



Statement of Community Involvement

Land South of Northlands Lane, Storrington

Prepared for Fairfax

March 2026

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Executive summary

Fairfax is committed to consulting with the community regarding its proposals to for up to 56 homes, of which 35% will be affordable at Land South of Northlands Lane, Storrington.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a virtual consultation was hosted on the project website, <https://storrington.your-feedback.co.uk>, which provided more details about the vision and included a portal where visitors could submit their views by completing an online feedback form.

The website was promoted with a community flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their comments by **Sunday 15th March 2026**. During the consultation period, we received a total of **15** responses. It comprised **12** feedback forms completed via the project website, and **three** emails.

Overall, the feedback indicates opposition to the proposed development.

Many respondents raised concerns about local infrastructure, including schools and healthcare, arguing that these services are already under pressure and would be unable to accommodate further growth.

Increased traffic and access issues were also highlighted, alongside broader concerns that cumulative developments are turning the village into an overdeveloped area, eroding its character and sustainability.

It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.

Many respondents also questioned the need for additional housing and expressed doubt over whether the proposed homes would be genuinely affordable, particularly for local residents.

In addition, respondents raised concerns about the loss of green spaces, emphasising the importance of preserving the natural landscape.

Finally, respondents raised planning and technical concerns, including potential conflicts with local and neighbourhood plans, the impact on heritage assets, and uncertainties regarding site-specific details such as water infrastructure and boundaries.

The project team has carefully reviewed all the feedback received, and the main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

1. Introduction

- 1.1 Fairfax is bringing forward proposals for Land South of Northlands Lane, Storrington.
- 1.2 From the outset, Fairfax has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, members of parliament, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Fairfax brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

- 2.1.1 The proposal site on Land South of Northlands Lane, Storrington, is 4.6 hectares with trees and hedgerows around its perimeter. Beyond the trees on the southern boundary are several residential properties in Melton Drive. Meanwhile, 62 homes are being built by another developer on land to the east of the site.
- 2.1.2 To the west, permission already exists for an additional 62 homes, and the site we are putting forward lies between these consented and under-construction schemes. It is also a proposed allocation site together with the neighbouring one to the west in the latest version of the Horsham Local Plan.
- 2.1.3 The proposal site is around one kilometre south of the centre of Storrington, which has a good range of shops, services, and community facilities. The land is not located within an area designated for its landscape quality and falls two kilometres outside the South Downs National Park.
- 2.1.4 The map to the right shows the proposal site, outlined in red.



2.2 Proposals

- 2.2.1 The proposals will provide up to 56 new homes, of which 35% will be affordable, in a range of tenures designed to help meet specific local needs. Importantly, the site is also a proposed allocation site in the latest version of the Horsham Local Plan.
- 2.2.2 The development will provide significant enhancement and protection of its ecology and biodiversity through a range of measures. This includes retention and strengthening of hedgerows, providing green corridors for wildlife and a diverse mix of new native planting to encourage biodiversity.
- 2.2.3 The image below shows the proposed site layout, as consulted.



2.2.4 The development in Storrington includes:

- Up to 56 homes including 35% affordable housing
- Contributions to improve local infrastructure
- New public green space
- A biodiversity net gain of at least 10%
- Providing areas for informal recreation
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Energy efficient construction methods and materials
- Sustainable drainage systems

2.2.5 Fairfax has been involved with several high-quality schemes across the South East – the image below is St Aubyns in East Sussex.



3. Community engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2012, updated 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."

3.1.3 The NPPF goes on to highlight at Paragraph 41 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

3.1.5 Horsham District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Horsham District Council’s Statement of Community Involvement document. Based on that document, in conjunction with developing the plans, Fairfax undertook a programme of community engagement, as outlined in this report.

3.2 Engagement with statutory bodies

3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

3.3 Stakeholder engagement

3.3.1 Fairfax felt it was important to engage proactively with key stakeholders regarding its proposals for Land South of Northlands Lane, Storrington. to coincide with the launch of the wider consultation, key stakeholders were approached specifically.

3.3.2 The stakeholders contacted as part of the public consultation included:

- Elected Councillors for Storrington & Washington Ward on Horsham District Council
- Clerk & Chairman of Storrington & Sullington Parish Council
- Councillor for Storrington division at West Sussex County Council
- Cabinet Member for Planning and Infrastructure, Horsham District Council
- Cabinet Member for Housing and Communities, Horsham District Council
- Leader of Horsham District Council
- Storrington Community Partnership

3.3.3 Following this initial round of engagement, elected councillors of Storrington and Washington Ward for Horsham District Council asked for a briefing with the applicant, which was being arranged at the time of writing this report.

