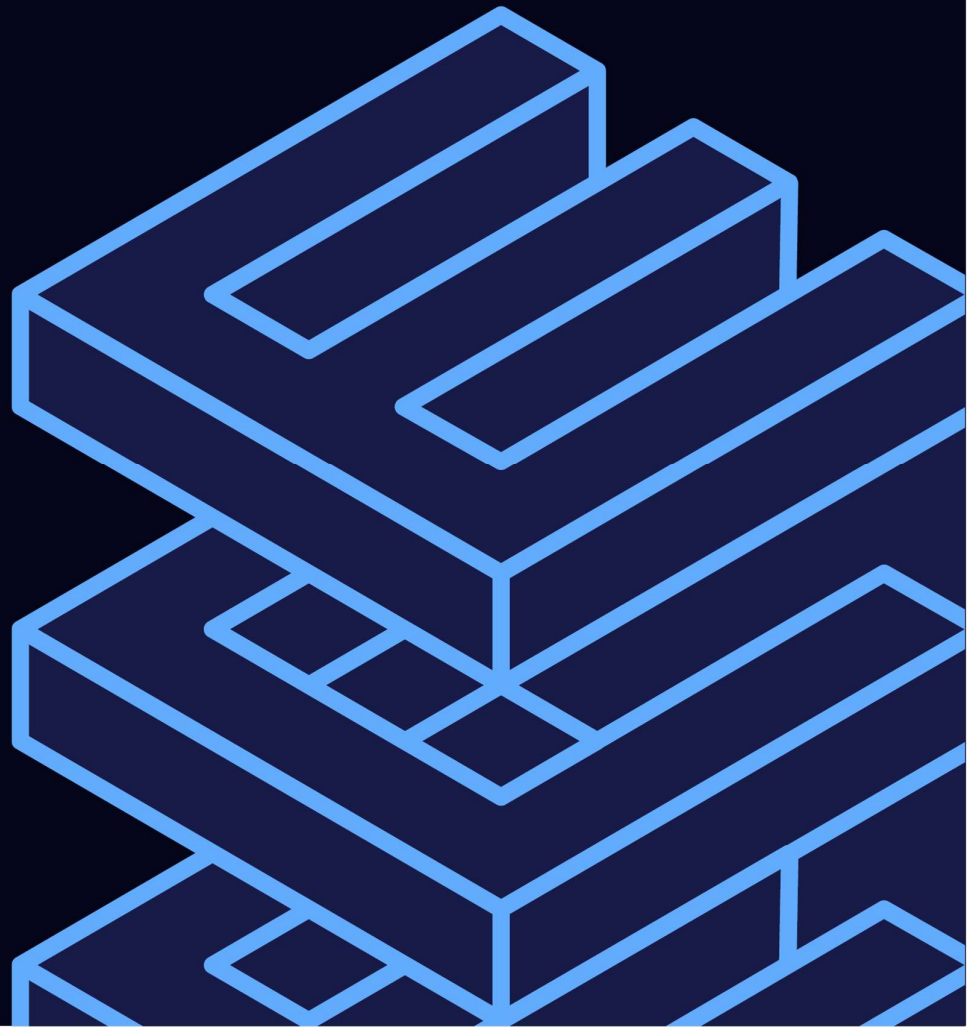


ECE
Planning

Planning Statement

Land at Northlands Lane,
Storrington

July 2026



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Project Name: Northlands Lane, Storrington
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PL1	17/04/2026	P Carnell	S Sykes	Initial Draft
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PL3	15/06/2026	P Carnell	S Sykes	Draft Planning Issue
PL4	21/07/2026	P Carnell	S Sykes	Planning Issue

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1. Introduction

- 1.1. ECE Planning is instructed by our client, **FCP Land 4 Ltd**, to submit an outline planning application at 'Land at Northlands Lane, Storrington, (from here on referred to as 'The Site') to Horsham District Council (HDC) for the following development:

"Outline application, with all matters reserved apart from access, for the phased development comprising: Phase 1 – provision of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 – residential development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access".

- 1.2. A list of drawings and reports which support this application is set out in the accompanying covering letter.
- 1.3. The Application Site forms part of proposed allocation STO1 under Policy HA18 of the emerging Horsham Local Plan.
- 1.4. This Planning Statement considers the compliance of the scheme with relevant local and national policy. It also provides a description of the development proposed and considers the planning policy context before reviewing each of the relevant material considerations to the determination of the application.

2. The Site

2.1 Site Characteristics

- 2.1.1. The site is approximately 4.6Ha and is located to the south of Northlands Lane, Storrington. It adjoins the built-up area boundary of Storrington and Sullington.
- 2.1.2. The site is currently an open field, visually contained by mature trees and vegetation on all boundaries. Beyond the trees on the southern boundary are the rear gardens of residential properties on Melton Drive. A Public Right of Way (PRoW) abuts the site on its eastern boundary, beyond which are two fields. The southern most field contains a new development of up to 62 dwellings on land north of Downsview Avenue. This is currently being constructed by Croudace Homes. The northern field remains undeveloped.
- 2.1.3. A PRoW also runs along the northern boundary of the site. The land falls away from the site to the north of the PRoW toward three residential properties known as East Wantley House, East Wantley Barn and The Grannery. These buildings are Grade II Listed.
- 2.1.4. Land to the west of the site, known as 'Land to the north of Melton Drive' has outline planning permission for up to 62 dwellings under planning application reference DC/24/2006.
- 2.1.5. The Application Site, together with the adjoining 'Land to the North of Melton Drive', forms part of proposed allocation ST01 under Policy HA18 of the post-submission Horsham Local Plan.
- 2.1.6. Main vehicular access to the site would be taken through the consented scheme to the west and a junction with Fryern Road which is approved as part of that permission. The internal site road of the Application Site would provide a connection to the consented scheme on the western boundary. Pedestrian connections with the PRoWs to the eastern and northern boundaries are also proposed.
- 2.1.7. The centre of Storrington Village is located approximately 1km to the south of the site with good access to a range of local shops and leisure / community facilities.
- 2.1.8. West Chiltington Common is approximately 1km to the north of the site. The northern boundary of the South Downs National Park is some 2km to the south.
- 2.1.9. The site is not located within an area designated for its landscape quality. It is not located within a Conservation Area and does not include trees protected by Tree Preservation Order. There is no designated Ancient Woodland in the vicinity. The site is located within Flood Zone 1 and is not at risk from surface water flooding.

