

Design & Access Statement

Proposed Residential Development at
Land South of Furze Common Road,
Thakeham
West Sussex
RH20 3GW

June 2026

OSG JOB NO. 25-1906
Doc No. 25-1906-OSG-XX-RP-A-002
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Fig 01. Aerial View of Site
© Google Earth

Land South of Furze Common Road, Thakeham Introduction

01

TERMS OF REFERENCE

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Fig 02. Street View of the Site Entrance on Storrington Road
© Google Earth



Fig 03. Street View of the from Furze Common Road (North-West Corner of the site)
© Google Earth

INTRODUCTION

This Design & Access Statement has been produced to support the Reserved Matters Application (RMA) following an appeal decision (ref: APP/Z3825/W/25/3365902) to grant consent to the outline planning consent (ref: DC/23/2146) and subsequent pre-application advice (ref: PE/26/0039).

The outline consent granted permission for up to 28 dwellings (with access from Storrington Road) on land south of Furze Common Road, Thakeham.

PURPOSE OF DESIGN & ACCESS STATEMENT

A Design and Access Statement (DAS) is a 'short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way', providing a framework to explain how the proposed development is a suitable response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.

The level of detail in a DAS should be proportionate to the complexity of the application but should not be long. In this regard, the DAS has been prepared in accordance with the Department for Communities and Local Government (DCLG) publication 'Guidance on Information Requirements and Validation' (March 2010), which accompanies government policy on information requirements for planning applications.

This document seeks to explain the rationale behind development proposals through the design process, the response to site constraints/opportunities and changes following discussions with the local authority that lead to the illustrative proposals for the site. It forms part of a comprehensive package of information forming the planning application and should be read in conjunction with the drawings and reports submitted.

**Land South of
Furze Common Road,
Thakeham**
The Site

02



Fig 04. Aerial View of Site
© Google Earth

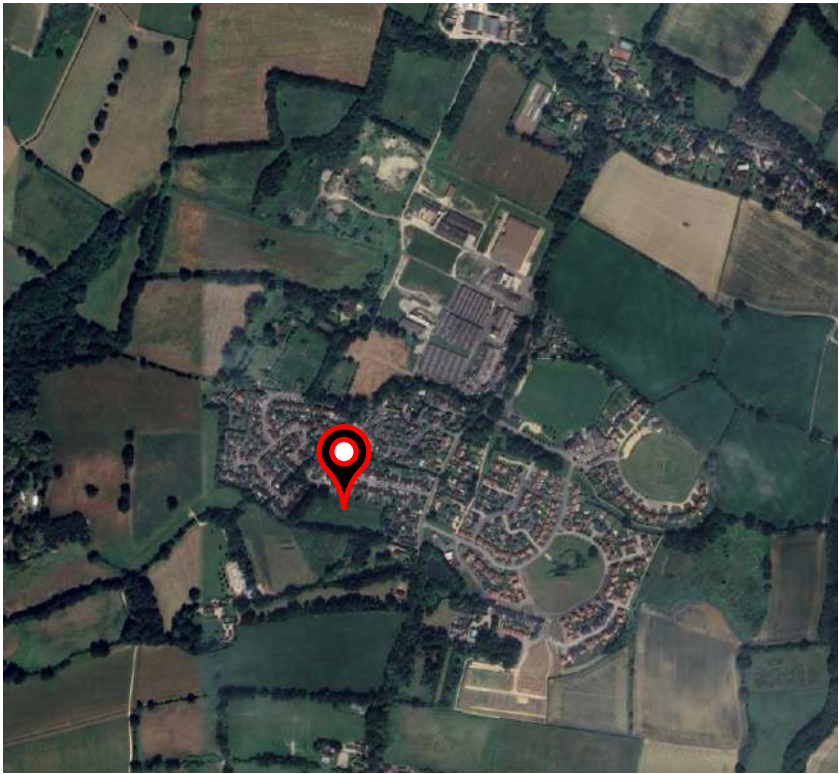


Fig 05. Site Location
© Google Earth

THE SITE

The site is a largely rectangular shaped field located behind properties on Furze Common Road, Linfield Copse and Storrington Road. It is accessed via an existing track from Storrington Road which also serves existing semi-detached properties known as Champions Cottages

The site is bounded by mature tree and hedgerow planting, with a ditch located partially along the southern boundary of the access road.

SITE LOCATION

Site Address: Land South of Furze Common Road
Thakeham
West Sussex
RH20 3GW

Site Area: 10,661 m² (1.066 ha)/ 2.634 ac





KEY

Site Boundary

SITE HISTORY

Thakeham is a village located north of the South Downs, in the Horsham district of West Sussex. Located approx. 20km south-west of Horsham and 18km north of Worthing, the village, once based around one road, has seen significant changes over the years. Most notably in recent years by the loss of the mushroom farm (located on the eastern edge of the village) replaced with a new housing development.

The new development also brought other changes to the village with the provision of improved sports facilities, a new village hall, a veterinary surgery and shop/café.

The site however has remained largely unchanged as can be seen from the historic aerial imagery.

Looking at the locality of the site, the surrounding area is generally a mixture of single and two storey dwellings, (predominantly two storey), properties are typically traditional in architectural style with pitched roofs. The village is a mixture of more dense modern residential developments at its centre and detached properties set in larger plots on the outskirts.

Existing materials consist of mostly red brick, tile hanging and red tiled roofs, there are also examples of render and cladding particularly within more recent developments. Roof forms are mostly pitched front-to-back, although some examples of hipped and barn-hipped roofs can be seen in local developments.

