

DESIGN AND ACCESS STATEMENT

Gardeners bungalow and garage

This application is the same as the one made back in 2020 under reference DC/20/1710. That application was dismissed by the Inspector, but his decision was based on a planning framework that has since been twice updated and on a development plan that is now out of date. He also made a number of errors in his description of the site and his reasoning. This might have been because he was confused as dealing with other appeals at the same time.

His conclusion was that the proposal did not accord with the development plan. A plan that cannot now be relied upon as it is out of date, does not accord with the National Planning Policy Framework and only 43% of the previous housing target has been met in our area.

Errors in his report.

1. He talks of the site being for housing, but the issue he was required to decide upon was for a single bungalow and garage.
2. He states the field is joined side and rear by open fields and woodland. This is factually incorrect, the field is surrounded on three sides by existing developments and on the fourth side a tarmac road screened by two rows of existing established trees. A third row of established trees further screens the proposal from our Matt's Wood. It also has the BUAB on two sides, a cemetery on the north side and a tarmac road to the west, the fourth side.
3. He claims the fields make a positive contribution to the rural setting. Quite how that can be when it cannot be seen from any public area and is totally screened most of the year by trees that we have planted. What one can see from the site are the dwellings to the north and the blocks of flats to the west together with other dwellings, one being very substantial. The site cannot be seen from the National Park. See photographs attached.
4. He suggests the field is surrounded by country side whilst clearly this is totally incorrect. See OS sheet and Google Earth photographs attached.
5. In order to dismiss the appeal, he goes on to assume the development would include parking formal landscaping, garden equipment and drive way. He does not appear to have understood the detailed plans showing all these are to be set at a reduced height and behind a retaining wall and hedgerow. The drive is as existing.
6. He claims it would have a negative effect on the surrounding area. Quite how that can be so when it is so well screened is hard to accept.
7. He claims the development would be highly visible, which is again hard to understand as it would in fact be hardly visible at all from any public area and would be well screened from any one that we allow access to our Matt's Wood and our cemetery. Any one visiting our land would also be able to see the existing housings and blocks of flats. How then would a modest bungalow built at the same level as our barn be so damaging? See photographs attached taken from the proposed location of the bungalow.
8. No survey for great crested newts. One has now been obtained and no DNA present. His assumption therefore was not correct. Neither was any great crested newt DNA found to the present in the two previous DNA survey tests.
9. As with his assumption regarding newts, the Inspector would not accept other development had been approved outside the BUAB as there was no proof. We now refer to the freedom of information emails dated the 17th November 2025 that says 232 dwellings have been permitted outside of the BUAB within the LPA area and 8 in Storrington and Sullington alone outside of the BUAB. Then a freedom of information email dated the 21st November 2025 stated that they had been in error, in fact 15 dwellings outside of the BUAB have been approved in our area in the past four years alone.

