are 4 No. (2 No. G.F. & 2 No. F.F.) small windows, each within a 0.9 sq.m. gross external structural opening.

- 3.7 The existing mature trees to either side of the proposed plot, along with the proposed additional planting of hedges to the north-east & south-east boundary of the proposed curtilage & the planting of a further 6 No. trees (5 No. within the front garden) will further enclose the proposed dwelling. Once the proposed landscaping has matured alongside the existing landscaping to either side of the plot, the proposed dwelling will blend into its immediate surroundings as if it has always been there.
- 3.8 Impact on existing properties within Spring Gardens – The existing properties within Spring Gardens occupy a slightly elevated position to that of the proposed dwelling/ site. The closest property being No. 1 Spring Gardens, is over 11m to the south-west & like the proposed dwelling has few windows to its side elevation. The bulk of the properties within Spring Gardens (14 No. in total) face predominately in a perpendicular direction across the proposed plot, with the closest property No. 7 Spring Gardens being over 50m from the south-east corner of the proposed dwelling & the furthest, No. 20 Spring Gardens being over 120m to the south-east of the proposed dwelling.
As a result of the elevated position of the existing properties within Spring Gardens & their distance from the proposed property, it will not overlook or have any impact on the external amenity of any of the existing properties within Spring Gardens. Neither will the existing outlook of any of the existing properties within Spring Gardens be adversely affected, due to the existing mature landscaping / planting on the land between.
- 3.9 Impact on the 5 No. Houses to the East – To the east of the proposed site is situated the A24 trunk road, sandwiched between the A24 & the site are 5 No. properties (The Orchard, Sumar, Russets, Woodfold & Birchdown) together with a footpath Ref : WAS-2624 skirting the eastern & southern boundary of the application site. The majority of the 5 No. dwellings are single storey the only exception being The Orchard, which has been extended over the last five years to provide a two-storey property, see Planning Application Ref : DC/19/0660
Approved on the 19th July 2019
The closest property The Orchard, is over 20m to the south-east, at its closest point, the next closest being in excess of 33m away at its closest point. This property has a single first floor window with a diagonal view across the front garden of the proposed property, however in addition to the footpath, skirting the eastern & southern boundary of the application site there is a band of mature trees / landscaping separating the proposed dwelling from the 5 No. properties directly to the west of the A24. Although all of these existing tree/ landscaping is outside of the proposed site area, there is no reason to suppose that these trees/ landscaping will be retained in their current position, for many decades if not centuries to come.
As a result, the proposed property due to the distances involved & its orientation to the existing properties, will not overlook or have any impact on the external amenity of any of the 5 No. properties to the east. Neither will the existing outlook of any of the existing properties to the east be adversely affected, due to the existing mature landscaping / planting on the land between.

DESIGN PRINCIPLES / SUSTAINABILITY

- 4.0 The design seeks to maximise all the sustainable potential of the site including waste minimalization and thermal performance.
- 4.1 The proposed dwelling, being located within a narrow strip of land between existing residential developments, by virtue of its scale & siting, the dwellings will result in no unacceptable overbearing, overshadowing or overlooking impact on the existing residential properties to either side of the site. Furthermore, the proposed dwelling will not give rise to any noise or disturbance harmful to the residential amenity of its neighbours.
- 4.2 The materials used in the construction of the proposed dwellings will reflect those already present within the immediate locality of the application site, namely multi coloured stock brick, plain clay tiles, to the vertical tile hanging & the cladding of the roof. Ensuring that the proposed dwelling will appear fully integrated into the established character of the locality.
- 4.3 The height, scale & massing of the proposed dwelling, respects the established scale of neighbouring development, fitting comfortably within the plot, furthermore, the overall design of the proposed dwelling will complement neighbouring development. Being adjacent / sandwiched between existing, established residential development, the new dwelling being in keeping with the established character of the street scene and wider locality. The application site provides the opportunity to deliver an additional housing unit, in a sustainable location, without adversely impacting upon the established character of the wider locality.
- 4.3 The orientation of the larger living room doors and windows to the rear facing east-west, along with the reduced area of glazing to all other elevations, in particular the south-east & north-west elevations, windows maximise passive solar gain, ensuring that the occupants gain maximum benefit from sunlight on both the first and second floors of the dwelling. The working chimney will have a low air leakage wood burning stove of under 5Kw so does not overly impact air tightness and does not require any permanent ventilation.
- 4.4 The proposed dwelling will carefully & specifically be designed to ensure that it is environmentally sustainable in its construction & future occupation. The dwelling will be constructed to the highest insulation standards, incorporating a mix of renewable energy technology including Photovoltaic Panels, battery back-up & air source heat pump. To meet & where possible exceed the requirements of the Building Regulations at the time of construction.
- 4.5 Low water usage within the proposed dwelling is an integral part of the design, with aerated taps and shower heads along with 3 / 6 Lyr. Dual flush cisterns used throughout.
- 4.6 Heating will be provided via underfloor heating throughout the ground floor of the property, split into 6 No zones, Hall/ Porch, Study, Living room, Dining Room, Kitchen/ Breakfast & Utility Room, with each zone thermostatically controlled to clients' requirements. With the first floor covered via conventional radiators, each individually controlled via thermostatic Rad. Valves. All to be heated via an air source heat pump, located on the external wall, adjacent to the Utility Room. In addition, hot water will be provided via a mains pressure hot water cylinder, heated via the Photovoltaic Panels proposed for installation on the roof of the