3. Planning History

- 3.1. The site was promoted for residential development through the Horsham Local Plan Review process. The Site, known as SA732 was considered alongside its neighbour to the west, SA361, in Horsham's Strategic Housing and Economic Land Availability Assessment (SHELAA) document. An extract from the SHELAA is shown below:

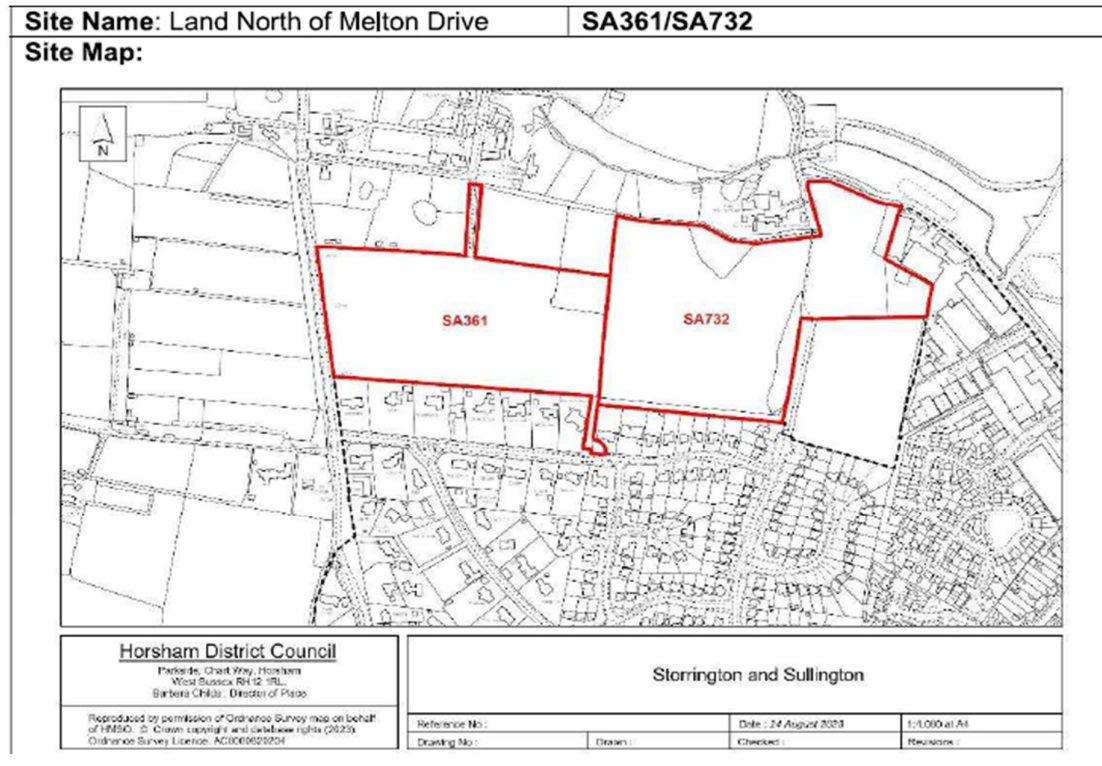


Figure 1 - SHELAA Map

- 3.2. As noted earlier in this report, outline planning permission has now been granted on Site SA361.
- 3.3. These sites are jointly proposed for allocation under reference ST01, Policy HA18 in the submission version Horsham Local Plan.
- 3.4. The Application Site does not include the parcel of land located to the north east of the public footpath as shown within the red line of SA732.
- 3.5. There is also a live application relating to an ongoing use of the Application Site (and land to the north east) for dog walking under reference DC/25/0450. The application is undetermined at the time of writing. This use (if approved) would cease upon consent for housing development being granted and the subsequent commencement of construction.

4. The Proposal

4.1. Proposed Development

- 4.1.1. The development proposal seeks outline planning permission for up to 56 residential dwellings including 35% affordable. All matters to be reserved apart from access. The indicative layout is shown in Figure 2 below:



Figure 2 - Illustrative Masterplan

- 4.1.2. The layout shows development in three parcels located to the east, west and south of the central spine of green space, with a circular internal spine road providing access. The road adjoins the development site to the west through which main vehicular access is taken from the public highway.
- 4.1.3. The illustrative masterplan has been designed to show how a landscape-led approach to the layout would ensure that the development would integrate into the surrounding landscape, particularly over time as new planting matures.
- 4.1.4. Figure 3 below illustrates how this has been achieved:



Figure 3 - Structural Planting

- 4.1.5. The horizontal planting (shown in orange above) is designed to break up long range views of the site from the north, with roof forms of the proposed housing screened by canopies as the trees grow. More mature stock could be planted to accelerate this process if required.
- 4.1.6. The vertical planting (shown in blue) includes the central spine which will further break up built form on the site and provide additional boundary screening to the east and west of the site.
- 4.1.7. The landscaping scheme also maintains good sized buffers to existing development to the south and the heritage assets to the north of the site. These areas also provide areas for ecological enhancements.
- 4.1.8. The development to the west, approved under application reference DC/24/2006 includes a junction with Fryern Road to which the application would be linked by the internal spine roads of both sites.
- 4.1.9. A Reserved Matters application to establish the internal layout of the adjoining site has not been submitted at the time of writing.
- 4.1.10. The access on to Fryern Road as approved under application DC/24/2006 is shown below:



- 9

- 4.1.12. A central spine of green space, which widens towards the south of the site, splits the east and west development parcels. This will provide public open space and will, together with two linear east / west trees features located toward the centre and north of the site, help to soften long range views to the site from the north.
- 4.1.13. Houses in the southern parcel of land, where the land is at its highest point within the site, would be limited to 1.5 storeys. This, together with the horizontal structural planting as detailed early in this report, is part of the scheme to minimise landscape impact from long range views to the site from the north. These dwellings would be orientated east to west to allow an appropriate landscape buffer to the rear of the houses on Melton Drive. A perimiter path is proposed around the site to ensure pedestrian connectivity is prioritised.
- 4.1.14. The indicative housing schedule is shown below:

Breakdown of Accommodation	Units	% of Housing Type
1-Bed FOG	1	2 %
1-Bed Maisonettes	6	11 %
2-Bed Maisonettes	2	4 %
1-Bed Houses	0	0 %
2-Bed Houses	26	46 %
3-Bed Houses	16	29 %
4-Bed Houses	5	9 %
TOTAL	56	100 %

Figure 5 - Indicative Schedule of Accommodation

- 4.1.15. Sustainable Drainage Systems (SuDS) are integrated into the development to manage surface water runoff, reduce flood risk and enhance water quality. An attenuation basin located to the north west of the site forms part of this strategy, with surface water discharged at greenfield rates into a nearby watercourse.
- 4.1.16. All matters other than access are reserved at this stage and will be addressed through subsequent Reserved Matters applications. Nonetheless, the submitted illustrative layout plan and supporting documentation demonstrate that up to 56 dwellings can be appropriately accommodated on site.
- 4.1.17. Please refer to the submitted drawings and Design and Access Statement for further information on the scheme.

