

From: Planning@horsham.gov.uk
Sent: 10 September 2026 08:33
To: Planning
Subject: Comments for Planning Application DC/26/1168

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/09/2026 8:33 AM.

Application Summary

Address: Land North of Melton Drive Storrington West Sussex

Proposal: Outline application, with all matters reserved, for the phased development comprising: Phase 1 construction 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

Case Officer: Matthew Porter

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Customer Details

Address: Storrington and Sullington Parish Council Sullington Parish Hall Thakeham Road Storrington
Pulborough West Sussex

Comments Details

Commenter Type: Parish Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Reserved Matters: Land North of Melton Drive, Storrington

Storrington & Sullington Parish Council welcomes the applicant's engagement and the revisions made since outline stage and the March 2026 site meeting. The Reserved Matters submission incorporates a number of matters previously raised locally, and the Council considers it important that these improvements are acknowledged alongside the remaining requests.

Positive elements

- A 5m+ landscaped buffer along Fryern Road, together with extensive native/local-character

planting and a knee-rail treatment.

- Traffic-calming build-outs within the internal street network and a strong network of pedestrian routes, including hoggin-style paths.
- A comprehensive play offer including LEAP, LAP and a separate trim-trail / play-on-the-way route, with natural materials and sensory planting.
- Community orchard, picnic/seating and informal open-space provision.
- Strong ecological enhancement measures, including [REDACTED], a 12m dark bat corridor, integrated bat boxes and Swift/bird boxes, dormouse/reptile/hedgehog measures and long-term landscape/ecological management.
- Low-nutrient soil specification and appropriate wildflower/wetland mixes including EL1 and EM8.
- PV panels, EV charging, enhanced fabric efficiency, water-efficiency measures and a dedicated car-club space.

Requested amendments / clarifications before determination.

1. South-east pedestrian link and neighbouring amenity

At the March site meeting the Parish Council supported residents' request for a robust solid boundary where the pedestrian route passes between the existing homes at Thyme Cottage and No.16 Melton Drive, to provide additional privacy and protection from potential noise/nuisance. DBML.01 Rev B includes a 1.8m facing-brick wall as a boundary-treatment type but does not show that treatment along this corridor. The Parish Council asks for the relevant plans to be amended to provide a suitable solid boundary - preferably facing brick or a demonstrably equivalent acoustic/privacy treatment - on the sensitive sections adjoining the existing properties, together with planting.

2. Southern boundary scale

The Parish Council previously asked for a softer 1.5-storey edge next to Melton Drive. The submitted Scale Strategy Plan at DAS p32 still shows a substantial number of 2-storey dwellings in the southern part of the scheme. The Council acknowledges the improved separation, landscaping and more active southern frontage, but asks the applicant to revisit the most sensitive 2-storey plots closest to existing homes and consider stepping down height or providing equivalent design/amenity mitigation.

3. Barbastelle bats, dark corridor and lighting

The Parish Council welcomes the 12m dark bat corridor incorporated into the RM layout. The applicant's updated ecology report states that a sensitive lighting plan should minimise significant spill to <0.5 lux onto dark areas. HDC's Senior Planning Officer has confirmed that operational HRA mitigation is secured by outline Condition 17 and construction mitigation by the Condition 8 CEMP:Biodiversity. The Council therefore asks HDC's ecologist to confirm that the final RM layout is capable of delivering the Condition 17/HRA mitigation in practice and, if possible before determination, that appropriate lux/isolux evidence has been provided. The Council also asks that the Condition 8 CEMP explicitly controls temporary/security lighting so that identified dark corridors are not illuminated during construction.

4. Drainage and SuDS

The Parish Council notes the formal objection from WSCC Lead Local Flood Authority dated 25 August 2026. The LLFA seeks an updated Drainage Strategy and supporting calculations following changes to the infiltration basin/strategy and warns that further drainage changes could affect layout and scale. The Council asks that this objection is satisfactorily resolved before determination. It also supports HDC Landscape's request for clarification of the SuDS basin wet/dry intention and sensitive inlet/outlet details.

5. Fryern Road footway and safe active travel

The DAS reproduces the approved outline parameter plan showing a zone for a new Fryern Road footpath extension from the site entrance to Melton Drive. The Parish Council remains concerned that the current RM package does not itself provide certainty over delivery of the approximately 200m continuous safe pedestrian link previously discussed. The Council asks the applicant/HDC/WSCC to confirm the mechanism, funding and programme by which this safeguarded link will be delivered. This request is made without seeking to reopen the vehicular access principle already determined at outline.

6. Eastern connection to adjoining development

The eastern link remains described as 'Potential Future Access'. In light of the adjoining DC/26/1168 proposal by Fairfax Homes, the Parish Council asks for clear coordination between the schemes, including a dimensioned tie-in/interface, footway provision and safe pedestrian and vehicular connectivity

7. Minor landscape refinements

The Parish Council supports HDC Landscape's requests for greater orchard species variation and compatible pear pollination, improved continuity of the central green-corridor crossing, accessible breaks and cleft specification to knee rails, appropriate rear/public-realm boundary treatments and sensitive SuDS details.

Other matters

The Council would welcome clarification on whether the internal road environment will be secured at 20mph and on the outcome of discussions with WSCC regarding a possible 40mph transition on Fryern Road. It would also welcome confirmation of any additional sustainability measures not clearly evidenced in the RM documents, including air-source heat pumps, rainwater harvesting/greywater reuse and whether the car-club vehicle can be electric or at least hybrid.

The Council recognises that some earlier requests - such as speed-limit changes, S106 air-quality measures, travel vouchers/packs and detailed condition-discharge requirements - sit outside the strict Reserved Matters scope and should be progressed through the relevant outline, S106, highway or condition-discharge mechanisms.

Conclusion

Overall, the Parish Council considers that the Reserved Matters scheme has improved significantly and incorporates many of the landscape, ecology, play and sustainability matters raised during engagement. The Council asks that the targeted matters above - particularly the south-east pedestrian-link boundary treatment, sensitive southern-edge scale, Barbastelle/dark-corridor assurance, the unresolved LLFA objection, and certainty over pedestrian/eastern connectivity - are addressed as far as possible before determination and clearly reported to Planning Committee if any remain outstanding.

Kind regards

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**Horsham
District
Council**



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