

Threals Cottages,

Threals Lane, West Sussex RH20 2RF



PLANNING, DESIGN and ACCESS STATEMENT

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REFERENCES & SOURCES

Thakeham Parish Neighbourhood Plan to 2031 – Thakeham Parish Council	Jan 2017
Storrington & Sullington – Supplementary Planning Document HDC	July 2010
West Sussex Records Office, Chichester: Sullington Manor	
Acc 2275: Deeds relating to Thakeham etc	1701-1880
Albery/30/621, /622: Sales Particulars – including Threals Farm, Sullington	1921
Maps: 1761 Rocque map, 1840 Tithe map, ordnance survey maps 1876 & 1911	
VCH - A History of the County of Sussex: Vol 6 Part 2 Sullington: Bamber Rape including Horsham	1908
Pevsner, N Buildings of England: Sussex: West - Yale University pp346	1996

1.0 Introduction

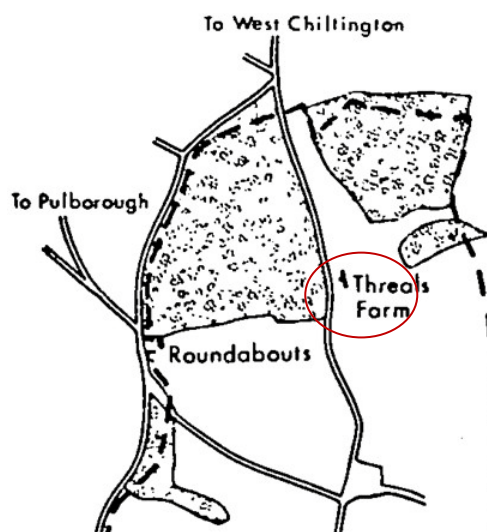
This document has been prepared in support of an application for planning permission for 4 new eco-dwellings to be located in the existing plot of land with a semi-detached farm workers cottages dating to the 1870s that were built on the footprint of a previous farmhouse.

Permission has already been granted for demolition of 2 no. dwellings and erection of 4 no. dwellings with associated parking, landscaping and alterations to the existing access DC/26/0268 (21 Apr 2026).

2.0 Description of the Site and its Setting

The Site is located within Thakeham Parish Council, although originally it was part of Sullington parish linking through to Sullington Manor, via the ancient Threals Lane linking to the South Downs. For hundreds of years farming followed the 'sheep-corn' model. Sheep were prized for their wool grazing both the Downs and farmland helping to fertilise the arable crops.

After the dissolution of the monasteries, Sullington Manor was bought in 1546 by Edward Shelley of Warminghurst. Edward Shelley was part of Henry VIII household and the Shelley family had links by marriage to many wealthy and influential families including the Sackvilles, Sidneys of Penshurst Place and the Apsleys of Thakeham. In 1789 the farm was sold to George Wyndham (1751-1837), 3rd Earl of Egremont (Petworth). This marks the split from Sullington Manor and Threals Farm.



1761 John Rocque map extract with Threals Farm on Threals Lane circled in red

Threals Farm, Sullington later became part of the Fryern Estate and the existing farm workers cottages on the Site closely resemble those found at Fryern House at Storrington. The original Fryern House later called Fryern Hall was demolished in the 1960s. Threals Farm was part of the Fryern

estate sale in 1921, with Sales Particulars and photographs held at the West Sussex Records Office at Chichester.



1876 Threals Farm on Threals Lane, Sullington and originally part of the Manor of Sullington.



1911 Threals Farm showing the 2 farm workers cottages for the Fryern Estate of Storrington

The boundaries are screened by well established existing walls, hedges and tall trees and elevated above Threals Lane. The setting is now well within established residential use and cut from their original farming related ties with Sullington Manor and those of the Fryern Estate at Storrington.

In 2017 the farm buildings relating to Threals Farm were developed to form Grange Park as part of the Whiteoak Developments Ltd.

3.0 Design Statement

The proposal is to provide four eco-homes to replace the already consented four homes for this site. The previously consented 4 new dwellings (3 bed) are taller and more bulky in scale and massing compared to this proposal.

