

DESIGN and ACCESS

STATEMENT.

1 STANE STREET CLOSE.

CODMORE HILL.

PULBOROUGH.

WEST SUSSEX

RH20 1BD

May 2026

DESIGN AND ACCESS STATEMENT

The Site

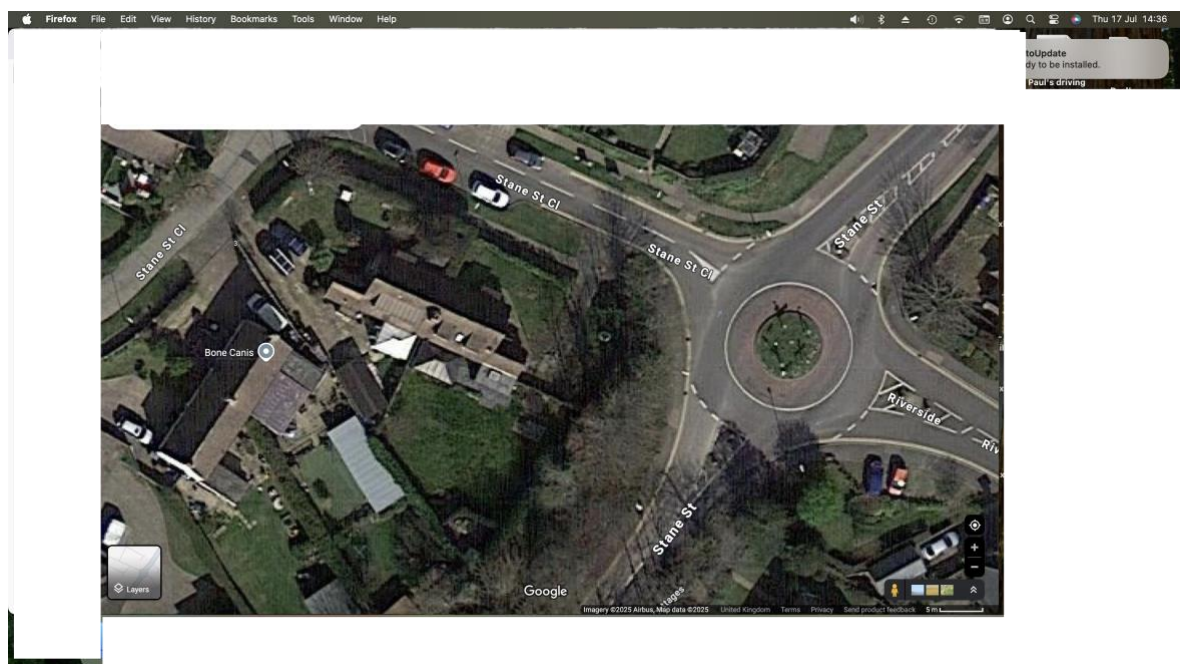
The site is located within the built up area of Pulborough and is predominately residential land usage.

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

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

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

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



Planning History

There is little previous planning history associated to this address, other than a pre-planning advice request which was carried out by Shazia Penne on the 1st of May 2025.

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

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

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

As a result of the above feedback an application was made for a two story detached property which was submitted to Horsham District Council on the 18th of November 2025.

This application unfortunately was refused due to the excessive eaves height, bulk, sighting and proximity to number 1 Stane Street Close.

It was also considered that the siting of the proposed new dwelling was too close to the eastern boundary of the site which forms an important Landscape feature contributing significantly to the character and visual amenity of the area.

Therefore taking into account the above this new application represents a new scheme that we believe satisfies the reasons for refusal with a much lower eaves height, reduced width of

building fronting the main highway and positioned on site the maximum distance away from the now listed trees and a construction proposal that relieves the problem with regarding to Building within a root protection zone of the trees.

The Proposal

This application is to clear the developable area, and construction of a single, chalet style dwelling with associated cycle and bin storage.

The proposal is to be constructed close to existing listed trees situated on adjacent land owned by West Sussex Highways.

See attached Tree survey.

It has now transpired that a blanket tree preservation order has been placed upon the trees in question and therefore the following will need to be adhered to in order to minimise any form of damage to the roots within the identified root protection area.

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

NOTE

This only affects one tree on this adjoining site which is currently designated with a TPO and this is T7.

T7, being a Norway Maple tree, in moderate condition and has been damaged by squirrels in the past, and has a limited lifespan and will in the fact only deteriorate in time.