Fig 06. Historic Aerial Photographs
© Google Earth



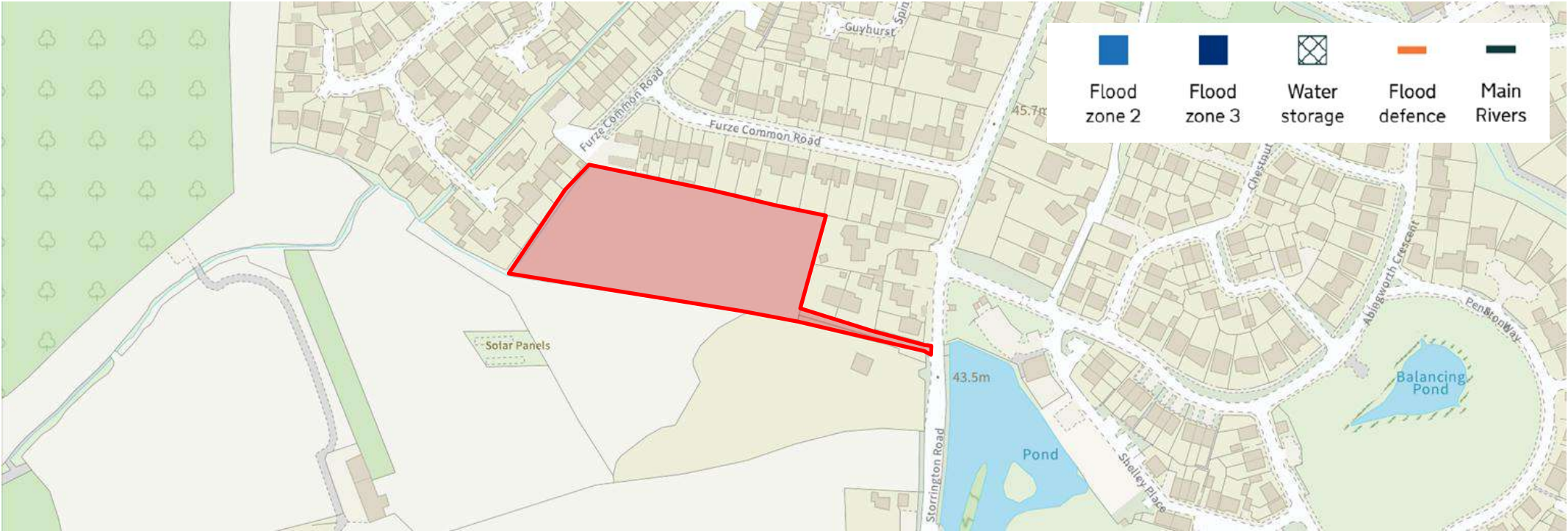


Fig 07. Flood Risk from Seas and Rivers
© www.flood-map-for-planning.gov.uk

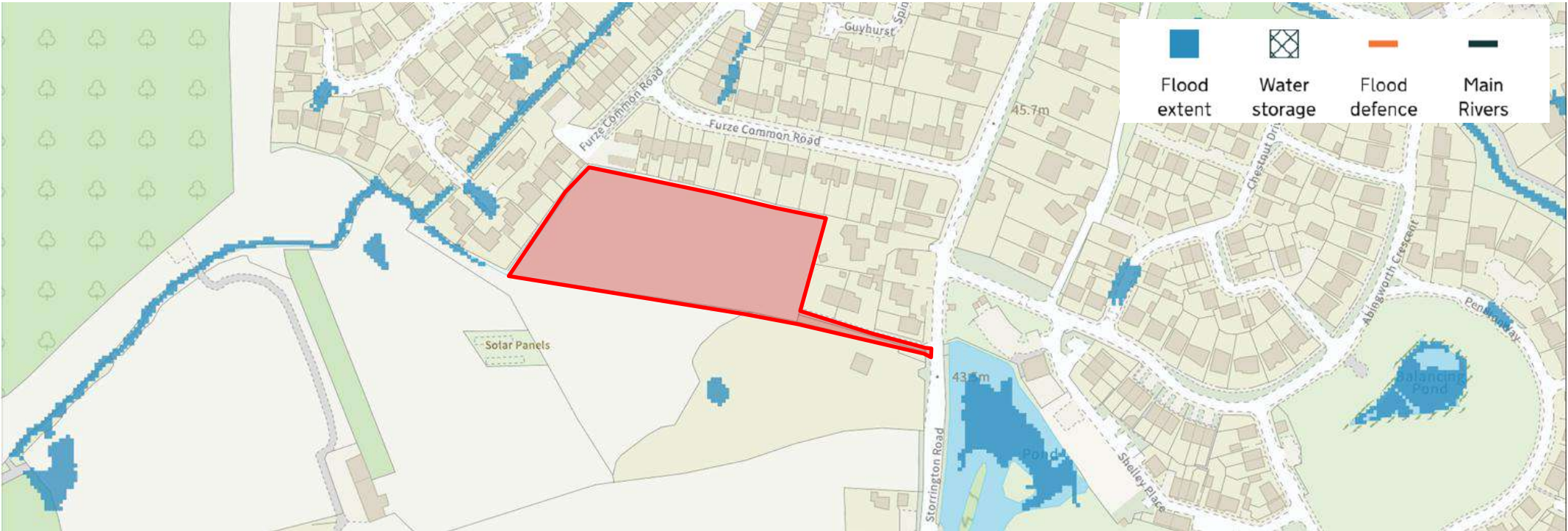


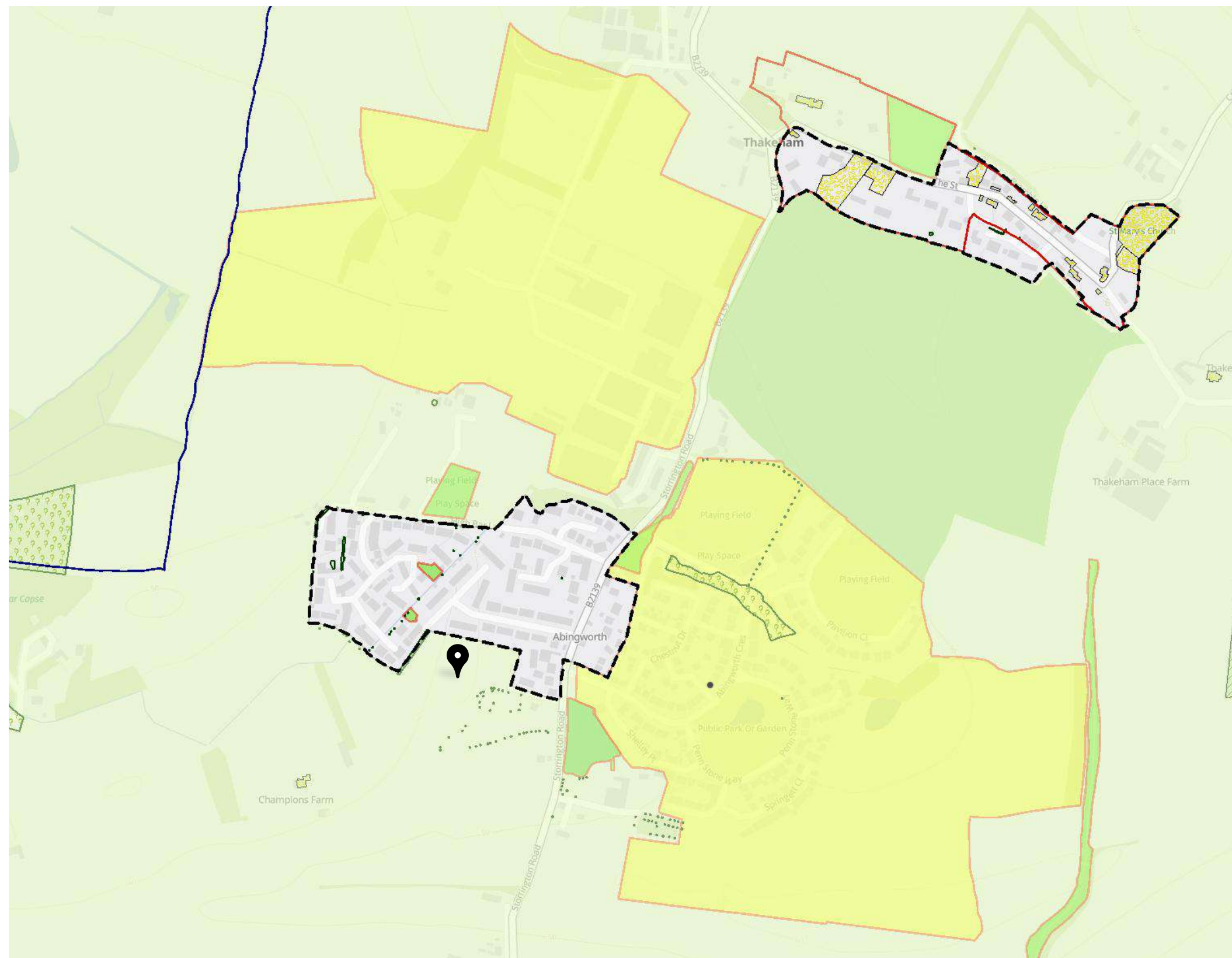
Fig 08. Flood Risk from Surface Water
© www.flood-map-for-planning.gov.uk

FLOOD RISK

Flood mapping for rivers and seas indicates that the site is in Flood Zone 1; further mapping shows that the site is at very low risk of flooding resulting from surface water.

As part of the outline application a Flood Risk Assessment and Drainage and SUDs Strategy was prepared by RSPD. The detailed report looks at the different flooding models, different sources of flood risk, flood defences in the area and climate change, and concludes that the risk of flooding is extremely low.

The report also sets out flood mitigation measures that would be appropriate for the site, detailed drainage design proposals consider the provision of Sustainable Urban Drainage Solutions (SUDS) on site to help alleviate any future issues.



The Site

Parishes



Horsham District Planning Framework 2015

Built Up Area Boundary (Policy 3)



Area Outside Built Up Area Boundary (Policy 3)



Constraints

Conservation Areas (Policy 34)



Listed Buildings (Policy 34)



Tree Preservation Order (Policy 31)