This proposal has a distinctive character and strong sense of place, informed by historical research and existing valued qualities found in more traditional and vernacular cottages of Sussex. The design aims to create homes that are healthy, comfortable and that have a safe environment over and above the nationally described space standards. These eco-dwellings have high levels of natural daylight and connect well with their private gardens and this landscape setting beyond.

Layout

The site layout of the proposed four properties responds to the existing topography whilst maintaining the rural feel of this location with intermittent glimpses through the green leafy trees of panoramic views. The gardens are to be landscaped and well designed with existing boundary trees, enhanced to increase the biodiversity. Nature contributes to the quality of a place and to people's quality of life. It is a critical component of well designed places. 'A daily dose of nature boost physical and mental health strengthens communities and can save the NHS millions every year.' National Design Guide 2021.

The proposed four eco-homes are in a staggered line facing onto Threals Lane. Each home is set within its own plot with private rear gardens, each with a parking barn and turning space to allow for vehicles to exit in a forward gear.

Amount and Space Compliance

The proposed residential provision will be for four eco-dwellings which have been designed to comply with Lifetime Home Standards to Level 2, referred to within the Building Regs approved documents M4 (2) as a standard for accessible and adaptable homes. M4(2) upgraded in 2022 aims to create a home that is usable by a wide range of people, including adults, those with mobility impairments and a family with young children.

Site Area = 0.18ha

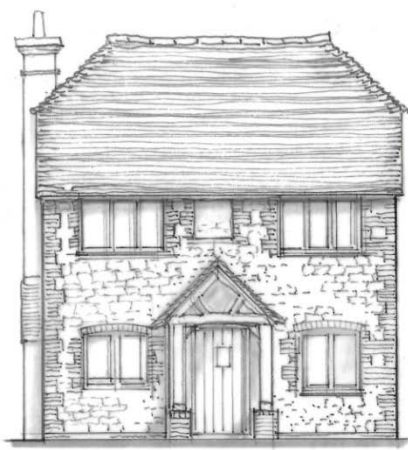
Previous semi-detached farm workers cottages (GEA)	= 228 sq m
Previous outbuildings	= 27.6 sq m
Consented 4 x 3Bed dwellings (GEA)	= 424 sq m
Proposed 4 x 3Bed dwellings (GEA)	= 637 sq m
Garage/Open Parking Barn 4 x 18sq m	= 72 sq m

Appearance

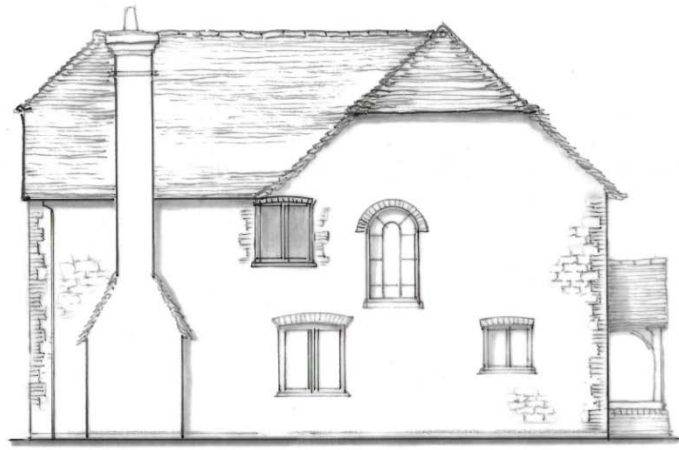
These four homes have individual characteristics which work together to create their overall physical character. They work to positively address environmental issues affecting climate and have all ten characteristics set out to provide beautiful, enduring and successful places. The scale, form and appearance of these homes use natural materials that will help to fit in with their surroundings.

The design, scale and layout will be more subservient compared to the previous consented scheme and respects the surrounding properties. The use of materials such as natural stone, mellow orange/red brick quoins and segmental arches, sandfaced double camber plain clay roof tiles and joinery made fully flush casement windows will respect the existing street scene.