4.2. Phasing, Community Infrastructure Levy and BNG

- 4.2.1. The proposed development will be accessed through the adjacent site granted planning permission under DC/24/2006. The Location Plan submitted with this application includes an element of the adjacent site to account for the access onto Fryern Road and the internal spine road which will link to the Application Site. The red line is larger than the width of the internal spine road to allow for flexibility given the reserved matters layout for the adjacent site is not yet known or approved.
- 4.2.2. The Community Infrastructure Levy (CIL) is payable on commencement of development. We are therefore proposing a phased approach to development to account for CIL across both Application sites.
- 4.2.3. Phase 1 of this development comprises the delivery of the access onto Fryern Road and the internal spine road to be constructed through the adjacent site. This element of the development will be undertaken by others under outline permission DC/24/2006 and the

subsequent reserved matters application. This element of the scheme will not be constructed by the developer of the Application Site and therefore CIL is not chargeable to the applicant or any successors in title on this Phase of the scheme. Furthermore, it would not trigger a commencement of development at this application site for CIL purposes.

- 4.2.4. Phase 2 relates to development on land within the Applicant's control only, specifically the construction of the proposed (up to) 56 residential units and supporting infrastructure. CIL relating to this application will be chargeable only to development in Phase 2.
- 4.2.5. An *Assumption of Liability Form (Form 1)* will be submitted for each phase as relevant, and a *Commencement Notice (Form 6)* submitted only when each phase begins. CIL will therefore be triggered separately for each phase.
- 4.2.6. A Location Plan with the two development phases clearly identified has been submitted in support of this application.
- 4.2.7. In terms of BNG, this application will deliver the mandatory gains within the 'Phase 2' land given this is where the relevant development will take place. There is no need to consider the land in 'Phase 1' as this would be double counting given the developer of the adjacent site will deliver a minimum of 10% BNG on all the land within its own red line.

5. Policy Overview

5.1. Introduction

- 5.1.1. Statutory Development plans are at the heart of the planning system. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the relevant Development Plan comprises the Horsham District Planning Framework (2015) and the Storrington, Sullington & Washington Neighbourhood Plan (2018-2031).
- 5.1.3. The National Planning Policy Framework (The Framework), the Planning Practice Guidance (PPG) and Supplementary Planning Guidance are material considerations, together with other relevant local guidance documents.
- 5.1.4. It should be noted that the adopted Horsham District Planning Framework is currently out of date by reason of it being over 5 years old. The Council has been preparing a new Local Plan for the District for the past few years.

5.2. Emerging Horsham District Local Plan 2023 -2040

- 5.2.1. The Regulation 19 Local Plan was published for a six-week period of representation from 19 January 2024 to 1 March 2024 and was formally submitted to the Planning Inspectorate on 26 July 2024. Examination hearings commenced in December 2024.
- 5.2.2. The Local Plan hearings were quickly cancelled by the Inspector due to '*significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas*'.
- 5.2.3. On 7 April 2025, a Letter was published by the Inspector which recommended to Horsham that the Local Plan should be withdrawn from examination, and a new Local Plan should be prepared.
- 5.2.4. However, following the appointment of a new inspector, hearings recommenced on April 21st, 2026. The Inspector has subsequently tasked HDC to review sites submitted to it for consideration to increase housing delivery.
- 5.2.5. Main modifications the emerging plan are at consultation stage at the time of writing. The emerging local plan continues to propose the Application Site for allocation to deliver residential development under Policy HA18 (site ST03).

5.3. Shaping Development in Horsham District Planning Advice Note

- 5.3.1. The Council is unable to demonstrate a 5-year land housing supply, with the Council's latest Authority Monitoring Report (December 2025) acknowledging a 5-year land housing supply of 1.7 years.
- 5.3.2. In the context of the Authority's inability to demonstrate a 5-year land housing supply and delays to the emerging local plan, HDC has published the 'Shaping Development in Horsham District Planning Advice Note' (SD PAN) document to clarify the approach that it will pursue in respect of spatial matters in the circumstance that existing and emerging policy is attributed greatly reduced weight. The provisions of this document represent a material consideration. This document updates the previously issued Facilitating Appropriate Development (FAD) document.

5.3.3. In respect of proposals for the development of unallocated land adjoining a settlement boundary the SDH PA confirms that the Council will positively consider applications which meet all of the following criteria:

- The site adjoins the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced."

5.3.4. Additionally, the SDH PA notes at Paragraph 5.7 *"It is the Council's view that the proposed site allocations are based on robust evidence, most notably site assessment work and were capable of accommodating sustainable development. For this reason, the Council will consider positively proposals on sites identified in the eLP, which accord with such evidence and are in accordance with (non-housing supply) HDPF or Neighbourhood Plan policies. Therefore, the Council would encourage applicants to have regard to site-specific matters identified in relevant eLP, including the quantum of development"* (our emphasis added).

5.4. National Planning Policy Framework (NPPF)

5.4.1. The latest revision to the NPPF was in February 2025.

5.4.2. The National Housing Target has recently been increased from 300,000 new homes a year to 370,000 to meet the government's aim of boosting significantly the supply of housing. Policies in the NPPF were updated in the last significant review of the Framework (December 2024) to try and meet the target.

5.4.3. The relevant sections of the NPPF in relation to this application are summarised below and explored in further detail later in this Statement.

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 7 - Ensuring the vitality of town centres
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

5.5. National Planning Practice Guidance (PPG)

- 5.5.1. The PPG was published by the Government in March 2014 and is updated regularly. The PPG supplements the policies and overarching objectives of the NPPF. The guidance provided by the PPG has relevant sections been fully considered in the creation of this application and the proposed development.

5.6. Horsham District Planning Framework (NPPF)

- 5.6.1. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and is the overarching planning document for Horsham District outside the South Downs National Park (SDNP). It replaced the Core Strategy and General Development Control Policies documents which were adopted in 2007. The HDPF is out of date by reason of it being over 5 years old. However, the following policies are considered to be relevant to the application and have been given full consideration in the preparation of this application.