Local Neighbourhood Plans

Allocations

 Local Green Space

 Character Area

■ Employment

Community

Green Infrastructure

 Heritage

■ Key Routes

 Safeguarding

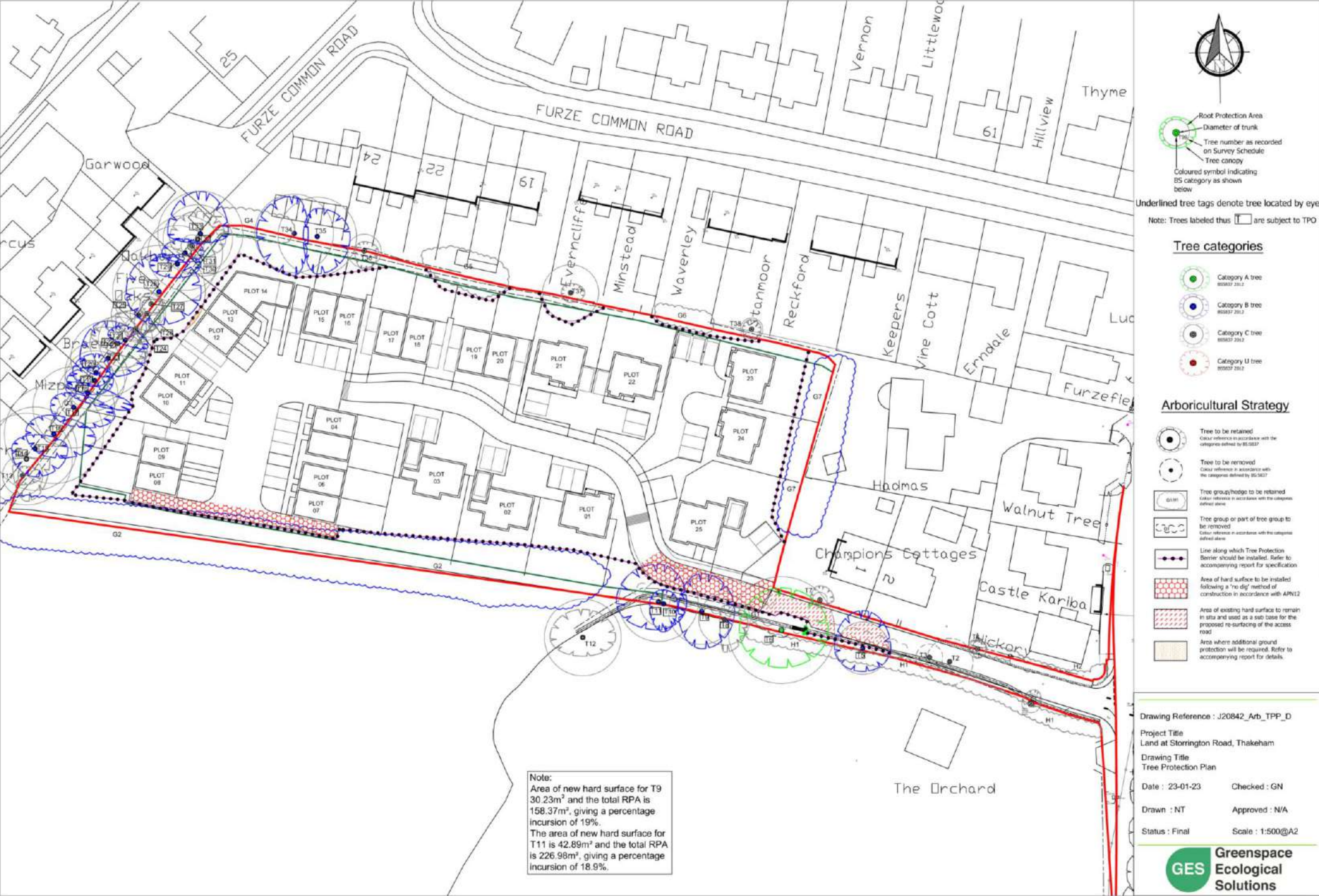
 Shop

 Sports View

Horsham District Council's Local Plan (Horsham District Planning Framework (HDPPF)) was adopted in November 2015, it sets out policy guidance for the region until 2031. Consultations to update the Local Plan are already underway with the Planning Inspectorate.

The site is not located within the South Downs National Park, or a Conservation Area and is not in proximity to any Listed Buildings. It does fall within the Thakeham Neighbourhood Plan area (adopted in January 2017), and this along with the Planning Framework will be reviewed to ensure the RMA scheme complies with the policies and guidance set out in these documents.

Fig 09. Local Plan Interactive Map
© www.horsham.maps.arcgis.com



ARBORICULTURE

As part of the outline application a comprehensive Arboricultural Impact Assessment (AIA) was undertaken by Greenspace Ecological Solutions. The documents were previously submitted as part of the application for outline approval, and identify trees that must be retained within the proposals as well as highlighting those of poor quality that could, or in some cases should, be removed.

The detailed design proposals for the site will adhere to the recommendations made within the AIA as well as those made within the landscape and ecology strategies for the site. These recommendations will include:

- Retention of existing trees, scrub and hedge planting as much as possible,
- New tree planting within the scheme to enhance the existing boundaries and by way of “replacing” the trees that need to be removed to facilitate access to the site,
- Routine pruning and maintenance works to existing trees to increase longevity and visual amenity on site,
- Provision of tree protection measures to prevent damage to roots, trunks and canopies during construction works, including the routing of services outside of root protection areas wherever possible,
- Careful choices in the specification and installation of hard landscaping materials to ensure that fencing, driveways and roads do not cause damage to tree root systems,
- Consideration of permeable and no-dig constructions in sensitive areas, and
- Careful placement of dwellings to ensure that there are no future pressures to fell trees from residents with over-shadowed rooms and gardens.

The above items and the following ecological appraisal will help to shape and influence the design proposals, creating a landscape led scheme influenced by local vernacular, thus creating a scheme that is inward focussed, allowing scope to soften the edges of the site and limit the impact it has on the surrounding area.

Fig 10. Tree Protection Plan (not to scale)
© Greenspace Ecological Solutions



ECOLOGICAL IMPACT ASSESSMENT

An Ecological Impact Assessment (EIA) has been carried out by the team at Arbtech, and accompanied by Great Crested Newt and Reptile Mitigation Plan as part of the outline planning application. The EIA included desk and field studies, undertaking a Phase 1 Habitat Survey to establish a baseline and produce a series of recommendations for the detailed landscape and site plan design.

The scheme will include the following:

- Landscape buffer to be created to the northern, western and southern boundaries - creating a corridor for wildlife.
- The soft landscaping will use plants with a recognized wildlife value i.e. included on RHS "Plants for Pollinators" list.
- The use of native trees/shrubs that produce seeds/berries for foraging birds – species to include rowan, crab apple, bird cherry and hawthorn.
- Flowering lawn mixture is to be used in areas of open space which require regular mowing to provide greater levels of biodiversity than a standard amenity mix.
- Wildflowers to be seeded to the margins of public open spaces and within the buffers to the site boundaries.
- A SUDs basin will be created in the south-west corner of the site. Rain gardens and swales could also be utilised throughout the site subject to detailed drainage design.
- Areas of rough grassland could be created within the site, particularly in undisturbed locations.
- Hibernacula could be created to act as hibernation sites for reptiles. Log piles could be created to encourage a plentiful supply of invertebrate prey.
- Integrated sparrow terraces and swift boxes will be added to the new buildings during construction to accommodate at least 10 pairs of each species. The boxes should be built in under the eaves away from direct sunlight.
- Hedgehog boxes will be added on site. Gaps will be left in all fences to ensure connectivity of green space for hedgehogs and other small mammals. Areas of rough grassland and scrub will be retained or recreated around the site boundaries.
- To provide additional habitat on site for roosting bats, integrated bat boxes will be added to the new buildings during construction. These will face in a variety of directions so that they can be used all year round by bats. The boxes must be placed least 3-5m above ground and away from artificial light, preferably at eaves level.



Fig 11. Phase 1 Habitat Survey Map (not to scale)
© Arbtech





SITE ANALYSIS

OPPORTUNITIES

- Outline consent has already been granted for the site, with approval for up to 28 new dwellings. This provides an opportunity to provide much needed affordable homes in the village.
- Established Access: Vehicular access is available via Storrington Road, upgrades to the track and junction were submitted as part of the outline application and will be incorporated into the detailed RMA scheme.
- Existing tree planting to the site boundaries to be retained in accordance with the preliminary EIA and AIA, this allows the detailed scheme to incorporate an ecological buffer zone to the north, south and western boundaries of the site, as well as scope to provide additional planting to strengthen the landscape character.
- The site's location close to existing village facilities enable new residents to support businesses in the area, as well as those in the neighbouring villages and towns.