The use of natural stone with brickwork quoins will reuse the materials already on site which will be augmented to produce buildings that will look like they have always stood on this site. Windows are to handmade brickwork quoins of a similar pattern to the openings with segmental arches over their painted timber casement frames.



WEST ELEVATION



NORTH ELEVATION

Typical front elevation facing onto Threals Lane and a side wall showing the use of natural stone combined with handmade bricks laid in lime mortar and segmental arches over the casement joinery made timber fully flush casement windows.



Existing imperial brickwork quoins and natural stone laid in lime mortar to be salvaged and reused.



Example of mixed materials with the use of natural stone, flints and brick quoins from previous O'Brien Homes developments in Sussex. Fully flush timber casement windows with a painted finish.



West Wantley, Sullington – see Appendix A for further local precedents.

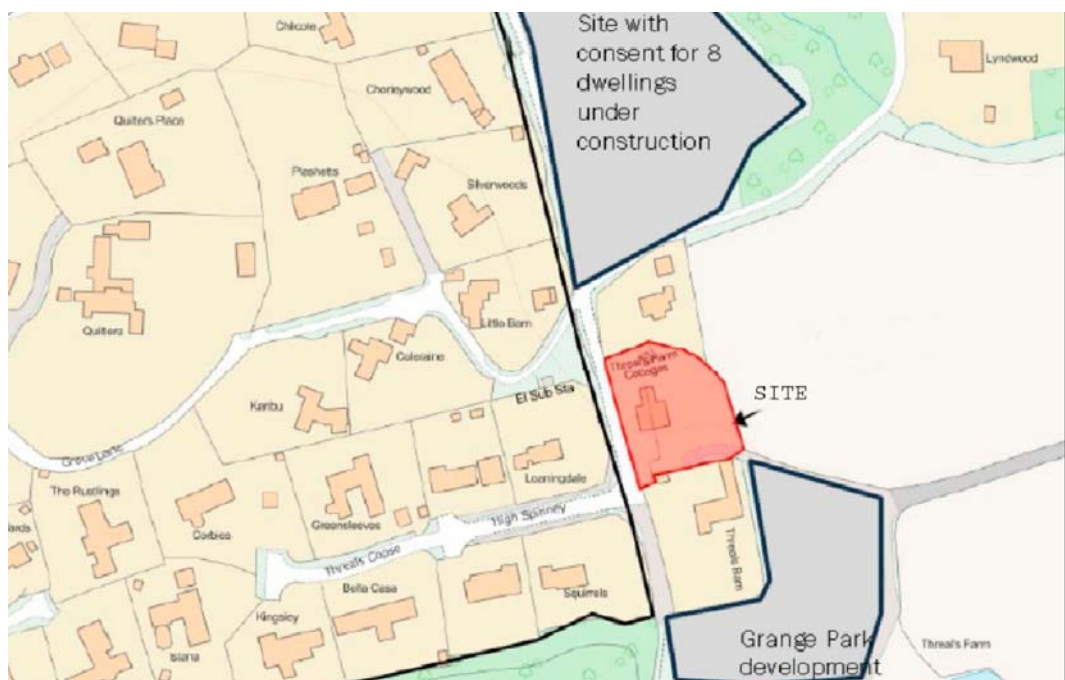
4.0 Planning Considerations

NPPF 2026 DP3:3.5 Substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally in an area, so long as they are consistent with the overall form and layout of their surroundings.

NPPF 2026 Policy S5: Principle of development outside settlements

Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

e) Limited infilling within groups of houses;



Showing the proposed can be considered as limited infilling within groups of houses

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

5.0 Ecology and Landscape

A fully detailed Landscape Visual Impact Assessment (LVIA) has not been submitted with this proposal as it is to be contained within the curtilage of the existing Threals Farm Cottages.

A Preliminary Ecological Appraisal (dated Sept 2024) and a Bat Survey Report (dated 30/09/2025) has been undertaken for previous applications DC/25/1232 and DC/26/0268 by Leith Ecology Consulting of Billingshurst. These were reviewed by Places Services of Essex (dated 30/10/25 and 26/03/2026) with no ecological objection and covered by Conditions. The landscaping and garden design will use the same principles as the previous applications; working with the site and the existing environment to avoid disruption and intervention.