3.4 Wider community engagement

3.4.1 Fairfax launched its community consultation on **Friday 27th February 2026**.

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone information line number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.

3.4.3 650 flyers were delivered to local addresses on **Friday 27th February 2026**.

3.4.4 The map below shows the distribution area for the flyer and the site is marked with the red 'x'.



3.4.5 The community flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation
- Details of the project team's freephone information line and email address



3.4.6 A copy of the flyer can be found in the Appendices.

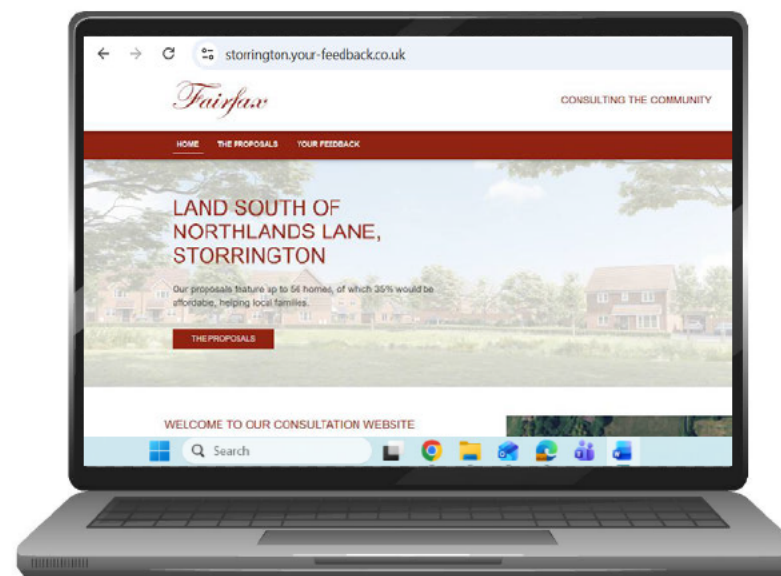
3.5 Virtual consultation

- 3.5.1 A virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.
- 3.5.2 The virtual consultation was open for comments on the project's website between **Friday 27th February 2026** and **Sunday 15th March 2026**.

3.5.3 The website was hosted at <https://storrington.your-feedback.co.uk>, and remains live.

3.5.4 The information displayed on the website included:

- Welcome and overview
- Background information about the site
- Details about the proposals and vision
- Information about transport, access, and ecology
- Details about sustainable drainage
- Key benefits of the scheme
- Next steps and how to provide feedback



3.6 Dedicated project email address

3.6.1 A specific project email address – fairfax@your-feedback.co.uk – was set up to receive feedback and answer any queries both during and after the consultation period.

3.7 Freephone 0800 comment facility

3.7.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** - was offered to those who wished to find out more about the proposals, or register comments via the telephone.

4. Feedback analysis

4.1 Feedback

4.1.1 The community consultation generated **15** items of feedback. It included **12** forms submitted via the project website and there were also **three** email responses. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.



Respondents are most concerned about the impact on the infrastructure



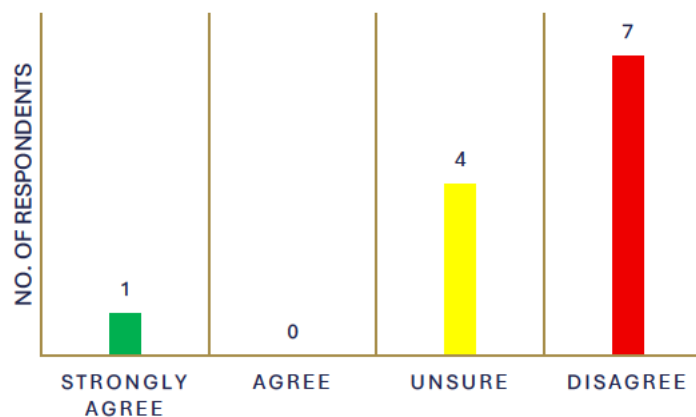
Respondents are concerned about the loss of greenspace



Respondents are concerned about the impact on the local roads

4.1.2 The first question on the feedback form was:

Q1: We propose to deliver 35% affordable housing as part of our scheme – do you feel there is an unmet need for affordable homes?