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Need
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

5.7. Storrington, Sullington & Washington Neighbourhood Plan (2018-2031).

- 5.7.1. The Storrington, Sullington & Washington Neighbourhood Plan was formally made in September 2019. The policies of relevance are as follows:

- Policy 1: A spatial plan for the parishes
- Policy 8: Countryside Protection
- Policy 9: Green Gap
- Policy 14: Design
- Policy 15: Green Infrastructure and Biodiversity
- Policy 17: Traffic & Transport

6. Planning Assessment

6.1. Principle of Development

- 6.1.1. The proposals seek outline planning consent for up to 56 residential dwellings, including 35% affordable, with all matters reserved except for access.
- 6.1.2. Policy 3 of the adopted Local Plan (Horsham District Planning Framework 2015) states that *'development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement'*.
- 6.1.3. The site is located outside of, but adjacent to the built-up area of Storrington, which is within the 'Small Towns and Larger Villages' category of the settlement hierarchy under Policy 3. This is the second most sustainable category of settlement, defined as settlements with *"a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements or each other to meet some of their own requirements."*
- 6.1.4. The site is therefore located adjacent to a settlement which has a good level of services and facilities and community networks, together with a reasonable level of access to public transport.
- 6.1.5. Policy 4 of the adopted Local Plan states that the growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where;
 1. *The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.*
 2. *The level of expansion is appropriate to the scale and function of the settlement type.*
 3. *The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.*
 4. *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development, in order not to conflict with the development strategy; and*
 5. *The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.*
- 6.1.6. The application site, as noted above, immediately adjoins but is outside of the built-up area boundary of Storrington. It is not allocated in the HDPF or the Storrington and Sullington Neighbourhood Plan (SSNP) and therefore does not comply with Policy 4. Neither does it accord with Policy 26 (Countryside Protection) of the HDPF in terms of housing considered appropriate in the countryside.

Five-year housing land supply, SDPAN and the emerging local plan

- 6.1.7. The council is currently only able to demonstrate a 1.7-year supply of housing (as of December 2025). This is a significant shortfall in housing land supply. In addition, the Council has failed its most recent Housing Delivery Test (published in December 2024) which demonstrates that HDC only delivered 62% of its housing target.

- 6.1.8. The Presumption in Favour of Sustainable Development as set out in Paragraph 11(d) of the NPPF states that: *"where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'*
- 6.1.9. Footnote 7 of the NPPF notes that the policies referred to in 11(d)(i) are those relating to: *"habitats sites (and those sites listed in paragraph 194 of the NPPF) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change."*
- 6.1.10. The documents submitted in support of this application demonstrate that the Application Site is not located within any of the protected areas outlined in Footnote 7. Further, policies relating to matters such as heritage and flood risk do not indicate a reason for refusal.
- 6.1.11. Footnote 8 of Paragraph 11(d) notes that a development plan policy is considered out of date where:
- 'This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years..'*
- 6.1.12. The Council's relevant policies which control the supply of housing land in the District are therefore out of date, significantly reducing the weight which can be attributed to them when considering the planning balance.
- 6.1.13. The Council's inability to demonstrate a five-year housing land supply and its failure to meet the housing delivery test trigger the presumption under Paragraph 11 and application of the tilted balance. The proposed development of up to 56no. dwellings would make a significant and valuable contribution towards meeting the district's significant housing need and weighs heavily in favour of approving the application upon application of the tilted balance.

Shaping Development in Horsham District Planning Advice Note (SDPAN)

- 6.1.14. HDC, in recognition of its continued inability to identify a five-year supply of housing land and the slow emergence of a new Local Plan, has adopted the SD PAN document to help bring forward new development. Paragraph 1.9 of the SD PAN notes that *"HDC will continue to act in a proactive manner to deliver housing by supporting sustainable development that both delivers the requisite number of houses and ensures that other objectives are met."*
- 6.1.15. Paragraph 5.10 of the SD PAN sets out how the Council will determine applications for development outside the existing Built-up Area Boundaries (BUAB) of the district using Policy

4 of the HDPF. It states that HDC "will consider positively applications that meet all of the criteria below:

- The site adjoins the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced."

6.1.16. The application site adjoins the existing settlement edge and is of a scale that is appropriate to a small town or larger village. The proposal will deliver 35% much needed affordable dwellings along with market housing to help meet local housing needs within a district with a chronic under supply of houses.

6.1.17. The site is a proposed allocation in the emerging plan and therefore accords with long term development in the area. The site is also well contained within a defensible boundary by virtue of the existing houses on Melton Road to the south, emerging residential development to the west and east and the existing boundaries with mature trees and vegetation.

6.1.18. The site therefore satisfies the criteria of the SD PAN.

Emerging Horsham Local Plan

6.1.19. The site forms the eastern part of proposed allocation ST01 in the Emerging Horsham Local Plan, as shown below:

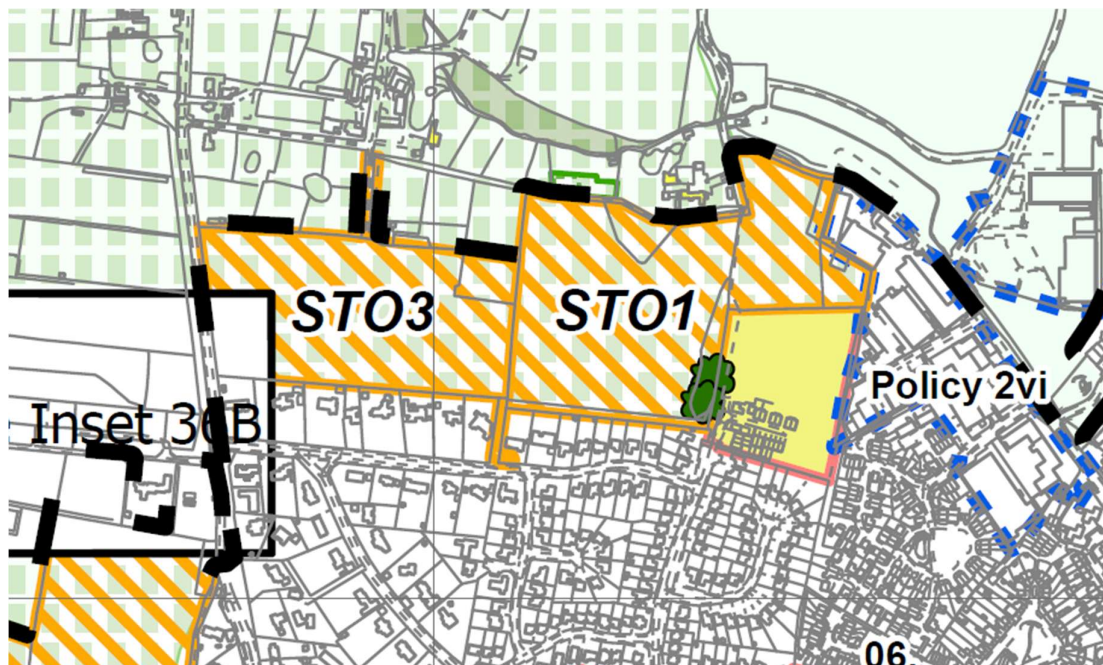


Figure 6 - Proposed Site Allocation

- 6.1.20. The emerging plan describes the site as 'Land to the north of Melton Drive' and proposes allocation of a minimum of 62 homes.