PHOTOGRAPHS FOR ASSISTANCE AND EVIDENCE

1. Some of our volunteers



2. Poor quality soil has required large quantity of top soil, manure and compost.



3. Numerous deliveries of trees. Just some of over three thousand trees and hedgerow whips over the past twenty years.

PHOTOGRAPHS FOR ASSISTANCE AND EVIDENCE



FROM PRIORY TO TENNIS CLUB START OF PLANTING MATT'S WOOD



4. The start of planting out Matt's Wood. Taken from the Priory scaffolding.



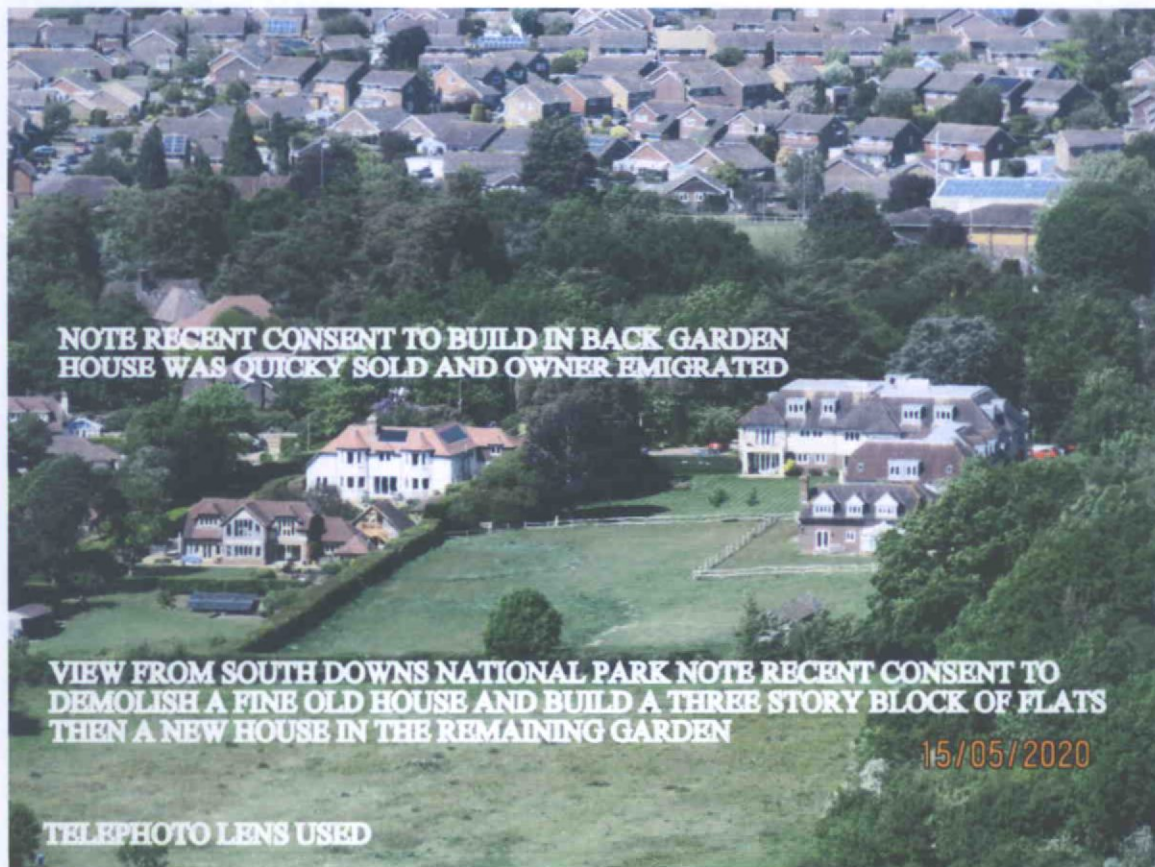
Matt's Wood taken nine years later. Taken from the Priory.

PHOTOGRAPHS FOR ASSISTANCE AND EVIDENCE



5. The pond we have dug out and clay lined.

6. View from the South Downs Way of the developments permitted yet are in full view of the National Park.



PHOTOGRAPHS FOR ASSISTANCE AND EVIDENCE



7. Our site cannot be seen at all from the South Down Way.

8. The proposed site. Note all the existing housing that is visible. View to the north.



9. The site looking west.
The first of the two blocks of flats become visible.

PHOTOGRAPHS FOR ASSISTANCE AND EVIDENCE

10. The site looking south. Due to the light you cannot see very well half this area has been re-wilded in the past few years and fenced off.



11. The prosed site as could be seen from our private road to our cemetery. Existing dwellings can already be seen. The blocks of flats can also be seen but from a different angle.

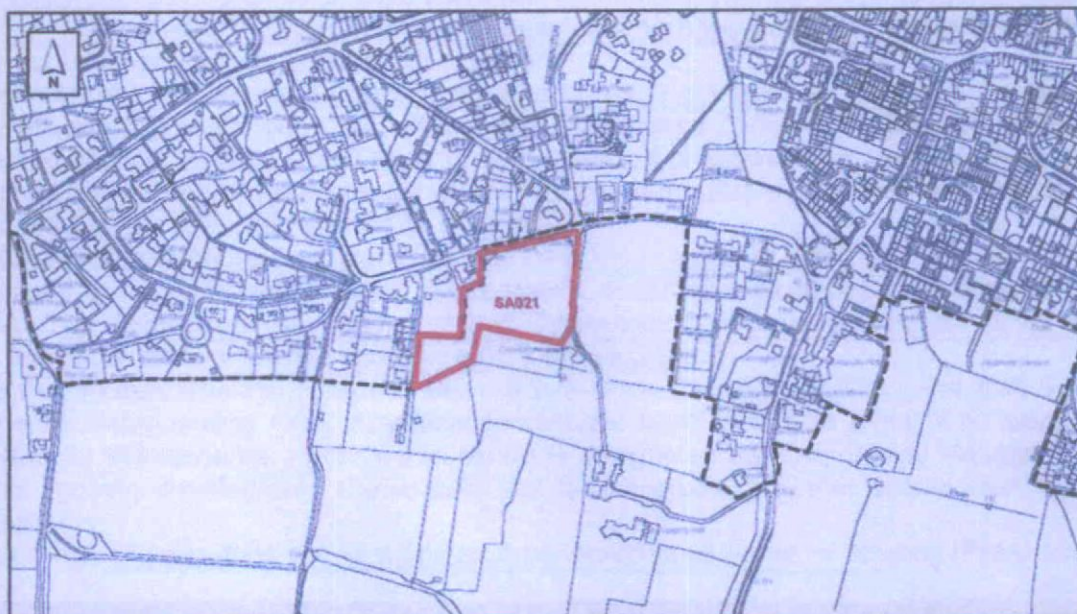


Storrington and Sullington

Site Name: Land South of Kithurst Lane

SHELAA Ref number: SA021

Site Map:



Horsham District Council

Perfside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Chiles : Director of Place

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Reference No:

Date: 29/01/2020

Scale: 1:4,000 at A4

Drawing No:

Drawn:

Checked:

Revisions:

Parish: Storrington

Site Area: approximately 1 hectare

① **Site Location:** The site abuts the built up area boundary and is in a semi-rural location with open land to the east and south. It consists of two linked parcels of land; one adjoins Kithurst Lane and the other is further south with open views to the South Downs. There are residential properties to the north and west of the site and a cemetery to the south of the main proposed development site which is surrounded by a tall line of trees on all of its boundaries.

② **Site Description:** The site is in close proximity to the range of facilities in the village centre. Kithurst Lane is narrow without a footpath. Two access points are available. One would be directly off of Kithurst Lane the other would be off of the junction between Kithurst Lane, School Lane, Fern Road and Monastery Lane. The northern part of the development site is in an elevated position; sitting higher than Kithurst Lane behind an established hedgerow and higher than the properties to the west. The southern parcel of land is open to the countryside and the South Downs and slopes gently to the south.

③ **Site Access:** Access would need to be delivered off Kithurst Lane. The site is elevated from the road and would lead to the loss of existing trees. The Lane is narrow and not easily able to accommodate high volumes of traffic.

Proximity to services and facilities: The site adjoins the urban boundary of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also an hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The town

centre is within reasonable walking distance and both primary and secondary schools (year 7 and 8 only) are located within the village.

Environmental Considerations:

④ { **Landscape:** The northern section of the site is enclosed by mature tree belts, but the southern section of the site is more open with no firm site boundary. The land contributes to the rural setting of the village and provides a buffer with the South Downs National Park, the boundary of which is to the south of this site.

⑤ { **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

⑥ { **Archaeology/Heritage:** No Listed Buildings lie within or adjacent to the site. The site is also adjacent to the Conservation Area (Storrington Conservation Area lies to the east of the site). The impact on the setting of the Conservation Area would be an important consideration should this site come forward for development

Environmental Quality: The site lies within a Brick Clay (Weald Clay) and Soft Sand Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource. Storrington centre is designated as a Air Quality Management Area and any development should seek not to exacerbate a further deterioration in air quality.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

⑦ { **Site Assessment Conclusion:** Although close to services and facilities in Storrington, This site would result in the loss of an area which forms part of the landscape setting to the south of Storrington. The site is elevated from Kithurst Lane and access is likely to lead to the loss of existing trees on the northern boundary. Furthermore, the close proximity of the national park to the site would impact on the setting of the South Downs National Park. The setting of the Conservation Area would also be adversely impacted if development was permitted in this location. There may also be difficulties in achieving suitable access to the site. Access would need to be delivered off Kithurst Lane. The Lane is narrow and not easily able to accommodate high volumes of traffic. Any development in this location also has the potential to add to the issues of poor air quality, as a result of new traffic generated from new residents accessing services or employment within or beyond the village.

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ANALYSIS OF SHELA SITE REF SAO21

Note the site as shown is no longer correct as the southern 40% of the main field adjacent to the Catholic cemetery has been planted out with trees and re-wilded with unattended long grass areas, an earth bund to provide habitat for small mammals and bee hives. This further screens our cemetery.

The following comments are corrections to the councils report and provide balance where the council's report does not follow expert and/or local opinion and is at times factually incorrect.