CONSTRAINTS

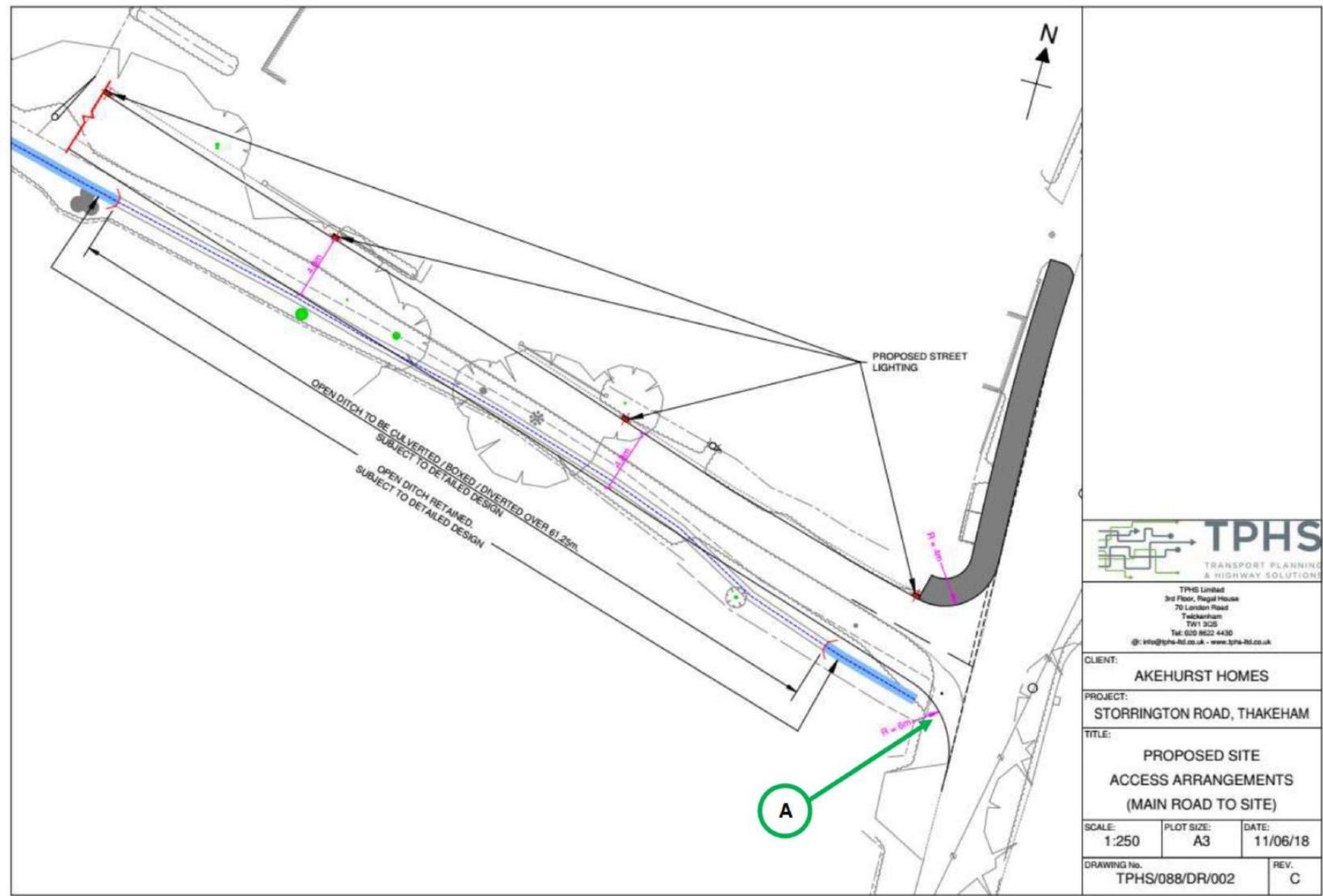
- Along the southern boundary adjacent to the existing access track is a ditch, works to widen and improve access to the site will require this to be culverted in line with highways proposals submitted during the outline application process.
- Protected trees and established hedgerows limit the full use of the site, these will need to be retained within the design – however this does provide good screening to/from the site.
- The site is located with the Sussex North Water Supply (SNOWS) Zone, detailed design proposals will include measures to reduce water usage on site.
- A Preliminary Ecological Impact Assessment prepared during the outline application has identified a number of ecological mitigation measures that will be incorporated within detailed design proposals.

Fig 12. Opportunities and Constraints



**Land South of
Furze Common Road,
Thakeham
Outline Consent**

03



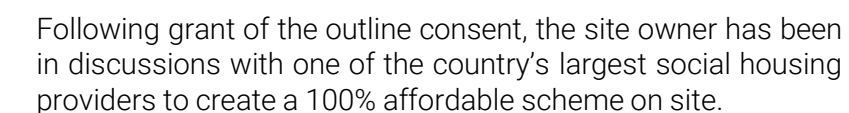
OUTLINE APPLICATION SITE ACCESS

As part of outline application – site access was agreed (leaving all other items as reserved matters). The site access arrangements were prepared by Transport Planning & Highway Solutions (TPHP) and the detailed development proposal will adhere to their design as set out by condition 7 of the outline approval.

The detailed design proposals include widening the existing access at the junction with Storrington Road and widening the access route to the site, including plans to culvert the existing ditch on site to ensure safe access for residents and emergency vehicles. All of which will be included within the design proposals.

Fig 13. Proposed Site Access Arrangements (not to scale)
© Transport Planning & Highway Solutions





**Land South of
Furze Common Road,
Thakeham**
Pre-Application

04



PRE-APPLICATION PROPOSED SITE LAYOUT

Following grant of the outline consent, the client sought to obtain pre-application advice for a revised scheme seeking to amend the site layout and provide 100% affordable housing.

The pre-application site layout illustrates how a 100% affordable scheme could be designed to work within the parameters of the existing site constraints, supporting information from the outline application and the guidance set out within the Thakeham Neighbourhood Plan.

The scheme aimed to provide 28no. high-quality affordable homes with a mixed tenure of social rent and shared ownership properties; providing 1-4-bedroom homes on site whilst retaining the existing tree/hedgerow planting to the site boundaries.

Arrangements of detached, semi-detached and short terraces reflect the local vernacular, allowing breaks in the built form and varying roof orientations to reflect the local vernacular especially when viewed from further afield. This also provides opportunities for the creation of landscaped verges, private amenity space to the front of properties and generous rear gardens; as well as larger landscaped areas with native tree planting and the creation of a landscaped ecological buffer to the north, west and southern boundaries of the site.

The following pages show details of the proposed dwelling floor plans and elevations as submitted during the pre-application process.

Fig 15. Pre-App Proposed Site Layout
(not to scale)





Fig 16. Typical Front Elevation

● Dwelling type shown



Fig 18. Key Plan

DWELLING TYPES

1 BEDROOM 2 PERSON HOUSE (50 sq.m)

These houses are in semi-detached pairs to reflect the local vernacular. Based upon a traditional two storey arrangement under a pitched roof. Each dwelling has its own independent entrance, private amenity garden space and 1no. allocated parking space.

Each house is compliant with the nationally described space standards (NDSS). Each home has a generous kitchen and a separate living/dining space, as well as a ground floor WC. At first floor there are two double bedrooms and a family bathroom. Storage is also provided on both floors.

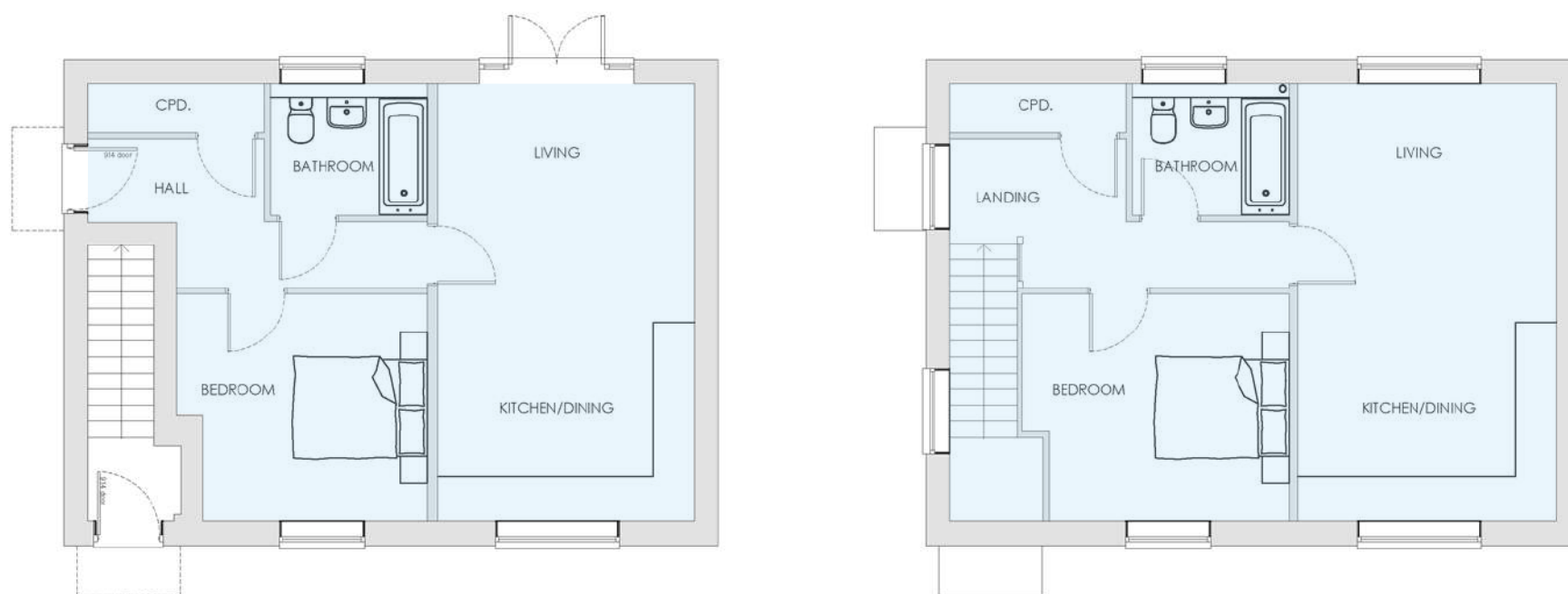


Fig 17. Proposed Floor Plans



Fig 19. Typical Front Elevation

● Dwelling type shown



Fig 21. Key Plan

DWELLING TYPES

2 BEDROOM 4 PERSON HOUSE (79 sq.m)

These houses can be arranged in semi-detached pairs or short terraces to reflect the local vernacular. Based upon a traditional two storey arrangement under a pitched roof. Each dwelling has its own independent entrance, private amenity garden space and 2no. allocated parking spaces.