Summary

- 6.1.21. The site is located immediately adjacent to, but outside, the defined built-up area boundary of Storrington, a 'Small Town or Larger Village' identified within the settlement hierarchy as a sustainable location with a good range of services, facilities, and public transport provision.
- 6.1.22. Policies 3, 4, and 26 of the adopted Horsham District Planning Framework (2015) are out-of-date.
- 6.1.23. Horsham District Council is currently unable to demonstrate a five-year housing land supply (1.7 years) and has failed the Housing Delivery Test, delivering only 62% of its requirement. As such, the presumption in favour of sustainable development under paragraph 11(d) of the NPPF is engaged.
- 6.1.24. The Council's SDPAN supports sustainable development adjoining settlement boundaries where specific criteria are met. The application site satisfies these criteria, being well-related to the settlement edge, of an appropriate scale, capable of meeting local housing needs, and contained within defensible boundaries without prejudicing wider development objectives.
- 6.1.25. Furthermore, the site forms part of a proposed allocation (Policy HA18, Site ST01) within the emerging Horsham Local Plan. The proposal is therefore consistent with the strategic direction of growth and represents an efficient and appropriate use of land within a sustainable location.
- 6.1.26. Overall, the development aligns with the objectives of national policy and emerging local policy, and, when assessed under the tilted balance, there are no adverse impacts that would outweigh the significant benefits of delivering much-needed housing.

6.2. Affordable Housing

- 6.2.1. Policy 16 of the HDPF states that the Council requires 35% of dwellings to be affordable. The Council's Affordable Housing Supplementary Planning Document requires affordable dwellings to be delivered at a ratio of 70% affordable rent and 30% intermediate / shared ownership housing products.
- 6.2.2. The proposed scheme would deliver 35% affordable houses in line with local planning policy. The dwellings would be pepper potted though the site and indistinguishable in design terms from the market houses. They would be provided in accordance with the Council's requirement for the 70/30 split in terms of tenure. This will be secured during the Reserved Matters stage.
- 6.2.3. The delivery of Affordable Housing at a level significantly about existing and emerging planning policy carries significant weight in the planning balance.

6.3. Design and Layout

- 6.3.1. The application is in outline only with detailed matters such as layout and scale to be determined at Reserved Matters. An illustrative masterplan is provided showing the point of access (the only matter submitted for detailed approval), open space, landscaping and a layout which can appropriately accommodate the (up to) 56 dwellings proposed.
- 6.3.2. The layout illustrates how the proposed development follows a landscape led approach and would relate to the adjoining site through which access to the public highway is

achieved. This would be via a connecting road between the two sites which would link the development to the west with the Application Site. Residents from the proposed development would travel through the adjoining site to its access with Fryern Road which was approved under the outline consent. They would also be able to access the PRow to the east of the site on foot for an additional connection to Downsview Avenue.

- 6.3.3. The main internal spine road of the Application Site would be in a 'loop' configuration to ensure ease of access for all dwellings. The hierarchy of the internal road would reduce from primary to secondary as it moves from west to east through the site.
- 6.3.4. The proposed dwellings would be a mix of detached and semi-detached houses. Dwelling heights would be 2 storeys except those located to the south of the internal access road which would be a maximum of 1.5 storeys (please see illustrative parameters plan 2505/PL.04).
- 6.3.5. The illustrative masterplan demonstrates how the site can come forward with a landscape-led approach which prioritises green spaces incorporating existing and proposed planting and the proposed drainage scheme. This is shown in Figure 3 earlier in this report and includes planting on both horizontal and vertical alignments which are designed to break up long range views of the site from the north.
- 6.3.6. The landscaping scheme also maintains good sized buffers to existing development to the south and the heritage assets to the north of the site, providing areas for ecological enhancements.
- 6.3.7. The north west of the site is the topographical low point and therefore is the location of the proposed drainage basin. The illustrative masterplan demonstrates how this area could be framed with new orchard planting to the south of the basin adjoining an area of amenity green space.
- 6.3.8. A buffer is maintained between the proposed development and the tree lined western boundary. There is also a significant buffer between the northern edge of the development and the boundary to the north. This is formed of areas of new amenity grassland which blend into new thicket planting which would strengthen the existing dense tree planting to the northern boundary. This ensures a screen between the site and the nearest residential property to the north at East Wantley is maintained.
- 6.3.9. The existing vegetation on the southern and eastern boundaries is maintained and strengthened with new planting where appropriate. A central north / south spine of open space would separate the proposed housing into east and west sections. This space would benefit from new tree planting and amenity grassland to create an area of public open space for the benefit of future residents incorporating children's play areas.
- 6.3.10. The illustrative masterplan shows mown paths around the boundary of the site to increase connectivity and encourage leisure walking routes. These would additionally provide connections to the existing public right of way network to the east of the site.
- 6.3.11. Further details are provided in the illustrative landscape masterplan and the Design and Access Statement provided in support of this application.

6.4. Landscape

- 6.4.1. The Application Site sits within a gently sloping pastoral field, where settlement gives way to a wider patchwork of farmland, woodland and hedgerows. Public footpaths along the northern and eastern boundaries create a strong connection to the surrounding countryside, embedding the Site within a well-used local landscape.