The gardens are to be landscaped and well designed with the existing boundary trees and to enhance the biodiversity. *'Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places'* (National Design Guidance Jan 2021, paragraph 90). The site is exempt from Biodiversity Net Gain (BNG), but this does not mean that this proposal will not aim to conserve and enhance the natural environment.

Enhancement measures and mitigation will include the addition of roosting provision for bats. Bird nesting boxes to encourage sparrow terraces and swift boxes (swift bricks) strategically placed for ease of access beneath the eaves.- in line with NPPF 2026 (N2) (f). Hedgehog nesting opportunities will be provided at the end of each garden.

During the construction of the stonework, O'Brien Homes use an ancient technique of putting an apple within the stone wall and when the apple rots down, it forms a hollow to give tucked up roosting provision. The use of featheredged weatherboarding gives endless roosting opportunities. Additional native planting through native trees and shrubs will increase wildlife opportunities throughout along with the planting of paler coloured flowers increases the moths at night.

6.0 Climate Change and Sustainability Design

The aspirations for this project are to provide this proposal with excellent sustainability credentials. It is to provide a sustainable eco-dwelling and to achieve this excellence, three key principles have been identified: -

- Energy is the single most important element of the sustainable approach to design. The proposals deliver energy efficiency measures to reduce energy consumption and CO² emissions through the use of renewable and low carbon technologies.

- Efficient and responsible use of resources. For example, water in terms of conservation and management, is an increasingly important consideration. The proposed new home will make use of water efficient appliances, rainwater harvesting and recycling.
- Waste management and the efficient use of resources is the final key element of the strategy. The proposals deal with waste minimisation from design, construction and through to use.

NPPF 2026 August Policy PM13

Energy efficiency is a key part making these proposed eco-homes cheaper and healthier for their occupiers whilst contributing to (rather than undermining) the net zero target. The quality of the buildings fabric, energy efficiency, water efficiency, renewable energy and embodied carbon are demonstrated in this application's Target Emissions Rate (TER) using the Standard Assessment Procedure (SAP). Accompanying this application are robust documents to comply with NPPF 2026 PM 13 (1) (b) (iii) which also encompass carbon efficiency such as Energy Use Intensity (EUI).

The use of traditional building techniques and materials is proposed and is now regarded as being the most 'green' approach to construction. The use of robust materials will require little maintenance and will weather over time, whilst improving in appearance in relation to the locally listed building.

High Levels of Insulation

A fabric first approach has been adopted to minimise energy demand and the three main sources of heat loss have been addressed: -

- Thermal envelope
- Thermal bridging
- Uncontrolled air leakage

Thermal Envelope: The form of construction will provide high levels of insulation. The target U-values will equate to an overall 20% improvement on the current Approved Document Part L of the Building Regulations. The proposed high levels of insulation will significantly reduce the winter heating demand and the necessity for high levels of artificial cooling in summer. The use of traditional building techniques and materials is proposed and is now regarded as being the most 'green' approach to construction. The use of robust materials will require little maintenance and will weather over time, whilst improving in appearance.

Thermal Bridging: this occurs at the junction between fabric elements, where the continuous insulation line is broken. Through careful detailing of junctions, it is possible to mitigate against the impact of thermal bridges with robust detailing.

To minimise the effect of thermal bridging junctions, a combination of Accredited Construction details and bespoke Psi calculation as appropriate is proposed. The incorporation of these details significantly improve upon the standard accredited Construction details cited within Part L, reducing both energy demand and the greenhouse gas emissions rates.

Windows to the proposed are to be double glazed and insulated window frames. Glass to have low-emissivity coatings, sealed argon gas filled inter-pane gaps and warm edge insulating glass spacers with air seals and a thermal break to window frames to prevent cold bridging. Attention to detail will be the key to eliminating thermal bridges.