Each house is compliant with the nationally described space standards (NDSS). Each home has a generous kitchen and a separate living/dining space, as well as a ground floor WC. At first floor there are two double bedrooms and a family bathroom. Storage is also provided on both floors.

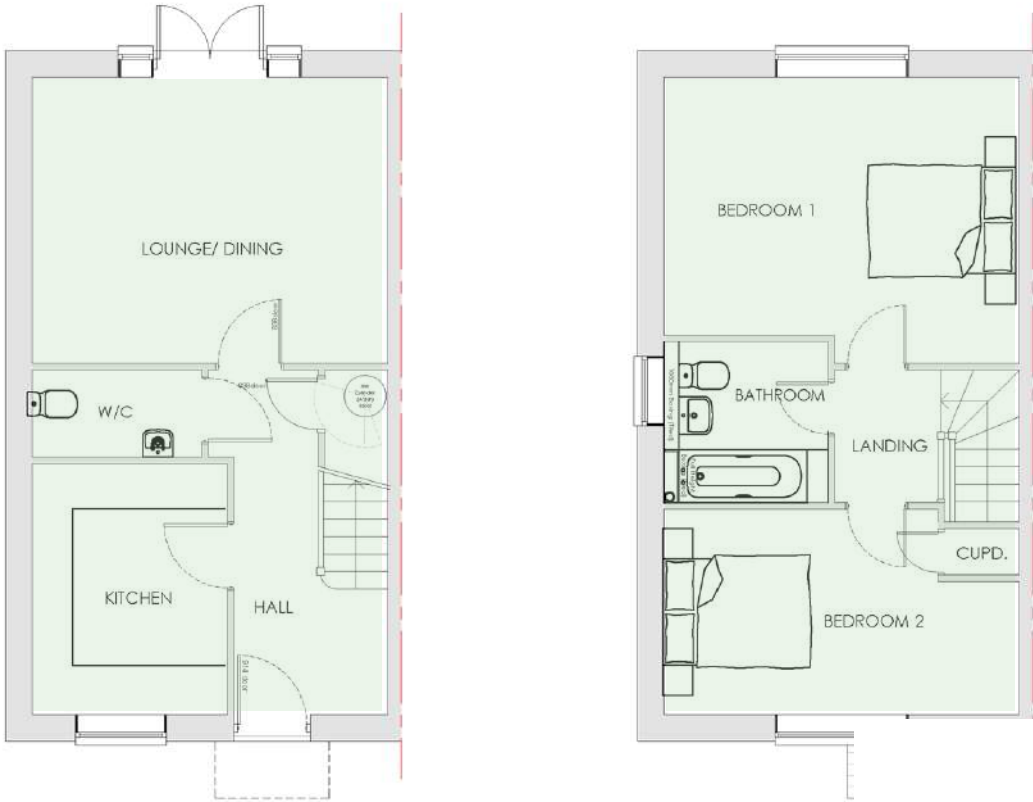


Fig 20. Proposed Floor Plans



Fig 22. Typical Front Elevation

● Dwelling type shown



Fig 24. Key Plan

DWELLING TYPES

3 BEDROOM 5 PERSON HOUSE (93 sq.m)

There are variations in house types to enable the use of detached, semi-detached pairs and short terraces across the site to reflect the local vernacular. Based upon a traditional two storey arrangement under a pitched roof. This detached dwelling has its own independent entrance, private amenity garden space and 2no. allocated parking spaces.

Each house is compliant with the nationally described space standards (NDSS). Each home has a generous kitchen/dining area and a separate living space, as well as a ground floor WC. At first floor there are two double bedrooms, a single bedroom and a family bathroom. Storage is also provided on both floors.

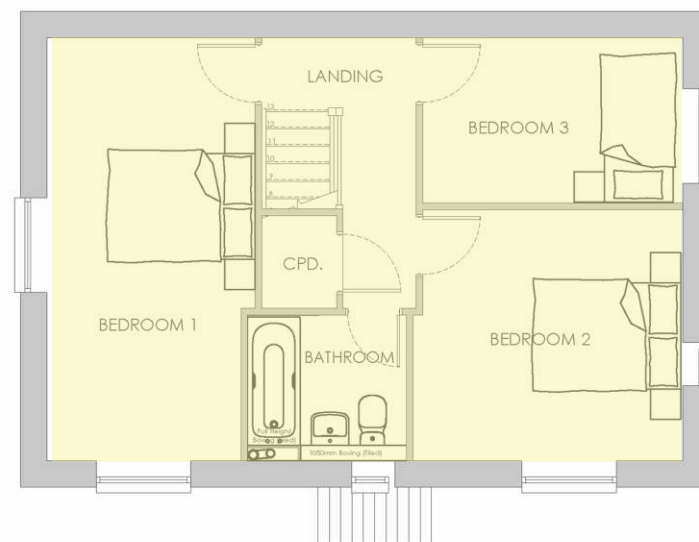
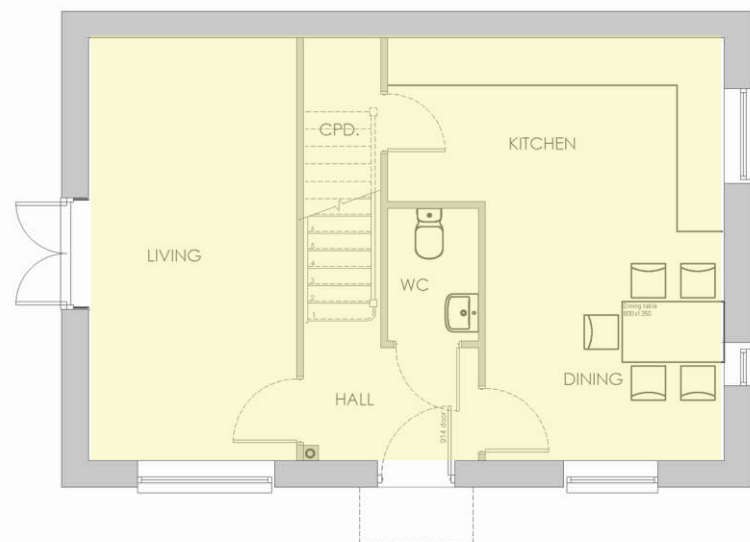


Fig 23. Proposed Floor Plans



Fig 25. Typical Front Elevation

● Dwelling type shown



Fig 27. Key Plan



Fig 26. Proposed Floor Plans

DWELLING TYPES

4 BEDROOM 6 PERSON HOUSE (106 sq.m)

A variation of house types that can be used as semi-detached pairs and short terraces across the site to reflect the local vernacular. Based upon a traditional two storey arrangement under a pitched roof. Each dwelling has its own independent entrance, private amenity garden space and 2no. allocated parking spaces.

Each house is compliant with the nationally described space standards (NDSS). Each home has a generous kitchen/dining area and a separate living space, as well as a ground floor WC. At first floor there are two double bedrooms, a single bedroom and a family bathroom. Storage is also provided on both floors.



Fig 28. Pre-App Proposed Site Layout (not to scale)
(revised following meeting with Planning Officer)

PRE-APPLICATION ADVICE

Excerpts from pre-application advice response received from Planning Officer Sam Whitehouse on 22nd April 2026 – additional comments have been made and proposals revised as necessary.

“The principle of residential development on the site is therefore established via application / appeal DC/23/2146 / APP/Z3825/W/25/3365902 with the submission of a reserved matters application required by 23rd January 2029...”

Two site plans have been provided during this pre-app. Both layouts would broadly accord with the outline consent and would provide a mix of dwelling types which is welcomed.

During our meeting we discussed the arrangement of parking with the scheme appearing overly dominant with ~63 parking spaces proposed. The necessity to accord with WSCC parking guidance is noted. A revised site plan has been provided which seeks to break up this parking (and enable turning for refuse vehicles). Whilst this is a successful to a degree, the amendments result in increased development within proximity of the western boundary where with the potential to impact on trees covered by preservation order TPO/0878. Any future application should avoid encroachment within RPAs and ensure the long-term retention of these trees as a priority.

This revised site plan would also create a larger ‘dead area’ to the south west of the site and arguably results in a less preferable arrangement of dwellings frontages through the relocation of plots 17-21.

Given the above, it is considered that the initial site plan provided would be preferable at this stage, however, where possible it should still be sought to break up / better integrate parking. Where larger blocks of parking are unavoidable, these should be softening with landscaping / planting and should have suitable overlooking.

Some concern remains regarding the arrangement of rear gardens. It is note that the rear gardens of plots 23 – 28 would be substantially within RPAs and the canopy area of the southern tree below G2. This is considered to place future pressure of these trees from future residents. It is therefore advised that dwellings are pushed further north, increasing the size of gardens and reducing this pressure. The Landscape officer additionally recommended fencing is installed along this boundary to reduce future pressures.”