- 4.7 proposed dwelling. Note – in addition to the proposed Photovoltaic Panels, battery back-up is to be provided.
- 4.8 All lighting to be LED energy efficient light fittings, all internal, to be light fitting that can only take lamps having a luminous efficacy greater than 75 lumens per Circuit Watt.
All external lamps to be of type that extinguish when there is enough daylight, and when not required at night, & fitted with sockets that can only be used with lamps having a luminous efficacy greater than 75 lumens per Circuit Watt.
Note the external lighting scheme is to be Sensitively designed & installed to avoid illuminating bat foraging and commuting habitat.
- 4.9 All electrical appliances to be A rated with low energy and water consumption.
- 4.10 The application site's location within the countryside does not necessarily make it 'unsustainable' simply by definition. The proposal will not create unsustainable travel patterns given the site's proximity to nearby settlements & links to public transport.
- 4.11 Located 200m away in Spring Gardens a bus stop provides links to all the surrounding and far-reaching areas.
Adjacent to the proposed is a large tea rooms who also sell farm goods, groceries as well as hot and cold food. A short walk to the south is a large garden centre offering a range of products, groceries as well as tea rooms and restaurant & various cross-country walks are directly assessable from the site.
Work opportunities exist at the various commercial & office units located nearby.
- 4.12 Surface water from the roof / down pipes of both the proposed dwelling & the relocated stable building, is to be collected in water butts, to provide a total in excess of 1500 Litre capacity. To provide water for the garden, as well as drinking water for the horses, in minimise the water usage from the mains water supply to the dwelling.
- 4.13 All appropriate waste bin and recycling facilities will be discreetly provided, adjacent to the rear door of the proposed replacement dwelling, ensuring no adverse impacts upon the surrounding locality.
- 4.14 Traditional brick & block / timber frame construction, together with vertical tile hanging * clay roof tiles are proposed, having advantages in small scale work such as this, allowing ordering only in specific quantities required, reducing manufacturing waste. The house has been designed so that it can be built using locally based skilled trades.
The proposed dwelling is set within an open space, it is proposed that grounds work including spoil removal, are to be kept to a minimum. The existing site entrance is being retained as existing.

ACCESS AND PARKING

- 5.1 The National Planning Policy Framework 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. In addition, the Horsham District Planning Framework, requires new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel & states that adequate car parking must be provided within new developments.
- 5.2 The proposed dwelling will be accessed via as existing/ established access to the site, providing both pedestrian & Vehicular access onto Spring Gardens, in addition additional existing/ established pedestrian access will continue to be provided to the south-east boundary of the site out onto the existing footpath that runs along this boundary.
- 5.3 The existing/ established access to the site, providing both pedestrian & Vehicular access onto Spring Gardens, along with the proposed single garage & driveway, will provide sufficient parking to meet the needs of the proposed dwelling, along with adequate turning provision within the site boundary to prevent the need to have to reverse out onto the public highway/ Spring Gardens.
- 5.4 An electric vehicle charging point will be provided, within the proposed garage, as will secure cycle storage. The proposed garage is to be provided with a permanent lock complying with BS 3621: 2004 The electric vehicle charging point & cycle storage facility provided shall thereafter be retained for that purpose.

ECOLOGY APPRAISAL SUMMARY

- 6.1 The site occupies a total area of 0.35 hectares to the east of Spring Gardens, of which approx. 0.30 hectares is currently a paddock, providing horse grazing to the south of the plot, with the remaining 0.05 hectares to the north of the plot of land containing 2 No. existing timber stables. The proposed dwelling provides a domestic curtilage of 0.10 Hectares together with a slightly reduced area of 0.25 Hectares of retained paddock, providing horse grazing to the south of the plot.
- 6.2 A Preliminary Ecological Appraisal has been prepared by Ecology & Habitat Management Ltd in support of this Planning Application
- 6.3 The site being comfortably under 0.5 Hectares in size & the proposal being for a single, self-build residential dwelling for the applicant / owner of the site, who will be managing the construction of their home from beginning to end. As a result, the proposed dwelling will be except from the required needs of Biodiversity Net Gain.