Uncontrolled Air Leakage: as buildings become more heavily insulated, uncontrolled air leakage represents an increasing proportion of a dwellings heat loss. As such it is critical to ensure that any unwanted leakage is minimised. To minimise energy demand, it is proposed that an airtightness of no greater than 4.5m³/hr/m² is targeted.

U-values of external walls:	0.18 W/m ² K
U-values of ground floor:	0.12 W/m ² K
U-value of roofs:	0.09 W/m ² K

Maximum U-values for openings:

- Glazing 1.2 W/m²K
- Solid front door 0.8W/m²K (Passive certified)
- Air leakage rates lower than the max. permissible under the Building Regulations
- Use of accredited details to limit thermal bridging
- Energy efficient mechanical ventilation
- Reduction in hot water demand, in part due to higher insulations standards
- Maximise daylight and consequently passive solar heating
- Specification of energy efficient lighting
- Energy consumption monitor
- Energy efficient appliances Electric vehicle charging point
- Water butts for rainwater harvesting.

As part of this application an energy modelling document showing the SAP output or BREL Compliance Report has been undertaken to demonstrate the Dwelling Fabric Energy Efficiency (DFEE) value is at least 10% lower than the Target Fabric Energy Efficiency value set by the Building Regs. Calculations figures BRC Ltd of Southampton are backed up by SAP calculations based off an air source heat pump and simplified overheating by Elmhurst Energy (Approved Document O). Enevo SAP calculations by BRC Ltd achieves EPC Grade C80

Natural and Mechanical Ventilation

Adequate ventilation is necessary for good health and removal of odours and excessive moisture vapour. The basic objective is to '*build tight, ventilate right*'. Unplanned air filtration is to be kept to an absolute minimum and introduced ventilation shall be effective, draught free and energy efficient.

Localised mechanical extract ventilation is to be used in addition to natural draught free ventilation. Fans are to be located at the source of wet zones, in the bath/shower room. All windows are openable and designed with background ventilators to maintain the free flow of air through the building, helping to maintain comfortable internal temperatures.

Efficient Heating & Controls

It is proposed to investigate the provision of providing heating using renewable energy sources. The proposal is for a ground source heat pump with the controls situated undercover on the outside wall beside the utility room door. The space heating system shall be a combination of under floor, with thermostatic valves to provide zoned control.

The design allows passive heating from sunlight and residual heating from electrical appliances and even from those living in the house. The thermally efficient envelope of the house has a low impact and seeks to reduce energy bills and the carbon emissions associated with the producing of energy. Building to Category 4 of BS7543, the British Standard deals with the durability of a dwelling, with a minimum design life of 60 years and a life span of twice that. There is a science based consensus that the world's supply of oil will have been depleted by 2050 (gas by 2060 and coal by 2090) and a Category 4 building will still be functional after fossil fuel reserves have been depleted. Therefore as we have an alternative to fossil fuel dependency it seems illogical to build in obsolescence into this self-build project.

Energy Efficient White Goods

The significant source of CO² emissions and energy saving in a low energy building is associated with lights and appliances. It is envisaged that white goods will be identified for use, considering only those appliances with an A rating, under the EU ECO Label Scheme. This will reduce both running costs and CO² emissions.

Low Energy Lighting

Low energy lighting will be used. Natural light reduces the need for artificial lighting, together with the inclusion of energy efficient fittings contribute to a reduction in the consumption of natural

resources and associated processing carbon dioxide emissions. (the more electrical energy we consume, the more fuels have to be burnt and the more carbon dioxide is created. An energy efficient bulb uses between 20% and 70% of the energy to produce the same amount of light).

Energy Supply

Electricity will be purchased from a supplier of electricity generated entirely from renewable sources.

7.0 Efficient and Responsible use of Resources

Water Management

The efficient supply and use of potable water, coupled with sustainable techniques for disposal of waste water are all important considerations that will be addressed in the detail design. The waste water is to drain into the existing sewerage system.

Water Efficiency

Water use will be minimised by the careful selection of sanitary ware and appliances to ensure that they meet the standards of low water use and by encouraging responsible use of water.