1. States that the site is in a semi rural location so can not also be claimed to be an important rural green field site. It claims to be open to the east and the south. Neither are correct. The cemetery is the top of the hill so the site is below the ridge. Further more it is surrounded by several well established rows of mature trees. Providing both a topographical boundary as well as two and in some parts three boundaries of established trees. To the east there are again three rows of well established trees (several 16 meters in height) and then our Matt's Wood. It was only after we, together with our volunteers planted out Matt's Wood that the council extended the conservation area to include our land. The small section of the lower field now also has an established boundary as we have re-wilded the lower part by planting over five hundred trees and hedgerow whips and dug out a clay lined pond.
2. The southern parcel of land in longer is open to the south and our re-wilded section now blends into the long established woodland, which in fact blocks the view of the site from the South Downs footpaths unlike several other development permitted by the council over recent years.
3. The report claims that access would need to be off Kithurst Lane. This is contrary to what the report states in "site description". In fact there are two access points and therefore access might not be required off Kithurst Lane, or access could be shared with the access from Monastery Lane. Neither of these access point would require any loss of trees so that is also not correct. County highway in the past has had no objections to a development of four, four bedroom dwellings. The roads, whist narrow, are not busy roads and as such have no parking restrictions.
4. As stated above the southern section does have an established boundary. The claim is that the field provides a buffer with the National Park. This is not the case. The field cannot be seen from the Park, unlike other approved developments and neither can the site be seen from any public space. The District Council may not have seen the site, the local Parish Council have said that it does not form an important view that needs protection, it is not an important green space and that it could be considered a windfall site. To suggest this area forms an important buffer is absurd, as can be seen if one tries to see the site from the National Park. The Nation Park in fact have stated that development in this field would have no detrimental effect on the park as it is so well screened.
5. Ecological assessment. There have been six ecological surveys and three great crested newt DNA surveys over the past twenty years. Not one survey has found anything of importance or in need of protection.
6. The `Councils own conservation experts have repeatedly had no objections to development in this field and it would have no harmful effect on our conservation field, or our conservation work due to the established boundaries.
7. As stated above in 4 above those that know the site rather than looking at google maps and an ordinance survey plan will see that it cannot form an important part of the landscaping as it cannot be seen and is almost entirely surrounded by existing developments.
8. Access would not require the loss of any trees. However this false claim is rather ridiculous when we have at no expense to the public planted nearly four thousand trees and hedgerow whips over the past twenty years. We then allow the public access to 66% of our re-wilded land.

ANALYSIS OF SHELAA SITE REF SAO21

9. Impact on the South Downs National Park. The National Park have not only never objected to any of our proposals but have written to state that development in the larger northern part would have no harmful effect on the park as it would not be seen. **To quote the South Down national Park " The area of the site between the cemetery, and Kithurst Lane is well screened from the downs to the south and any development would have little visual impact upon the downs.**
10. Adverse effect on our conservation field, Matt's Wood. Again not according to the Councils own conservation experts, or the councils independent landscape experts (Huskinsson Brown report). As stated in 1 above there are three rows of well establish trees between the site and Matt's Wood. It maybe noted that the public have no rights of way over Matt's Wood so again any development would not be seen from any pubic areas.
11. Access. As in 3 above there is already two long established access points that would require no amendment and no loss of trees.
12. Air quality. This would apply to any and all developments around Storrington centre, but the council seem happy to put forward other much larger sites with no consideration or requirements regarding air quality. Our site is up wind of the polluted centre and the prevailing wind would not effect the centre area as that would be further to the north. Further more as we are not motivated by profit, we would propose passive housing where practical, or at least build well in excess of building regulations.

The report does point out the advantages this site has such as;-

- A. It abuts the built up area boundary.
- B. Totally surrounded by developments and/or established boundaries.
- C. Site has two exiting access points.
- D. Site has many established trees and hedgerows.
- E. Adjoins the urban boundary and Storrington is a large village with a good range of services. It should point out that unlike most other sites proposed by the council for development SAO21 is sustainable.
- F. Site is not important for nature conservation.
- G. Site is not a flood risk.

The site as outlined in SAO21 is not correct as can be seen by previous topographical plans. We attach plan A which shows the corrected boundaries allowing for the areas we have re-wilded over the past fifteen years. The area (shaded green) 'has its own separate gated access from our road up to our cemetery. Copies of topographical plans and photos can be provided if required. Your Daniel Holmes has recently made a site visit so can probably confirm the situation on site.

For further clarification a copy of the Google Earth photo is also attached showing the existing BUAB and the more logical boundary that we have requested the council to consider.

Storrington and Sullington

Site Name: Land South of Kithurst Lane

SHELAA Ref number: SA021

Site Map:

PLAN A



HARRAWAY TREES

Tree Management and Training

VAT 620 9197 42



John Harraway F Arbor A, MICFor, Dip Arb (RFS)
33 Freshbrook Road, Lancing, West Sussex, BN15 8DF
tel: 01903 756153 mobile: [REDACTED]

Attn. Mr Philip Orpwood
Norbertines Order
Monastery Lane
Storrington
RH20 4LR

29 May 2020
HTS/0520/1

Dear Mr Orpwood,

Proposed dwelling, off Kithurst Lane, Storrington

Thank you for your recent email and attached site plans (Gardeners cottage pdf, email dated 27/20), showing a proposed two-bedroom bungalow on land close to Kithurst Lane, Storrington which I have now considered.

Based on the information received at this time, the proposals do not appear to adversely affect any extant trees in the vicinity. However I anticipate that a more detailed appraisal of measures to be taken to safeguard trees during the construction phase (an Arboricultural Method Statement) may be required by the local planning authority at a later stage.

I trust this is of assistance to you.
Best regards,

[REDACTED]

John Harraway F Arbor A, MICFor, Dip Arb (RFS)