**Land South of
Furze Common Road,
Thakeham**
Design Details

05

THAKEHAM PARISH NEIGHBOURHOOD PLAN

Excerpts from Thakeham Parish Neighbourhood Plan (TPNP):

“The vision for Thakeham is to protect, maintain, enhance and improve our distinctive environment and community, to provide an outstanding quality of life for current and future generations of residents, to be socially and economically thriving and to conserve and protect our high quality natural environment, landscape, habitats and wildlife biodiversity. Future development during the plan period should maintain the character of the Parish through the adoption of appropriate building styles, low densities and open green spaces in order to mitigate its impact.”

TPNP Policy:

“Thakeham6: Design
The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

Development proposals will be expected to demonstrate have had regard to the Thakeham Parish Design Statement and, in relevant locations, the Heath Common Design Statement. In particular they should:

- i. use local natural materials externally, particularly bricks and clay tiles (including re-use of reclaimed materials where appropriate);
- ii. realise opportunities for integrated renewable energy technologies, including rainwater harvesting and water efficiency measures;
- iii. use open fencing at the front of properties, such as post and rail, to a maximum height of 1 metre, or hedges with native indigenous plants;
- iv. retain established healthy trees;
- v. minimise the use and effects of external lighting;
- vi. avoid extensions that will be disproportionate in scale and massing to the original building;
- vii. in developments over 10 dwellings or 0.5 Ha:
 - a. include a quantity of space for trees and other softening landscaping;
 - b. blend into the countryside as much as possible, with levels undulating with the topography;
 - c. have a variation in types and sizes.”

Detailed design proposals for the RMA seek to comply with the above policy and others set out in the Neighbourhood Plan and within the NPPF.

Thakeham Parish
Neighbourhood Plan to 2031



Published by Thakeham Parish Council
under the Neighbourhood Planning (General) Regulations 2012 as amended

January 2017

Fig 29. Thakeham Parish Neighbourhood Plan Document
© Thakeham Parish Council



LOCAL VERNACULAR

CHARACTER, DESIGN DETAILS AND MATERIALS

The detailed RMA design includes local vernacular materials and styles to ensure that the new development sits well within the area. Use of a simple palette of materials – in this case, red bricks, red/brown clay and slate roof tiles will create continuity of village character. Use of tile hanging and small areas of weatherboarding or render will provide interest and reflect recent developments in the area.

Pitched roofs with feature gables or hipped ends are seen across the village, as well as projecting porches in varying styles. Staggered building lines create active street frontages and provide opportunity for landscaping and defensible space to the front of the properties.

Limited use of contrast brickwork around windows or as corbels will also provide interest and character to the proposed houses.

Fig 30. Views of Thakeham
© Google Earth

Land South of Furze Common Road, Thakeham Proposals

06



Fig 31. Artistic Impression of Plots 20



PROPOSED SITE PLAN

The proposed site layout illustrates a 100% affordable scheme providing a mix of one, two, three and four bedroom properties across the site. The proposals have worked within the parameters of the existing site constraints, addressing the comments from the pre-application advice service and the guidance set out within the Thakeham Neighbourhood Plan.

The scheme provides 28no. high-quality affordable homes with a mixed tenure of social rent and shared ownership properties on site whilst retaining the existing tree/hedgerow planting to the site boundaries.

Arrangements of detached and semi-detached properties with short terraces reflect the local character, allowing breaks in the built form and varying roof orientations reflecting existing patterns seen across Thakeham when viewed from further afield. The new homes are predominantly two storeys in scale, using traditional storey heights, with some examples of dropped eaves and use of dormer windows, utilising pitched roof arrangements. Photovoltaic panels have been shown indicatively to plots, exact numbers and arrangements are subject to detailed technical design.

Parking has been provided as on-plot or within bays to the front of each property ensuring that parking court areas are kept to a minimum. This also provides opportunities for the creation of landscaped verges to the road edges, and landscaped areas between parking bays and to the front of properties. The layout provides private amenity space to the rear of properties; as well as larger landscaped areas with native tree planting and the creation of a landscaped ecological buffer to the north, west and southern boundaries of the site.

The scheme has been created with inclusivity and accessibility in mind, with access to dwellings not requiring movement up steps, steep slopes or uneven ground.

Fig 32. Proposed Coloured Site Layout
(not to scale)





LANDSCAPE MASTERPLAN

A detailed landscape proposal has been prepared by South East Landscape Architect, covering hard and soft landscaping, alongside landscape management, it proposes a green streetscape utilising local landscape character elements such as hedgerow, scrub and new tree planting.

The creation of the landscaped ecological corridor to the site edges will ensure that this green edges of the site are retained, supporting the existing trees (many of which are protected by a TPO), providing green infrastructure routes for wildlife and an opportunity to plant native species in areas where the boundary planting is sparse – reinforcing and enhancing the landscape character of the site.

The use of SUDs on site will help reduce surface water run-off from site, while rainwater recycling could help to reduce households water consumption within private amenity spaces.

The documents have been submitted as part of this application and provide details of materials, boundary treatments and planting mixes for inclusion within the finished development.

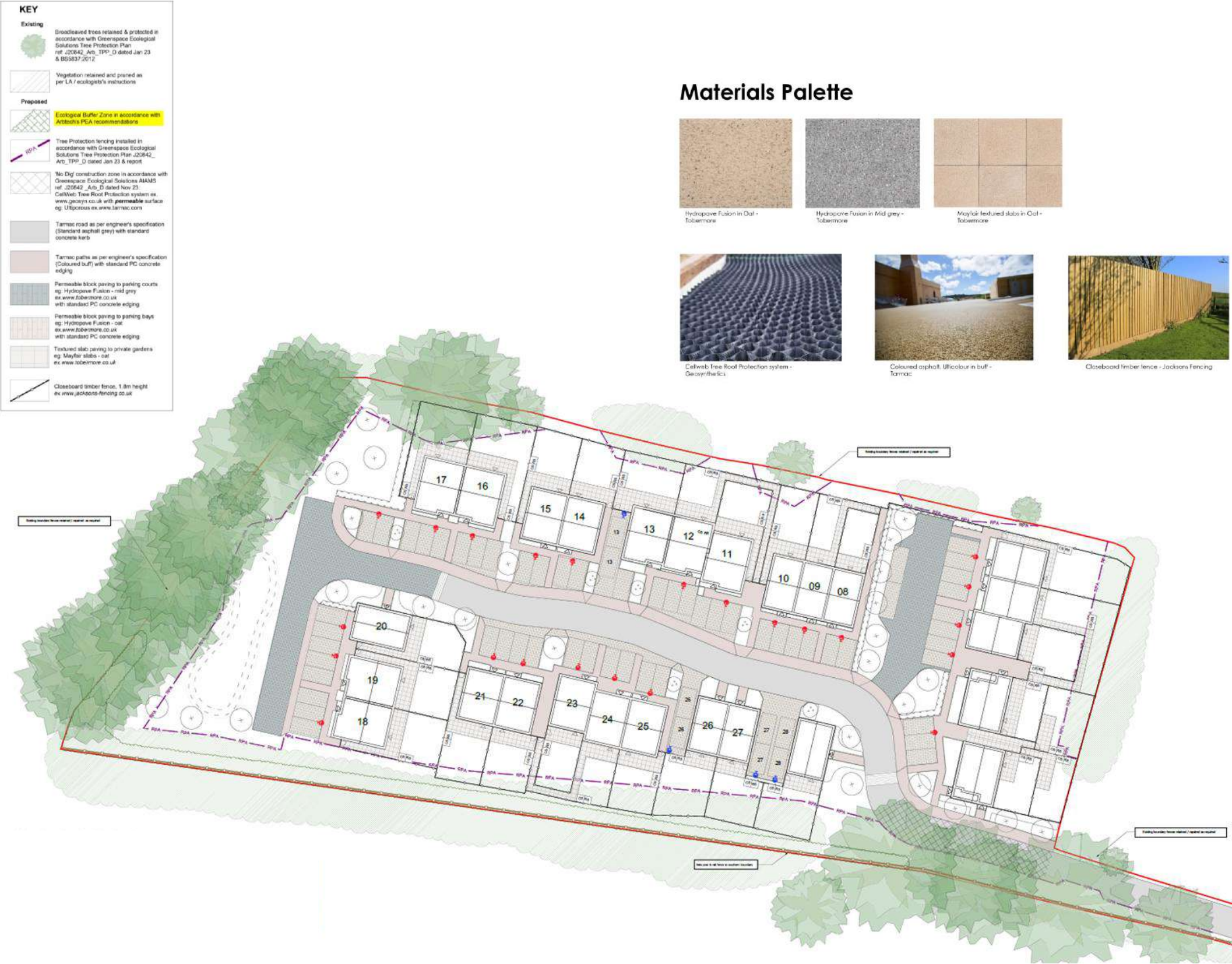
Key points to mention are:

- Retention of planted boundaries of wooded areas, trees and scrub.
- New planting to strengthen boundary buffers between the site and the existing neighbouring dwellings.
- New native street tree planting, native scrub and bulb planting across the scheme to create a cohesive scheme with opportunities for nature conservation and biodiversity enhancements.
- Boundary treatments that reflect local vernacular materials.
- SUDS scheme to capture surface water to reduce surface water run-off and enhance biodiversity on site.
- Positive management of key landscape features.