- 6.4.2. The site is defined by transition from urban to rural. Established housing forms a clear settlement edge to the south, whilst to the east and west, consented and emerging development is redefining this edge of Storrington. The land falls away to the north of the Site into a shallow valley before opening out into a wider rural landscape characterised by small to medium fields, tree belts and winding lanes.
- 6.4.3. The Site is visually well contained through a combination of falling topography, established tree belts and hedgerows, and surrounding built form which limits visibility from most directions.
- 6.4.4. Views from the south, east and west are limited as a result of existing and emerging built development and boundary planting located within the Application Site. This provides a screen to the site, significantly limiting views from these directions from the public realm.
- 6.4.5. Glimpsed and intermittent views are possible from higher ground to the north, particularly along a ridge near West Chiltington Common. However, the Site when viewed from this location is perceived within the context of existing settlement and vegetation, with the South Downs forming a distant backdrop.
- 6.4.6. The LVIA submitted in support of this application notes that the Application Site is not subject to any designations and is assessed as being of medium landscape quality and value. The wider landscape area is identified as having high sensitivity, but the Site itself is more closely related to the settlement edge. The LVIA considers that this relationship, combined with the influence of nearby and proposed development, results in a medium level of landscape sensitivity and a corresponding capacity to accommodate well-designed change.
- 6.4.7. The proposals would introduce up to 56 new homes which would align with the committed schemes to the east and west, rather than an extension into isolated countryside. The development therefore represents a contained and logical settlement boundary.
- 6.4.8. Importantly, the perceived separation between Storrington and West Chiltington Common remains intact with the undulating landform and intervening tree cover maintaining a clear visual and physical break between settlements.
- 6.4.9. In terms of the landscape approach to the development, the design is grounded in a landscape-led strategy that works with existing features to embed development into its setting. Key elements include:
- Retention of the majority of existing trees and hedgerows;
 - New structural planting to strengthen landscape framework and biodiversity;
 - Lower building heights on visually sensitive higher ground;
 - Central and peripheral open spaces that maintain visual permeability; and
 - Sustainable drainage feature designed as an ecological and visual asset.
- 6.4.10. The LVIA includes an assessment of visual impact over the course of the development. It demonstrates that the development will, in the short term, result in moderate localised effects. However, over time and as planting matures, these will reduce with the scheme becoming increasingly integrated into the wooded settlement edge. Wider landscape and visual effects remain limited throughout the lifetime of the development.
- 6.4.11. Overall, the LVIA demonstrates that with an appropriate design, the Site can accommodate new residential development in a way that is both sensitive and with no significant medium to long term landscape impact. Indeed, with the retention of the existing boundary and on-site planting, together with an appropriate planting scheme, the development would result in a place that maintains the defining characteristics of the local landscape, supports

ecological enhancement, and contributes to a coherent and well-contained extension of Storrington.

6.5. Highways

- 6.5.1. Access is achieved through the neighbouring consented development to the west, linking to Fryern Road via an approved junction. This shared approach ensures a coordinated and efficient extension to the settlement, avoiding the need for additional access points.
- 6.5.2. The layout prioritises permeability and safety. A looped internal road network allows for convenient movement, including emergency access, while active travel connections link to Melton Drive and the wider footpath network.
- 6.5.3. Walking and cycling are integral to the design with new and enhanced connections proposed to surrounding routes (including links north and east) which would enable residents to move easily through the landscape and into the village.
- 6.5.4. The Site would benefit from sustainable travel choices to access Storrington village centre and services such as schools, healthcare, shops and leisure facilities which are all within comfortable walking and cycling distance. Many day-to-day journeys can be made locally, reducing reliance on the private car.
- 6.5.5. Further, bus services from nearby Fryern Road provide connections to surrounding towns and rail services for onward journeys. A Travel Plan is submitted in support of this application to further promote active travel, shared journeys and smarter behaviours.
- 6.5.6. This approach reflects a clear vision of a development that supports healthier lifestyles, reduces car dependency and responds to how people live and work today.
- 6.5.7. The development is expected to generate modest levels of traffic with approximately one vehicle movement every two minutes during peak hours. This is a low level of impact that disperses across the local network without placing undue pressure on key routes or junctions.
- 6.5.8. Detailed modelling demonstrates that all nearby junctions will continue to operate well within capacity, with only very minor increases in delay. The approved access arrangement has been tested and can accommodate the additional movements safely and efficiently. Importantly, there are no existing highway safety concerns that would be exacerbated by the proposals.
- 6.5.9. The illustrative masterplan confirms that the Site can accommodate appropriate levels of parking, servicing and emergency access in line with relevant standards. This will be secured at detailed design stage when the Reserved Matters are determined.
- 6.5.10. The proposals represent a logical and well-connected extension to the village, building on existing infrastructure, prioritising sustainable movement and carefully managing traffic impacts.

6.6. Ecology and BNG

- 6.6.1. The Site comprises predominantly neutral grassland, complemented by areas of scrub, bracken and several parcels of woodland and tree lines. These habitats create a connected mosaic that supports a range of species, particularly along field edges and within woodland margins.
- 6.6.2. While the habitats are typical of the local landscape and largely of site or local ecological value, they provide ecological functions for foraging, commuting and nesting species. No priority habitats are located within the Site.

- 6.6.3. The Site sits within a wider landscape that includes several nationally designated sites, the closest being Sullington Warren SSSI approximately 550m away. The development does not directly impact these designations.
- 6.6.4. Surveys confirm the presence of a range of protected and notable species, reflecting the Site's role as part of a wider ecological network. The below outlines the surveys which have been undertaken:
- Bats: Nine species recorded, primarily foraging and commuting, with activity focused along woodland edges and footpaths. The Site is considered of local value for bats;
 - Birds: Some 33 species were recorded with several confirmed or likely to be breeding on site;
 - Dormice: Evidence of presence through a single nest, with suitable connected habitat across the Site;
 - Reptiles: Slow worms and grass snakes present, with a modest population using grassland and edge habitats;
 - Amphibians: No great crested newts recorded, but other amphibians (including smooth and palmate newts) present at a local level; and
 - Other species such as hedgehog and invertebrates are likely to utilise the Site, although their importance is limited to the local scale.
- 6.6.5. The Site is assessed as being of local ecological importance. It supports a range of species and habitats typical of the area but does not contain features of national or regional significance within its boundary.
- 6.6.6. Importantly, much of the ecological value is concentrated in features which would be retained as part of the proposed development including woodland, scrub and boundary vegetation, all of which form part of a wider connected landscape.
- 6.6.7. The proposed development will result in the loss of areas of grassland and some scrub, alongside the introduction of built form and activity. The ecology report sets out proposed mitigation to ensure species are not adversely impacted through habitat loss, disturbance and fragmentation. This includes:
- Retention of woodland, tree lines and the majority of boundary vegetation;
 - Buffer zones to protect adjacent ancient and priority woodland;
 - Sensitive lighting design to maintain dark corridors for bats and dormice;
 - Timing and supervision of vegetation clearance to protect nesting birds and other species; and
 - Habitat management and translocation strategies where required (e.g. reptiles)
- 6.6.8. The proposals also offer an opportunity to enhance biodiversity. A landscape-led approach introduces new habitats and strengthens ecological connectivity through the following proposals:
- Native tree and hedgerow planting;
 - Wildflower grassland creation;

- Sustainable drainage features with ecological value; and
- Integrated features such as bird and bat boxes, and hedgehog connectivity.