- 6.4 The existing trees, hedges & planting, particularly to the north-western boundary with Spring Gardens, is to be retained as existing, as are the existing trees to the south-eastern side of the existing footpath to this boundary. In addition, new planting of hedges is proposed to the north-eastern & south-eastern boundary of the proposed domestic curtilage of the property, along with the planting of an additional 6 No. trees, will further enhance the rural nature of the site / area & further assist with the integration of the proposed dwelling, with no harm caused to the visual amenities of the surrounding countryside landscape, further enhancing the character and appearance of the development, with no loss of important landscape or natural features at the site.
- 6.5 The site is an isolated plot of land, surrounded on three side, to the south-east & south-west with a total of 26 No residential properties, 5 No. to the south-east & 21 No. to the south-west. As a result of Planning App. DC/22/0867 for the 'Erection of 1 No. detached dwelling house with car port', this total will increase to 27 No.
In addition to the north of the application site is a large expanse of commercial development to the west of the A24 occupying many Hectares. Including Hughes Pumps, Thermco Systems, Sussex car & Motorhome Centre, Toovey's Antique & Valuers, CSM Bakery Solutions & Network Centre. Along with a permanent roadside canteen facility & Portaloo, situated a little over 100 metres to the north of the site on the slip road to the A24 (See Planning Application Ref. DC/17/2021) In addition the slip road to the north of the site/ to the west of the busy A24 is also regularly used by many commercial vehicles, to park up. In many cases overnight, with their drivers sleeping in the cabs of their vehicles.
- 6.6 Although the site sits outside the defined built-up area, in terms of planning policy the site is therefore in a countryside location, however taking the above point 6.5 into account it is difficult to see how the site could be described a prime countryside location.

ARBORICULTURAL

- 7.0 None of the trees that exist on the site are identified as being subject to a Tree Preservation Order (TPO) Furthermore all existing trees are to be retained as existing; the rooting environments of existing trees will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS5837:2012 As indicated on dwg. No. 684-09 Rev.A Root Protection Plan
- 7.1 Prior to commencement of construction work, erect suitable fencing to enclose the required 'Root Protection Areas' (RPA) with Temporary Protective Fencing (TPF) to comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel. Any existing vegetation required to be removed to enable the location of the TPF to be accurately set out, is to be removed by hand.

- 7.2 The TPF will remain in place to serve as physical protection for retained trees for the duration of the construction activities and will only be removed immediately prior to the landscaping phase once all large plant & machinery have been removed from site. Adherence to the protection measures set out above, which include correctly positioned protective fencing to the alternative specification recommended in BS 5837:2012, will prevent unacceptable damage being caused to the existing retained trees.
- 7.3 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read 'TREE PROTECTION FENCING - KEEP OUT'
- 7.4 **CONSTRUCTION EXCLUSION ZONES**
Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs the following principles will be observed for the duration of the project: -
No plant or machinery will access the CEZ
No mechanical excavation will take place
Unplanned excavations will be limited to hand-digging
Existing soil levels will not be altered in any way,
No machinery or materials of any kind will be stored
No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored
No fires will be permitted.
- 7.5 In conclusion there will be no encroachment into the RPAs of the existing retained trees, with the single exception of an area of less than 10 sq.m. with regards to the existing mature oak tree T21 on the north-west boundary of the site. This single incursion would not involve any deep excavation within the CEZ Being for the formation of access to the rear garden, with any work within this area being completed without the use of heavy plant or machinery, to a minimum depth required.

CONCLUSION

- 8.1 Planning permission is sought for the construction of a single detached dwelling to the northern end of a plot of land to the east of Spring Gardens. This Statement demonstrates that there are no adverse impacts of granting planning permission for the proposed dwelling, the site is in a sustainable location to accommodate the proposed dwelling.
- 8.2 The submitted plans & supporting information, demonstrated that the proposed dwelling is of a scale, siting and design that is appropriate to its countryside location, with no harm will be caused to the visual amenity of the surrounding countryside landscape. The proposed dwelling is comfortably accommodated within the application site, with sufficient space retained to the boundaries to ensure that the new dwellings would not appear cramped. Adequate amenity space is proposed for the new dwelling & no harm caused to the residential amenities of neighbouring properties.