The above items helped to shape and influence the design proposals, creating a landscape led scheme influenced by local vernacular, thus creating a scheme that was inward focussed, allowing scope to soften the edges of the site and limit the impact it has on the surrounding area.

Fig 33. Landscape Management Plan (not to scale)
© South East Landscape Architect





HARD LANDSCAPING

As mentioned previously a hard landscaping proposal detailed has been prepared by South East Landscape Architect,, it proposes a simple palette of materials reflecting local vernacular materials and colours.

Boundary treatments have been kept simple with the use of close boarded fences to private amenity spaces and post-and-rail fences to the southern site boundary to protect the landscape buffer.

The documents have been submitted as part of this application and provide details of materials and boundary treatments for inclusion within the finished development.

Fig 34. Hardworks
© South East Landscape Architect





PARKING

The provision of parking spaces within the has been developed in line with the requirements set out within West Sussex County Guidance – a copy of the completed calculator can be found in Appendix A at the end of this document.

Residential parking is proposed as an average of 2.2 spaces per dwelling. The majority of spaces are provided within the curtilage of the dwellings, with a number of covered parking spaces provided within car barns across the site. Wherever possible visitor parking spaces are provided as on-street bays.

Parking spaces have been located taking into consideration their impact on the street scene and trying to reduce the amount of hardstanding across the site wherever possible, taking into consideration pre-application advice. Parking areas will be permeable as part of the SuDS scheme to reduce the amount of surface water run-off on site.

Parking spaces adhere to the following minimum dimensions:

- Standard parking space 5m x 2.5m
- Parking space adjacent to a wall/fence 5m x 3.0m

Parking Schedule	
Allocated Spaces	08
Unallocated Spaces	53
Spaces per dwelling	2.2

Fig 35. Diagram showing Proposed Parking Provision on Site (not to scale)





ELECTRIC VEHICLE CHARGING POINTS

Electric vehicle charging points (EVCP) will be provided in accordance with policy requirements, ensuring that the location and positioning is carefully planned to be as unobtrusive as possible.

For residential areas, this will be as follows:

- “Active” charging points for electric vehicles should be provided at a minimum of 20% of all parking spaces with ducting provided to all remaining spaces where appropriate to provide “passive” provision for these spaces to be upgraded in the future.
- All homes with on-plot parking spaces will have a minimum of 1 EVCP.
- Visitor spaces at least 1 charge point for every 5 car spaces.

The charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently on the market and meet relevant safety and accessibility requirements.

Fig 36. Diagram showing Proposed EV Charging Provision on Site (not to scale)





CYCLE AND WASTE STORAGE

It is proposed that cycle parking be provided in line with the requirements set out within West Sussex County Guidance. For residential properties provisions are as follows:

- 1-bedroom apartment – 0.5 spaces
- 2-bedroom house – 1 space
- 3 or more bedrooms – 2 spaces

Cycle storage will be provided within a secure shed/outbuilding located within the rear gardens of each home, ensuring that each garden is easily accessed without the need for cycles to be taken through the house.

The site layout allows access for emergency and refuse vehicles across the site, with appropriate turning areas provided at “road end” situations. All refuse storage areas is provided close to the roads in order to ensure refuse collection distances do not exceed 25m.

The local residential collection service for Horsham District Council comprises of general waste (refuse and non-recycling), mixed recycling, food waste and garden waste. Homes will be fitted with separate bins for recycling and waste and appropriate external storage areas within rear gardens. Internal and external storage areas will be designed to cope with fortnightly collection services, in line with the current collection regime.

Fig 37. Diagram showing Proposed Cycle and Refuse Storage Areas on Site (not to scale)





ACCESSIBILITY AND SECURITY

The scheme has been created with inclusivity and accessibility in mind, with access to dwellings not requiring movement up steps, steep slopes or uneven ground.

Detailed design proposals have been prepared with the principles of the Secured by Design and Building for a Healthy Life schemes at the core, careful planning of roads, paths and building layouts have been considered to maximise natural surveillance and provide active street scenes. This also applies to the properties themselves with window/door positions and boundary treatments.

All new houses will comply with minimum Building Regulations M4(1) visitable dwellings, with many of the units achieving M4(2) accessible and adaptable standards. Each property will be accessed via an entrance with a level access threshold and an entrance door with a clear opening width of 775mm. At ground floor level there will be a Part M compliant WC with wide corridors to enable ease of turning, whilst sockets and switches in habitable rooms are accessible to people who have reduced reach.

External lighting will be considered using the principles of Secured by Design and with consultation from the ecologist due to the site’s rural/countryside setting. This is expected to form part of a future detailed condition discharge application.

The future lighting scheme should consider the use of bollard and/or wall mounted lighting, ensuring that light frequencies and colour spectrums are suitable for the location and in accordance with the guidance set out in the PEA. There should be no horizontal spill towards the existing trees and village edge to reduce visual harm, impact on surrounding habitats and reflect the character of the area.

Fig 38. Diagram showing Proposed Active Frontages and Adaptable/Accessible Units on Site (not to scale)





Fig 39. Artistic Impression of Plots 11-13

SOCIAL AND ENVIRONMENTAL SUSTAINABILITY

The proposed development seeks to promote a high-quality design, reflective of local architectural vernacular and landscape character. With a focus on delivering a sustainable scheme enhancing biodiversity on site, encouraging pedestrian and cycle use, and seeking to create energy efficient homes. Successful schemes create places where people want to live, work and spend time in. The quality of internal living spaces for residents is a key driving force, with the scheme proposals seeking to achieve, and exceed wherever possible, the minimum requirements set out in the National Described Space Standards (NDSS). This will ensure the new dwellings on site will provide comfortable modern homes suitable for the changing needs of residents.

Our detailed proposals take into consideration the requirements of the local plan policies, along side the recommendations and requirements set out in the current Building Regulations.



Fig 40. Images of Possible Ecology and Sustainability Measures

The detailed proposal include a number of site wide measures to help mitigate the effects of climate change in the future, these are:

- Retention of existing landscape features and their enhancement to reinforce the green infrastructure network, providing new connections and routes for wildlife (see page 12 for details).
- Selection of native plants, including drought-resistant species to adapt to hotter summers – this will follow into garden design.
- SuDS schemes that contribute towards an attractive and accessible network of streets. Provision of rain gardens, swales, ditches and wildlife attenuation ponds will ensure that the development is able to adapt to wetter winters in the future.
- A comprehensive planting scheme that includes tree planting will be key in providing shade for residents and wildlife, as well as helping to reduce the heat island effect by reducing heat retention of hard surfaces on site.
- Improved building fabric (see overleaf) reducing the energy consumption of users, taking care to look at measures to reduce over-heating and allow for natural ventilation measures wherever possible to reduce requirements for mechanical cooling.
- Reducing water consumption of users through the specification and provision of water efficient appliances and sanitaryware, as well and the inclusion of water collection/recycling wherever possible.
- Provision of low/zero carbon measures to provide heating/hot water such as ground source or air source heat pumps (located to reduce the visual impact on the public realm).
- Provision of solar collection (Photovoltaic panels - PV) helping to provide energy for use on the development. Ensuring the panels are unobtrusive is key, installing panels within roof finish planes, or locating on sheds/outbuildings will help to reduce their impact.
- Specifying sustainable materials choices, for instance timber should ideally be from "Grown in Britain" but FSC certified wherever this is not feasible.
- Consideration for the embodied energy of materials, using reclaimed and low carbon materials wherever possible – reducing the embodied energy of materials specified on site.
- Consideration of the life cycle of materials specified, and how these materials might be re-used or recycled in the future.