The written responses received in regards to this question are catalogued in the table that follows.

Comment	Frequency of being raised
The homes will not be affordable	2
The countryside needs protecting, not building on	1
Against this unnecessary development	1
There is a limited need for affordable housing, for local residents not those relocating to the area	1
The other developments will provide enough affordable homes	1
Unsure what is meant by affordable	1
Strong objection	1
Greed is destroying the countryside	1

No more housing is needed anywhere	1
This site should not be used for any development	1
This development is not appropriate to meet need	1
There are few jobs in the area	1
It is an expensive area of the UK	1

Q2: The landscaping improvements are set to include new public green space. Do you have any suggestions for how this should be used – dog walking areas, informal play space, wildflower meadows etc.?

As this question invited residents and other important stakeholders to comment on the specific proposals, the responses were not grouped into categories as with the previous question. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

Comment	Frequency of being raised
Concerns relating to the loss of greenspace	4
There should be no building	1
Typical developer jargon	1
Dog walking areas and wild flower are imperative	1
The landscaping should concentrate on maintaining the rural feel of the area	1
There are already dog walking routes nearby	1

The area should be thoughtfully planted and not turned into play areas and dog walking	1
Calls for a play space	1
Wildflower meadows are difficult to establish and maintain	1
The development will have compromised existing dog walking areas	1
Strong objection	1
Believe that what residents say will be ignored	1
The likelihood is that more than the number of houses stated on the website will be built	1
The plans do not appear to give any thought to terrain	1
The proposed lake borders an existing residents' land which will directly suffer if this is created here	1
The plan shows many trees which will take years to mature and not provide any protection	1

Q3: Is there anything further you'd like to say about the proposals?

As this question was an invitation for residents and other interested parties to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table that follows:

Comment	Frequency of being raised
The infrastructure is already stretched and cannot sustain additional pressures (including schools and healthcare)	5
Highways concerns relating to increased traffic, access	3
Strongly object to the proposal	3

This area along with adjoining land was originally designated green space and part of the protected green gap	2
Previous planning proposals did not succeed	2
Plots 1-8 should be 3/4 bed properties to match and integrate with the existing homes in Melton Drive / Downsview Avenue	1
The site plan does not indicate the position of the water main running along the southern boundary of the site	1
Clarity sought as to whether the water main will be protected in the green area to the south of plot 1-8	1
All trees along the southern end of the site must be protected in full	1
Clarity sought regarding boundary distance	1
Clarity sought as to whether the ancient woodland along the eastern boundary of the site be maintained in full	1
Storrington is already overcrowded	1
Disappointing to see that greed has overcome common sense	1
Clarity sought as to what provision is being made for infrastructure improvements	1
Developers need to be shut down	1
The leaflet shows an out dated photo of the planned location not showing ongoing developments	1
When all the new developments are added together it creates a whole new town added to a small village	1
The site should be left as a green space without any development on it	1
Do not agree with the development	1
It will not be cost effective, affordable or sustainable in the long term	1
Concerns relating to the impact on the character of the village	1
Development will clearly significantly harm the setting of the Heritage Assets in this area	1

It is unsustainable	1
The development does not comply with the local or neighbourhood plan	1

4.2 Email responses

4.2.1 In addition to the feedback form provided on the project website, a dedicated email address was provided for residents and other local stakeholders who wished to submit comments without completing a form. The project team received **three** email responses.

4.2.2 The project team has examined the email responses and the issues raised, and their frequency, is detailed in the table below.

Comment	Frequency of being raised
Strongly object to the proposal	3
The development does not comply with the local or neighbourhood plan	2
It is unsustainable	1

4.3 Response to comments

- 4.3.1 All comments received during the community consultation process have been reviewed and the applicant has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 Overall, the feedback indicates opposition to the proposed development. Many respondents raised concerns about local infrastructure, including schools and healthcare, arguing that these services are already under pressure and would be unable to accommodate further growth.
- 4.3.3 Increased traffic and access issues were also highlighted, alongside broader concerns that cumulative developments are turning the village into an overdeveloped area, eroding its character and sustainability. It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.
- 4.3.4 Many respondents also questioned the need for additional housing and expressed doubt over whether the proposed homes would be genuinely affordable, particularly for local residents. In addition, respondents raised concerns about the loss of green spaces, emphasising the importance of preserving the natural landscape.
- 4.3.5 Finally, respondents raised planning and technical concerns, including potential conflicts with local and neighbourhood plans, the impact on heritage assets, and uncertainties regarding site-specific details such as water infrastructure and boundaries.