6.6.9. These measures will be secured through a Landscape and Ecology Management Plan.

6.6.10. The assessment demonstrates that, while there are localised impacts, these can be effectively managed through embedded mitigation and enhancement. Residual effects are limited, and in many cases eliminated.

6.6.11. A Biodiversity Impact Report has been submitted in support of this application together with the BNG metric calculation.

6.6.12. The Statutory Biodiversity Metric calculation demonstrates that the proposed scheme will result in a likely net loss of 2.08 habitat units (-7.77%). The linear feature calculation for the proposed scheme results in a likely gain of 0.05 hedgerow units (+16.09%).

6.6.13. The scheme could, as detailed in the submitted Biodiversity Impact Statement, deliver the necessary 10% BNG gain through off-site habitat creation or the purchase of credits from a habitat bank.

6.7. Trees

6.7.1. An Arboricultural Impact Assessment and Method Statement has been prepared to support the application. It demonstrates how development can be delivered while safeguarding existing trees and ensuring that landscape quality is retained and enhanced as part of a coordinated design approach.

6.7.2. The development would ensure retention of the majority of trees and woodland features with works largely taking place outside root protection areas.

6.7.3. Only a small number of trees require removal, including low-quality specimens and one moderate-quality tree. This is assessed as having minimal impact on local amenity, particularly when considered alongside the scheme's commitment to new tree planting. Over time, this will strengthen the landscape framework and deliver a net positive outcome.

6.7.4. The layout has been informed by the constraints and opportunities presented by existing trees. Where minor encroachments into root protection areas are identified (such as for drainage infrastructure) these are limited in scope and can be refined at the detailed design stage.

6.7.5. Access is delivered via the adjacent consented development, avoiding additional pressure on retained trees within the Site itself. A detailed methodology sets out how trees will be protected throughout the construction process. This includes:

- Installation of protective fencing prior to any works, defining exclusion zones around retained trees;
- Strict controls on construction activities within proximity to trees, including storage, machinery movement and ground level changes;
- Careful routing of services to avoid root damage; and
- Ongoing site supervision and monitoring by a designated arboricultural specialist.

6.7.6. These measures ensure that trees are retained and successfully protected during construction and when the site is constructed and occupied.

- 6.7.7. The retained trees will continue to contribute to the character and quality of the development. Combined with new planting, the scheme will mature into a well-treed environment that enhances amenity, biodiversity and sense of place. In this way, the proposals avoid harm and work alongside the existing landscape to create a setting that is both resilient and enduring.

6.8. Heritage and Archaeology

- 6.8.1. A heritage assessment has been undertaken to inform the proposals, considering how the development may affect the significance and setting of nearby heritage assets.
- 6.8.2. The assessment identifies the following four heritage assets within the study area:
- East Wantley (Grade II listed farmhouse);
 - East Wantley Barn (Grade II listed);
 - West Wantley Farmhouse (Grade II* listed); and
 - East Wantley Cottage (non-designated heritage asset).
- 6.8.3. The assessment notes that these assets derive their significance primarily from their historic and architectural value, with their rural setting contributing to how they are experienced. This includes their historic association with farmland and their relatively secluded character.
- 6.8.4. The proposed development introduces change to part of the former agricultural land associated with East Wantley Farm. This results in some alteration to the wider rural setting of nearby heritage assets, particularly through the introduction of built form where open fields currently exist.
- 6.8.5. However, the proposals have been shaped to respond sensitively to this context. Development is concentrated within the central and southern parts of the Site, retaining the northern area closest to the farmstead. Existing tree belts and additional planting help maintain visual separation, while a central green corridor reflects historic field patterns.
- 6.8.6. The assessment concludes that:
- East Wantley and East Wantley Barn would experience a low level of impact on their overall significance;
 - West Wantley Farmhouse would experience a very low level of impact, with no direct intervisibility; and
 - East Wantley Cottage would also experience a very low level of impact
- 6.8.7. In all cases, the primary setting of each asset, particularly their immediate surroundings and relationship with associated buildings, remains intact.
- 6.8.8. The assessment concludes that the identified effects would result in less than substantial harm. This reflects a balanced outcome where change is carefully managed, and key aspects of heritage significance are preserved.
- 6.8.9. An Archaeological Assessment is also submitted in support of the application. This concludes that the Site lies within an area considered to be of moderate to high archaeological potential for most periods with low potential for the early medieval period, for which there is currently little information from within the Study Area. There is also some potential for geoarchaeological remains within the site.

- 6.8.10. The report considers that further archaeological work in the form of a geophysical survey and, potentially, field evaluation can be secured pre-commencement through appropriate planning conditions.

6.9. Flood Risk, Surface and Foul Water Drainage

- 6.9.1. The Application Site is entirely within Flood Zone 1 and therefore at very low risk of fluvial flooding. Further, it is at very low risk of flooding from surface water with only one location where an area of 'Low' risk extends onto the Site and over the Proposed Development footprint. This area comprises of a very shallow dry valley where surface flow may accumulate as it flows northwards towards the watercourse. EA flood mapping shows that depths within this flow path are less than 0.2m. Almost the entire catchment feeding this potential flow path lies within the Site and will be addressed by the proposed surface water drainage scheme.
- 6.9.2. The proposed drainage strategy has been developed in accordance with the NPPF and the National Standards for Sustainable Drainage Systems (2025), ensuring the development will be safe and will not increase flood risk elsewhere. The scheme follows the SuDS hierarchy, prioritising infiltration, which is considered feasible across the Site based on ground investigations.
- 6.9.3. An outline SuDS strategy is proposed comprising source control through permeable paving, conveyance via a swale, and discharge to an infiltration basin located to the north west of the Site. The system is designed to operate on a gravity basis, with no requirement for pumping.
- 6.9.4. All runoff from the development will be managed on-site through infiltration for events up to the 1% AEP (1 in 100 year) plus climate change, with no discharge to surface water or sewer systems. Exceedance flows will be directed northwards along defined flow paths towards a nearby watercourse, following existing topography, without increasing off-site flood risk.
- 6.9.5. Hydraulic modelling demonstrates that the scheme can accommodate design storm events, including appropriate climate change allowances, with no flooding during the 1 in 30-year event and only limited, controlled exceedance during more extreme events, confined to designed drainage features. Water quality will be appropriately managed by permeable paving, swales and an infiltration basin, which together provide sufficient treatment for the low pollution risk associated with residential development.
- 6.9.6. Wider environmental benefits, including enhanced amenity and biodiversity through the incorporation of vegetated SuDS features and potential for integrated landscape design, are also delivered through the drainage scheme.
- 6.9.7. The drainage system has been designed with consideration for construction, long-term maintenance and operation, and will be managed by a management company in accordance with established guidance.
- 6.9.8. Foul water will discharge to the public sewer network, subject to agreement with the statutory undertaker, and is likely to require a pumping station due to site topography.