Fig 41. Images of Possible Ecology and Sustainability Measures

SOCIAL AND ENVIRONMENTAL SUSTAINABILITY (CONTINUED)

A number of both passive and active measures are incorporated within the detailed design, looking at a fabric first approach to increased energy performance across the scheme. The following items form part of the proposals of this site:

- Buildings are, as much as possible, orientated to benefit from east-west or southerly aspects to maximise passive solar principles.
- To further aid this, large windows and beneficial open space around the buildings will help to enhance good daylight levels – care has been taken to ensure that buildings are designed to mitigate the risk of overheating, including measures for shading and cross ventilation in compliance with Part O of the Building Regulations.
- Building envelopes should be designed to be highly efficient, both meeting and exceeding Building Regulations wherever possible.
- Energy efficient heating systems will be installed to all buildings, with heat recovery systems considered as part of the specialist design.
- Changes to Part L of the Building Regulations in 2025, will mean that low/zero carbon technologies will form part of the scheme (through the use of photovoltaic (PV) panels or ground/air source heat pumps subject to specialist design).
- Care should be taken when specifying items such as PV or ASHP to ensure their installation is as unobtrusive as possible, PV panels should be installed so they do not stand proud of finishes.
- Smart meters will be installed to all properties.
- Heat loss and drafts will be minimised by making all structures airtight, construction details will ensure that there is also a reduction in heat lost through thermal bridging.
- Water efficient sanitaryware and appliances will be specified to ensure compliance with the policy requirements for water consumption (max. 110 litres per day per person). In addition to this greywater use and rainwater harvesting will be encouraged.
- Broadband will also be provided to site in accordance with Part R of the Building Regulations ensuring that the electronic communication infrastructure is suitable for residential uses.
- Consideration will also be given to the provision of user guides for all residents to understand the strategies for energy efficiency, SuDS, green infrastructure enhancements and technologies installed across the site.



Fig 42. Views of Thakeham
© Google Earth



Light Red
Brickwork



Dark Red Detail
Brickwork



White Through
Coloured Render



Red Clay Roof
Tiles



Grey Concrete
Roof Tiles



Red Clay Tile
Hanging



Dark Grey Horizontal
Weatherboarding

MATERIALS

Selection of materials is key to a successful scheme – schemes do not need to be overly complicated with large ranges of materials.

Materials should reflect the locality and building type; helping to integrate the development proposals in the area and potentially creating individual pockets of character on site.

Repetition of materials in varying colours, patterns or textures helps to add interest – care should be taken to ensure that the proposals do not become a patchwork of finishes and styles.

External finishes should be chosen for their durability, longevity and sustainability credentials as well as adherence to local character. The Thakeham Parish Neighbourhood Plan suggests the use of bricks and clay tiles, local developments also use white render and weatherboarding, and the occasional use of slate roofing, hence the simple palette suggested here.

Variation to elevations can still be achieved without a wide-ranging colour palette – often a simple palette creates a successful design by not over complicating proposals. Colour variations on site should complement each other to create a cohesive scheme, the neighbourhood plan calls for a muted colour palette as is seen across the wider area leading to our simple proposal.

White framed casement windows will be used throughout, while use of a colour palette for doors may also be used across the scheme to help create pockets of identity on site.

Fig 43. Suggested Materials Palette



Fig 44. View V1 (Artistic Impression of Plots 1-2)



Fig 45. View V2 (Artistic Impression of Plots 3-4)



Fig 46. View Key Plan



Fig 47. View V3 (Artistic Impression of Plots 5-7)



Fig 48. View V4 (Artistic Impression of Plots 8-10)



Fig 49. View Key Plan



Fig 50. View V5 (Artistic Impression of Plots 11-13)



Fig 51. View V6 (Artistic Impression of Plots 14-15)



Fig 52. View Key Plan



Fig 53. View V7 (Artistic Impression of Plots 16-17)



Fig 54. View V8 (Artistic Impression of Plots 18-19)



Fig 55. View Key Plan



Fig 56. View V9 (Artistic Impression of Plots 20)



Fig 57. View V10 (Artistic Impression of Plots 21-22)



Fig 58. View Key Plan



Fig 59. View V11 (Artistic Impression of Plots 23-25)



Fig 60. View V12 (Artistic Impression of Plots 26-27)



Fig 61. View Key Plan

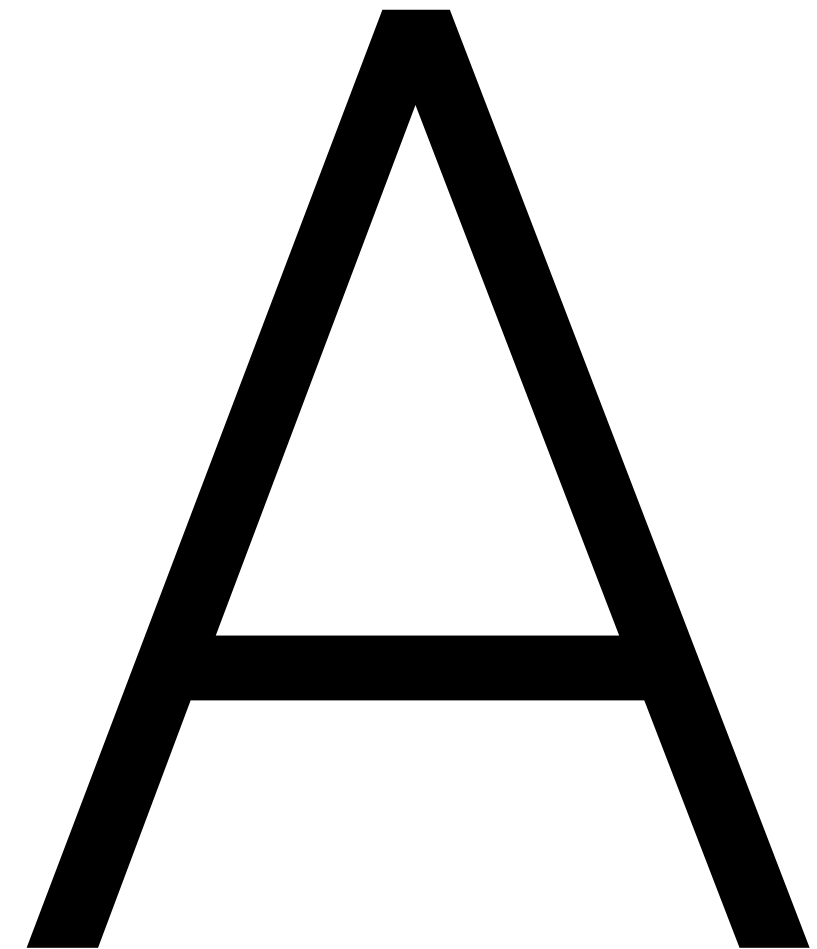


Fig 62. View V13 (Artistic Impression of Plot 28)



Fig 63. View Key Plan

Land South of Furze Common Road, Thakeham Appendices



WEST SUSSEX COUNTY COUNCIL RESIDENTIAL CAR PARKING PROVISION TOOL

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact planninghighways@westsussex.gov.uk.

GUIDANCE ON USE

This parking demand calculator has been designed to comply with the West Sussex County Council Revised Guidance for Parking Provision (2018). This calculator supersedes the West Sussex Car Ownership Parking Demand Tool.

This tool has been designed for use by developers as an initial assessment of car parking provision required in residential developments. This tool provides an indication as to the potential overall parking demand that could be associated with specific development quantum. In addition to the information presented within this calculator it is for the developer to justify the appropriateness of the parking levels proposed with other appropriate data and in discussion with the Local Planning Authority and West Sussex County Council as Highway Authority.

The following is a step by step process for the calculation of development parking demand, all GREY cells require no user input:

- Select the Ward in which the development is located;
 - If known select from the drop down in the **BLUE** box marked "Ward"
 - If unknown use the Ward finder tool by entering the development post code (including the standard space separation e.g. RH6 0AQ, BN11 1DR), then complete a. above.
- Enter the number of units of each size in the **GREEN** boxes marked "Number of Units of this Type", with respect to the number of bedrooms or number of habitable rooms in the dwelling type.
- Your total "Parking Demand if 100% Unallocated" (all parking on site is shared) is shown in the adjacent cells.
- If known, enter the total number of spaces allocated to each dwelling type across the development in the **PINK** boxes marked "Enter Total Number of Allocated Spaces".
- Your development parking demand using your existing allocation design is then displayed in the **ORANGE** boxes marked "Total Parking Required if Design Allocated Used"
- The Unallocated Parking Demand is the additional number of unallocated spaces over the design allocated required to meet the total parking demand, and includes visitors parking demand.
- If your Total Number of Allocated Spaces is greater than the "Parking Demand if 100% Unallocated" then the existing parking design should be reviewed in line with the West Sussex County Council Revised Guidance for Parking Provision (2018).



Ward	District	Parking Behaviour Zone
West Chilmington, Thakeham & Ashington	Horsham	1

Ward Finder			
Postcode		Ward	Please Enter Postcode

Number of Bedrooms	Number of Habitable Rooms	Number Of Units Of this Type	Parking Demand if 100% Unallocated
1	1 to 3	4	6
2	4	5	9
3	5 to 6	12	27
4+	7 or more	7	19
Total		28	61

PARKING DEMAND INCLUDING ALLOCATED PARKING				
Number of Bedrooms	Number of Habitable Rooms	Enter Total Number of Allocated Spaces	Unallocated Parking Demand	Total Parking Required if Design Allocated Used
1	1 to 3	0	6	6
2	4	4	5	9
3	5 to 6	2	25	27
4+	7 or more	2	17	19
Total		8	53	61

Fig 64. Proposed Car Parking Provision Calculator



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