- 4.3.6 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- Copy of the community flyer
- Copy of the virtual exhibition boards

COMMUNITY CONSULTATION

LAND SOUTH OF NORTHLANDS LANE, STORRINGTON

Fairfax

AFFORDABLE HOUSING, INFORMAL RECREATION SPACE, AND BIODIVERSITY IMPROVEMENTS

Fairfax is proposing a new residential development of up to 56 homes, of which 35% will be affordable, on Land South of Northlands Lane, Storrington.

The proposals also include informal recreation space, biodiversity improvements, and electric vehicle charging points.

Importantly, our site is also a proposed allocation site in the latest version of the Horsham Local Plan. Before submitting a planning application, we want to engage with residents and other interested parties, and we would welcome your feedback.



Our proposal site is marked by the red line

TAKE PART IN OUR ONLINE COMMUNITY CONSULTATION

The proposals are being displayed on our project website - storrington.your-feedback.co.uk – and there is the opportunity to leave feedback up until **Sunday 15th March 2026**.



GET IN TOUCH

 fairfax@your-feedback.co.uk

 Leave a message on our free-phone line, **0800 099 6712**, and our team will call you back



Scan QR code
to visit our
project site

For those without internet access, we would be happy to send printed consultation materials to you along with a feedback form that can be returned to our team for free.

KEY BENEFITS OF THE SCHEME

	Delivering much-needed homes, including 35% affordable housing, meeting all local policy targets		Seeking to protect existing habitats and create new ones
	Installing footpaths and improving connectivity		Provision of electric vehicle charging to all homes
	Delivering an attractive, green scheme with biodiversity net gain		Helping Horsham District Council to meet its housing targets including much-needed affordable homes
	Creating new informal recreation spaces for all to enjoy		Creating local job opportunities through construction
	Promoting green travel, including cycling		Investing in the local economy and providing future funding for infrastructure

Fairfax has extensive experience of being involved with high-quality schemes – such as this in Crowborough

Fairfax

CONSULTING THE COMMUNITY

Welcome, and thank you for joining us today. This online public consultation is to inform you about our emerging vision for a sustainable, attractive, and vibrant new residential development in Storrington.

The proposals will provide up to 56 new homes, of which 35% will be affordable, in a range of tenures designed to help meet specific local needs. Importantly, our site is also a proposed allocation site in the latest version of the Horsham Local Plan.

As part of our commitment to sustainability, the plans include enhanced landscaping and a biodiversity net gain of at least 10%, alongside promoting greener travel options, such as cycling, public transport, and the use of electric vehicles.

This will be your first opportunity to tell us what matters to you, and your feedback is important to us and will be used to help shape our final proposals.

OUR EXHIBITION

- Our vision
- Site layout
- Environment and landscaping
- Highways
- Sustainable drainage
- Key benefits
- Feedback and next steps



The proposal site is outlined in red

THE PROPOSALS AT A GLANCE

- Up to 56 homes including 35% affordable housing
- Contributions to improve local infrastructure
- New public green space
- A biodiversity net gain of at least 10%
- Providing areas for informal recreation
- Promoting greener travel including cycling
- Electric vehicle charging points
- New footpaths to improve connectivity
- Energy efficient construction methods and materials
- Sustainable drainage systems



Fairfax has been involved with several high-quality schemes across the South East – this is Wychwood Park in Haywards Heath



MEETING LOCAL HOUSING NEED

Our vision would deliver a mixture of housing sizes in line with local and national policies and help to meet urgent local demand for new homes, including affordable ones.

Based on the experience of past developments, most new residents will be people who already know and love the area.

They will often have been brought up here, have relatives here, work locally, or already live here and wish to move to more appropriate accommodation to meet their needs.



THE SITE

The application site on Land South of Northlands Lane, Storrington, is 4.6 hectares with trees and hedgerows around its perimeter. Beyond the trees on the southern boundary are several residential properties in Melton Drive. Meanwhile, 62 homes are being built by another developer on land to the east of the site.

To the west, permission already exists for an additional 62 homes, and the site we are putting forward lies between these consented and under-construction schemes. It is also a proposed allocation site together with the neighbouring one to the west in the latest version of the Horsham Local Plan.

The proposal site is around one kilometre south of the centre of Storrington, which has a good range of shops, services, and community facilities. The land is not located within an area designated for its landscape quality and falls two kilometres outside the South Downs National Park.