- 8.3 Through the comprehensive analysis of site conditions, topography, and existing structures, we have developed a design that not only respects the local landscape but also enhances it. The proposed development, is visually attractive, sympathetic to its surrounding area & optimises the potential of the site, our choice of materials and architectural features seeks to complement the natural beauty of the area, providing efficient use of land, on a parcel of land suitable for development, ensuring that the replacement dwelling becomes an integral part of the site.
- 8.4 The proposed replacement dwelling, will be highly sustainable in its design and construction, and it will have very little environmental impact. Our commitment to sustainable design principles, as outlined in this statement, reflects our dedication to minimizing the environmental impact of this project. By incorporating energy efficient technologies and sustainable construction practices, we aim to create a dwelling that will stand as a testament to responsible development in a rural setting.
- 8.5 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan. Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations, previously Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility. In addition, the National Planning Policy Framework, confirms that the Framework should be read as a 'whole' & the Government's Planning Policy Guidance states that any conflicts between the development plan should be considered in light of all material planning considerations including local priorities and needs, as guided by the National Planning Policy Framework.
- 8.6 Although the site is located outside of a defined built-up area boundary, it is necessary to consider the following aspects of the proposal in the planning balance:
- i) The Horsham District Planning Framework, currently is unable to demonstrate a five-year supply of housing as required by the National Planning Policy Framework. As a result, the Council's policies in respect to the supply and location of new homes are out of date, as a result the proposed dwelling should be considered against a presumption in favour of the proposed development.
 - ii) The proposed dwelling will make a small but important contribution towards windfall housing provision within the Horsham District. The cumulative provision of individual homes should not be underestimated as acknowledged by National Planning Policy Framework, the continued lack of housing supply within the District undermines the Government's intentions to 'significantly boost' the supply of new homes.
 - iii) The National Planning Policy Framework, encourages the sustainable development of rural areas and sets out that housing should be located where it will enhance or maintain the vitality of rural communities. Occupiers of the

proposed dwelling will help to support local services and facilities within the rural community.

- iv) The application site is not located within isolated countryside, being surrounded on three sides by existing residential & commercial development & in close proximity to the busy A24 Linking Worthing with London. Within this context the proposed dwelling is sustainably located.
- v) The proposed dwelling is of a high-quality design and their height, scale and mass will neatly align with surrounding residential dwellings. The site is screened on either side by existing trees & mature planting, that will be further enhanced by additional hedges & tree planting, ensuring sufficient screening between the proposed dwelling & its existing neighbours.
- vi) There will be no significant impact upon longer range countryside views and no harm caused to the visual amenities of the countryside landscape. The proposal does not conflict with the National Planning Policy Framework, in this regard which seeks to protect the countryside from inappropriate development.
- vii) The proposed dwelling will be highly sustainable in its design & construction, having very little environmental impact. The proposal complies with the National Planning Policy Framework, together with, Horsham District Planning Framework HDPF policies in respect of climate change.

8.7 This Statement demonstrates that there are no adverse impacts of granting planning permission, that would significantly & demonstrably outweigh the benefits offered by the proposed dwelling, in a sustainable location which will make a small but important contribution towards the supply of much needed new homes within the Horsham District.

8.8 In conclusion, this design and access statement demonstrates our commitment to responsible, respectful, and sustainable development. We believe that the proposed dwelling will not only serve as a comfortable and functional residence but also as a positive addition to the rural landscape, enhancing the quality of life for its inhabitants and preserving the natural beauty of the area for generations to come. Without any overriding conflict with the provisions of the National Planning Policy Framework & the Horsham District Planning Framework when considered as a whole, taking into account all material planning matters. We therefore request that Planning Permission, should therefore be granted.

- 9.1 This document is to be read in conjunction with the following
KG Designs Drawing Nos. at all times: -
684-01 Rev.A Location Plan - Scale 1-1250_A4
684-02 Rev.A Site Plan - Scale 1-500_A2
684-03 Rev.A Plan as Existing - Scale 1-100_A1
684-04 Rev.A Plan as Proposed - Scale 1-100_A1
684-05 Rev.A F.F. Plan/ Elevations as Proposed - Scale 1-100_A1
684-06 Rev.A Stable Plan - Scale 1-100_A1
684-07 Rev.A Visibility Splays - Scale 1-1250_A3
684-08 Rev.A Landscape Plan - Scale 1-250_A1
684-09 Rev.A Root Protection Plan - Scale 1-200_A2
684-10 Rev.A Elevations (presentation) - Scale 1-100_A2
- 9.2 Together with the following documents : -
Preliminary Ecological Appraisal – Dated 25th November 2025
Prepared by Ecology & Habitat Management Ltd
- ENERGYSTATEMENT(PLANNING) – Dated 11th December 2025
Prepared by Therm Energy Ltd.