To achieve water reductions under 85 litres per person per day, the use of rainwater harvesting will be necessary along with: -

- 17.64 l/p/d for all Dual 4.0/2.6 litre flush WCs
- 5.0 l/p/d for external water use (gardens and vehicle washing)
- 12.60 l/p/d for Washing Machine (A rated 39litres)
- Basins average tap flow rates of 5.0Lmin;
- Showers average flow rate of 8.0Lmin;
- Kitchen tap average flow rates of 6.0Lmin;
- Dishwasher at 17L per cycle
- 85 l/p/d total demand

The water consumption (85L/person/day) with the proposed specification (which is a 80% improvement over the BREEAM baseline standards for new dwellings of 110L/person/day)

Rainwater

Rainwater harvesting and recycling are to be considered to assist in achieving a reduction in the consumption of water for irrigation purposes.

Materials and the Use of Resources

The proposal has considered the lifecycle environmental impacts, durability and responsible sourcing with a view to optimising materials utilisation and safeguarding natural resources.

Locally produced natural materials with low embodied energy and low environmental impact should be used wherever possible. All materials are to come from properly managed sustainable sources – for example, all timber is to be sourced from Forest Stewardship Council (FSC) certified suppliers or equivalent. 100% of timber and timber-based products used on the proposal are ‘legal’ and ‘sustainable’ as per the UK Government’s Timber Procurement Policy (TPP). Use of suppliers/products that operate Environmental Management Systems (eg ISO 14001, EMAS, BES 6001 – Framework Standard for Responsible Sourcing by the BRE).

Flood Risk

The Environment Agency’s Flood Mapping for the area shows the site is not located within an area considered to be at risk from flooding - see <https://check-long-termfloodrisk.service.gov.uk/map>

Waste Management

There is an increasing need for alternative approaches to waste disposal and the development will implement measures to reduce reliance on landfill, whilst encouraging recycling and waste minimisation.

The same principles apply for both construction waste and the waste produced from the building during its life:

- Reduce the amount of waste material generated
- Reuse waste material where possible
- Recycle materials which cannot be reused
- Dispose of any remaining waste in a sensitive manner.

Maintenance and Cleaning

The proposal has been developed with maintenance and cleaning in mind. The main approach is to provide a structures and material which will last and therefore minimise the requirement for regular maintenance.

Access for cleaning and maintenance is facilitated by

Glazed areas easily accessible to be cleaned from the ground with a pure water pole system

Large glazed elements that can be cleaned from outside gardens and terrace with a squeegee mounted onto a short arm.

Refuse, Recycling and Cycling Strategy

The council offers an alternative weekly collection of refuse and recycling. The bins are to be housed in bin store and the dragged from the store to kerbside (for kerbside collection as existing).

The proposed dwelling will have secure cycle storage within the garage that also allows for an e-bike charging facility. E-bike charging to be on a timer.

Electric vehicle fast charging point to be provided within the open fronted garage/car port. Min – 7kw Mode 3 with Type 2 connector – 230vAC32amp single phase dedicated supply.

8.0 Access Statement

The site is accessed off Threals Lane, West Chiltington. Access to neighbouring properties will not be adversely affected by the proposed building work during the construction period. The parking will remain unchanged.

Inclusive access will conform to the requirements set out in the Approved Document Part M (Access to and Use of Buildings) of the Building Regulations 2015 (updated 2024) where appropriate. Consideration will also be given to the Equality Act (October 2010). These homes have been designed to be future proof, accessible and adaptable to meet a wide range of needs to include those with mobility impairments, hearing/sight loss to a family with young children.

9.0 Conclusion

The proposed four eco-dwellings are smaller than the consented 4 dwellings for this Site and they have far in excess the sustainability credentials than the previous schemes. The use of traditional building materials, energy efficiency, water efficiency, renewable energy and embodied carbon are all key elements that go to making these homes healthier for their occupiers. A traditional stone build home is cooler in the summer and easier to keep warm in the winter, whilst the open plan living helps communication with its occupiers.