OUR GREEN VISION

We have engaged specialist ecology and wildlife consultants to comprehensively evaluate the proposal site.

As a result, the development will provide significant enhancement and protection of its ecology and biodiversity through a range of measures.

This includes retention and strengthening of hedgerows, providing green corridors for wildlife and a diverse mix of new native planting to encourage biodiversity.

It is accepted by wildlife experts that residential gardens, drainage swales and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any field.

Our vision also includes the provision of footpaths to improve connectivity and promote health and wellbeing along with greener travel.

Other sustainable features include cycle storage along with electric vehicle charging points. Additionally, the site lies within walking distance of the centre of Storrington and its shops, services, and community facilities.

Coupled with the environmental and landscaping improvements, the aim is to deliver a scheme that is attractive, pleasant, green, and sustainable.



ENVIRONMENTAL CREDENTIALS

- Significant landscaping improvements
- Delivering a biodiversity net gain of at least 10%
- Space for informal recreation
- Footpaths to improve connectivity and promote health and wellbeing
- Greenery planting and retaining mature trees and hedgerows where feasible
- Promoting greener travel, including cycling
- Electric vehicle charging points
- Developing a site within walking distance of the centre of Storrington
- Sustainable drainage systems
- Delivering a development that is attractive, pleasant, green, and sustainable



HIGHWAYS ACCESS

Our expert project team has devised a transport strategy for the proposed development.

Vehicular access will be provided via a new link through the proposed housing site to the west. As a result, we will not require an additional access point to the wider road network.

Our vision also features improved pedestrian and cycle connectivity to existing surrounding infrastructure along with the public rights of way running along the northern and eastern boundaries of the site.

This will promote greener travel along with health and well-being.

DELIVERING PARKING

A balanced approach to parking has been considered to promote sustainable travel and avoid overspill into surrounding roads.

As part of our commitment to sustainable development, electric vehicle charging points will be included in the proposals.

Our vision also includes high-quality cycle parking to promote sustainable travel. Additionally, the site lies within walking distance of the centre of Storrington and its shops, services, and community facilities.



OUR VISION FOR GREENER TRAVEL

- Cycle parking
- Electric vehicle charging points
- New footpaths to improve connectivity
- A site within walking distance of the centre of Storrington



OUR DRAINAGE STRATEGY

Our project team has carried out a detailed examination of the proposal site before producing our drainage strategy.

It lies in 'Zone 1' which is regarded as being at the lowest risk of flooding.

The proposals include sustainable drainage systems (also known as SuDS) which aim to ensure there is no additional pressure on the existing sewer network.

Furthermore, the strategy also includes measures to mitigate flood risk along with ensuring the chances of flooding on the site and nearby do not increase.

The strategy will be submitted as part of any future planning application and will be examined by West Sussex County Council as the Lead Local Flood Authority (LLFA).



KEY BENEFITS OF THE SCHEME

The proposals on Land South of Northlands Lane, Storrington, feature a significant number of wider community benefits, including:



Delivering much-needed homes, including 35% affordable housing, exceeding local policy targets



Seeking to protect existing habitats and create new ones



Installing footpaths and improving connectivity



Providing electric vehicle charging points



Delivering a green and attractive scheme with a biodiversity net gain



Helping Horsham District Council to meet its housing targets including much-needed affordable homes



Creating new public green spaces for all to enjoy



Creating local jobs during the construction phase



Promoting greener travel, including cycling



Investing in the local economy and providing funding for infrastructure

Another high-quality scheme in which Fairfax has been involved – this is the St Aubyns School development at Rottingdean near Brighton



NEXT STEPS

Thank you for viewing the proposals regarding development on Land South of Northlands Lane, Storrington.

Once this consultation closes, Fairfax's project team will go through the feedback received and take this into consideration before refining the plans and submitting them to Horsham District Council.

If you provide us with your details, you will be kept up to date on progress as the proposals for the site move forward. Thank you for your time.



FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to **Freepost, Fairthorn Consultancy**.

No stamp is required.



FEEDBACK

Fairfax believes the views of the local community are important. Please submit your comments by **Sunday 15th March 2026**.

🌐 Complete the feedback form on our website, **storrington.your-feedback.co.uk**

✉ Email us at **fairfax@your-feedback.co.uk**

☎ Call **0800 099 6712**, leave a message, and our project team will ring you back.

Scan QR
code to visit
our project
website