Pre-Commencement Meeting on Site.

A pre-commencement site meeting, involving representatives from the development contractor, the arboricultural consultant and the LPA tree officer will be held to ensure that all aspects of the tree protection process are understood and agreed. A record of the meeting will be communicated to all parties by the arboricultural consultant within five days of the meeting.

General Site Precautions.

The following points will be observed at all times

- No fires will be lit on site during the construction phase.
- No access will be permitted inside the tree protection fencing other than by the specialist piling contractor in order to construct the necessary supporting ground beams.
- No materials, equipment or debris will be stored within the tree protective fencing area.
- Noticeboard, telephone cables or other services will not be attached to any part of the retained trees.
- A dedicated mixing and cleaning area will be set up to prevent concrete, cement and cleaning residue leaching into the root protection area.
- Scaffolding will be erected outside the root protection area of the listed trees on the adjacent site.
- All vehicle movements associated with deciding including skips will be supervised by the on-site project manager to ensure that the listed trees are not damaged during loading or unloading.

Tree Works

The trees on the adjacent highway verge will be protected by virtue of being within the recently applied tree preservation order.

Tree protective fencing is to be used utilising the existing boundary fence between the application site and the land owned by West Sussex Highways to ensure that the root protection area of the retain trees are safeguarded

The protective fencing will maintain in position for the duration of the development.

Ground Protection

A provision will be made to install ground protection between the edge of the proposed development and the adjacent Highways land. This will provide adequate work space to permit the safe and practical completion of the construction works whilst protecting the rooting environment of the retained trees. The ground protection will remain in place for the duration of the development.

Site Access and Hard Standings

The existing vehicle and pedestrian access is into the site are suitable ingress and egress during the construction process and no damage is anticipated to the root systems to the retained TPO trees.

Underground Services.

The proposed scheme can make use of existing services located inside and outside site boundary and all new services and so ways will be located in the adequate space/rear garden of the proposed development and outside the root protection area of the TPO trees.

Foundations

The foundations of the proposed new dwelling will be constructed using a maximum of 300 mm diameter piles at no more than 1.5 centres and beams that will be designed by a suitably qualified structural engineer linking the piles together. Pile and beam foundations are a low invasive method of installing foundations within root protection areas of the retained trees.

This is achieved by drilling holes into the soil or driving piles into the ground.

Once in position the piling support ground beams which in turn hold the building will be cast.

The beams are placed above existing ground level following the removal by hand of no more than 75 mm of either turf or loose soil to achieve a level surface.

This method of foundation construction may affect the height of the internal floor levels of the proposed building. In this instance the use of Pile and beam foundations offers an effective way of constructing the building whilst minimising root disturbance.

Ground protection is required for the pile in rig, which must be placed on a piling mat when it is within the root protection area of the retaining trees.

This will consist of a loadbearing granular material consisting of sand or wood chip laid over the geotextile membrane thus prevents the granular material mixing with the soil. In addition ply sheeting will be laid on top of the pile in mat to give added protection to the ground below.

Hard Landscaping and Material Storage.

Hard landscaping is taken to include the construction of associated hard standing areas to include patios cycle and bin doors.

There is no requirement for additional hard landscaping within the root protection area of the retaining trees.

The storage of all materials required to complete the construction process will be located outside of the root protection area of the retained trees and the line of the existing tree protection fence on the boundary line.

Soft Landscaping/Boundary Fencing

Soft landscaping will be undertaken when heavy machinery has been removed from the site . The following points will be observed.

Care will be taken not to compact the soil within the root protection area of the retaining tree or where new tree planting is to be carried out.

No changes in ground levels will occur within the root protection area of the protected trees.

Unwanted vegetation will be removed manually or using contact herbicides that will not damage the existing tree roots.

No irrigation or drainage pipes will be installed within the root protection area of the retained trees.

Access and Highways.

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

View of clear visibility from existing vehicular access.



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



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

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

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

Utilities and Sustainability

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

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

The proposal is therefore in accordance with the development plan.

Flood Risk Assessment.

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

Landscaping

The application site boundaries accommodate existing established hedgerows and in particular the eastern boundary

running along side the adjacent highway has well established landscaping and trees obscuring any views into the site.

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

Conclusion.

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

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

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

A comprehensive method statement enclosed within this report will prove that the construction process for the proposed new dwelling will not detrimentally affect the existing listed trees due to the proposed method of construction.

We therefore hope this application can be considered favourably.