SITE PHOTOGRAPHS



View of the existing cottages on the Site (2022)



Threals Farm Cottages as viewed from the south eastern corner of the Site. A pair of semi-detached farm workers cottages with the white upvc windows removed. (2026)



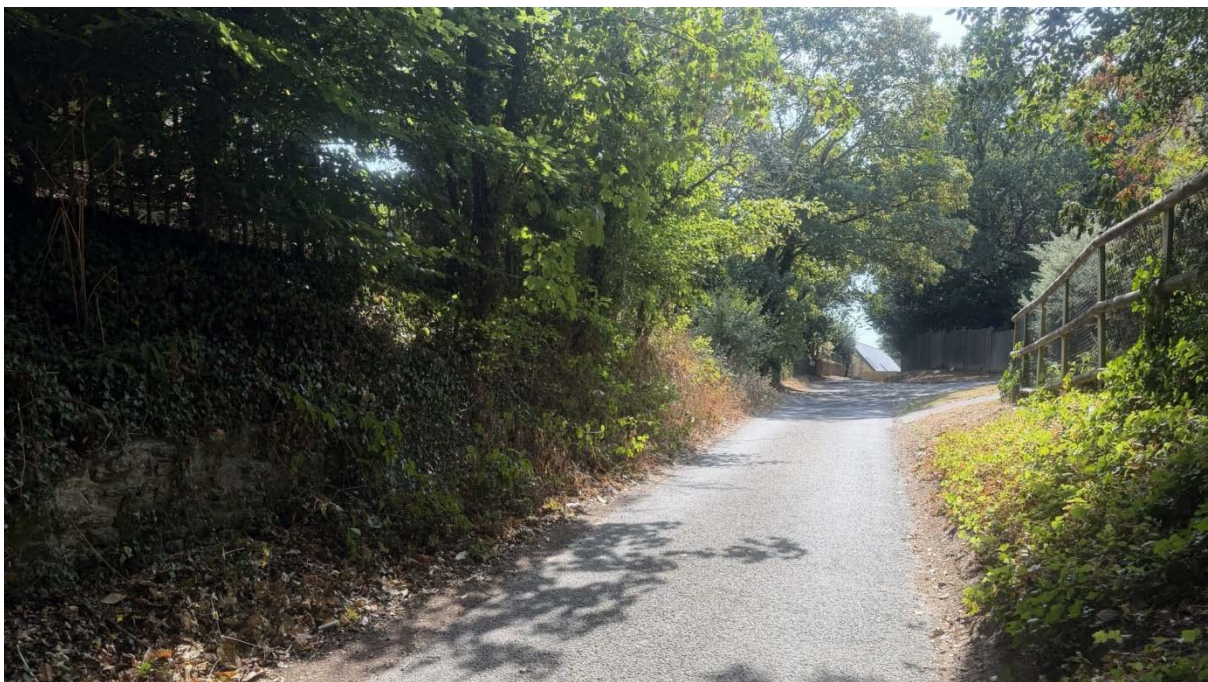
Looking along the southern boundary hedge and with a brick wall behind that was originally part of a farmyard complex and towards Threals Lane to the west.



View looking across the valley towards the east after the dry summer of August 2026.



View looking north towards the Threals Farm Cottages



Threals Lane with the Site along the left-hand side and High Spinney leading into Threals Close on the right-hand side. The lane leading to the south is a Public Right of Way (PRoW) WEC2791 and follows the Parish Boundaries between West Chiltington, Thakeham and a little further along Sullington.

APPENDIX A: Precedents in West Sussex



Porches as found at Church Road, Amberley and Goffs Farm (dated 1657), West Sussex



Natural stone with handmade brickwork dressings with half hip and gable ends to Sullington Manor. Threals Farm was originally part of the manor of Sullington estate.

APPENDIX B: Precedents of work by O'Brien Homes Ltd of Bosham



Drewitts Farm, Amberley. New homes showing use of traditional materials such as natural stone, handmade brickwork and clay tile roof with robust detailing for sustainable living and landscaped gardens full of biodiversity.



Two new homes: Pheasant Lodge and Walnut Tree Cottage at Amberley, Church Street, West Sussex



Three new homes to Drewitts Farm along Church Street at Amberley