6.10. Land Contamination

- 6.10.1. The historic mapping review showed the Site has remained undeveloped from earliest OS mapping. No potential sources of contamination were identified on Site. Off Site, Water Lane Industrial Estate which includes depots and various works, border the Site, representing an additional potential source of contamination.
- 6.10.2. The submitted Geoenvironmental desk study report notes that the potential risks to human health prior to mitigation are considered to be 'moderate/ low'. This is predominantly driven

by the potential risks to construction workers which may be reduced to 'low' with suitable precautions and health and safety procedures.

- 6.10.3. The potential risks to the wider environment prior to mitigation are assessed to be low and no further investigation is considered necessary.

6.11. Air Quality

- 6.11.1. The air quality assessment considers nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}), which can affect human health. National and local policy requires that development is located in areas of acceptable air quality and does not lead to significant deterioration.
- 6.11.2. The site is located in a rural area approximately 1 km from Storrington town centre and is not within an Air Quality Management Area (AQMA). Monitoring data from nearby stations and Defra background maps confirm that existing concentrations of NO₂, PM₁₀ and PM_{2.5} are well below national air quality objectives and are expected to be lower at the site due to its distance from major roads.
- 6.11.3. The proposed development of 56 dwellings is forecast to generate a modest increase in traffic (approximately 303 daily vehicle movements), which is below recognised thresholds requiring detailed modelling. As such, no significant impact on local air quality is anticipated. The development will also incorporate low-emission heating systems and electric vehicle charging infrastructure, further minimising operational emissions.
- 6.11.4. During construction, there is potential for temporary dust impacts, particularly during earthworks and construction activities. However, with the implementation of a Dust Management Plan and standard mitigation measures (such as damping down, site management and monitoring), these effects will be effectively controlled.
- 6.11.5. Overall, the assessment concludes that the site is suitable for residential development, and that the proposed scheme will have a "not significant" effect on local air quality, in accordance with relevant policy and guidance.

6.12. Energy and Sustainability

- 6.12.1. The proposed development is designed in accordance with national and local policy, including the NPPF and relevant Horsham District policies on climate change, energy efficiency, and sustainable construction.
- 6.12.2. The scheme adopts a clear energy hierarchy of 'Lean, Clean, and Green', prioritising demand reduction, energy efficiency, and renewable energy generation.
- 6.12.3. A fabric-first approach will be employed, delivering enhanced insulation, airtightness, and reduced thermal bridging, exceeding Building Regulations Part L (2021) requirements.
- 6.12.4. The development is designed to achieve the Future Homes Standard, representing a significant uplift in energy performance. All dwellings will utilise low-carbon heating systems, with air source heat pumps for houses and exhaust air heat pumps for apartments. Photovoltaic panels are proposed across the development, subject to detailed design.
- 6.12.5. The development will be net zero carbon ready, with all-electric systems ensuring emissions will reduce further as the National Grid decarbonises. No gas connection is proposed.
- 6.12.6. The proposal is an outline scheme, though the masterplan has been designed to allow future proposals to incorporate a range of passive and active design measures, including:

- Optimised building orientation to maximise solar gain and natural daylight;
 - High-performance building fabric with improved U-values and airtightness;
 - Energy-efficient lighting and building services; and
 - Design measures to support natural ventilation and reduce overheating risk.
- 6.12.7. The development will achieve a water consumption rate of 110 litres per person per day through the use of water-efficient fixtures and fittings. This will accord with relevant local policy.
- 6.12.8. Climate resilience is embedded within the design, including use of SuDS to manage surface water and attenuate flows, design measures to address overheating, flood risk, and water efficiency, and integration of green infrastructure to support environmental performance.
- 6.12.9. The proposals will contribute positively towards the transition to net zero, while delivering high-quality, energy-efficient homes in a sustainable and future-proofed manner.

7. Conclusion

- 7.1.1. The proposed development of up to 56 dwellings represents a sustainable and well-considered extension to Storrington, delivering significant benefits in the context of a substantial and acknowledged shortfall in housing supply within Horsham District. The site lies outside the defined built-up area boundary. However, the relevant development plan policies are out-of-date, and the presumption in favour of sustainable development is engaged. Furthermore, the Application Site forms part of an allocation for residential development in the emerging Horsham Local Plan.
- 7.1.2. The proposals accord with the overarching aims of national policy and align with the Council's own proactive approach to delivering housing, as set out in the SDPAN. The site is sustainably located adjacent to an established settlement with a good range of services and facilities.
- 7.1.3. The scheme would deliver meaningful benefits, including up to 56 new homes in a sustainable location with 35% affordable housing, alongside economic activity, social value and contributions to local infrastructure.
- 7.1.4. The development has been carefully designed through a landscape-led approach, responding sensitively to its context and ensuring that impacts on landscape, ecology, heritage, highways, flood risk and residential amenity are appropriately mitigated.
- 7.1.5. Technical assessments submitted in support of the application demonstrate that there are no constraints which would preclude development of the site, and that all potential impacts can be acceptably managed. In particular, the proposals would not give rise to significant adverse effects in respect of highways, air quality, flood risk, ecology or heritage, and deliver biodiversity net gain through off-site measures.
- 7.1.6. There are no adverse impacts that would significantly and demonstrably outweigh the substantial benefits of the scheme. The tilted balance as expressed Paragraph 11(d) of the NPPF is engaged and weighs heavily in favour of the scheme.
- 7.1.7. The proposal therefore constitutes sustainable development and planning permission should be granted.

