Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/0972
Land at 508918 115291 Melton Drive Storrington West Sussex

DESCRIPTION:
Reserved Matters submission pursuant to condition 2a of outline planning permission DC/24/2006 for the erection of 62 dwellings relating to matters of appearance, landscaping, layout and scale.

RELEVANT PLANNING HISTORY:

DC/24/2006	Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access.	Permitted 08/12/2025

DESCRIPTION OF THE SITE
The application site is located on the east side of Fryern Road, to the north of the rear gardens of the properties on the north side of Melton Drive. It is located within Flood Zone 1 and includes a historic droveway, which extends into the site from the north, via existing Public Footpath (FP2442). Some 4.7 hectares in size, the site is largely a field rectangular in shape and not presently in agricultural production and has a gently sloping landform rising from north-west to south-east and north to south, ascending to a slight ridge close to the north boundary.

The site southern boundary directly abuts the Built-Up Area Boundary of Storrington, adjoining also the rear gardens of 8 no. detached properties in Melton Drive. The south boundary is characterised, for the most part, by an irregular row of mature and semi-mature Pine trees, together with some Poplars. The trees, many of which are covered by a Tree Preservation Order (TPO), are located outside of the application site within the rear gardens of the properties in Melton Drive. Melton Dive is characterised by detached dwellings, set on large plots, with ample space between opposing side elevations. Melton Drive has a residential density of approximately 4-8 dwellings per hectare (dph), extending to between 9-20 dph further east, in Downside View.

The west site boundary, fronting Fryern Road, comprises a low hedge. The section of Fryern Road immediately adjacent to the application site, comprises a two-way carriageway (with central road markings), that is subject to the national speed limit. A 30mph speed limit is in place further to the south, adjacent to the junction with Melton Drive. As well as providing a connection to Storrington village centre, via the B219 (School Hill), Fryern Road also provides a link to West Chiltington and Billingshurst. Beyond the highway, and on the opposite side of Fryern Road, are agricultural fields.

The east site boundary comprises a hedgerow, which is denser and more established than on the west side of the site. To the north of the application site is West Wantley Farmhouse, a Grade II* Listed, three storey, stone building thought to sate from the 14th century. Prior to the construction of the stone wing by Richard Haines in 1656, records suggest that the timber-framed house was only two storeys, with the upper rooms referred to as ‘loftes’. East Wantley Farmhouse, which is located further to the east, is a Grade II Listed Building. Veteran trees have been identified along the existing access track at the north end of the site (a historic droveway). These are veteran ash and sweet chestnuts (survey nos. 135, 138, and 145).

Fryern Road is currently subject to national speed limit of 60mph along site frontage and changes to 30mph north of Melton Drive. Public Footpaths FP2442 and FP2448 are located to the north and east of the site respectively. There are 2 no. bus stops located to the south of the site, at the junction between

Melton Drive and Fryern Road. The stops are served by, on average, one service per hour in each direction on Monday – Saturday, with one service in each direction every two hours on Sunday (Worthing/Pulborough/Storrington), with less frequent service (Tuesday only) to Horsham. The bus service also provides a link to Pulborough Train Station which is approx. 4.3 miles distant.

The Sullington Warren Site of Special Scientific Interest (SSSI) is located some 650 metres to southeast of the site. The SSSI is designated for its range of heathland habitats. The Arun Valley Ramsar, Special Protection Area (SPA) and Special Area of Conservation (SAC) is located approximately 3.4km west of the site. This designated site is of outstanding importance for wintering wildfowl and breeding waders. The village of Storrington itself, is flanked on its south and west sides by the South Downs National Park.

Some 500 metres from the furthest western extent of the application site, walking along Melton Drive, at the junction of Melton Drive and Downside Avenue, is a development scheme of 62 dwellings under construction that benefits from Reserved Matters approval DC/23/0290 following outline planning permission DC/19/2015, the site having been allocated within the Storrington Sullington and Washington Neighbourhood Plan Policy 2vi: *Land north of Downsview Avenue* for at least 60 homes. The journey time between the sites is equivalent to 5-7 minutes.

DESCRIPTION OF THE APPLICATION

This application seeks the approval of the reserved matters relating to appearance, landscaping, layout and scale under condition 2a of outline planning permission DC/24/2006 (hereafter referred to as the 'RM Scheme'), which permitted up to 62 residential dwellings and associated infrastructure at land at 508918 115291 Melton Drive, Storrington.

The following housing mix (affordable /open market combined) is proposed:

6 x 1bed; 5 x 2bed; 32 x 3bed; 19 x 4/5bed Total 62 dwellings

This is scheduled out as:

Open Market Total 40
23 x 3 bed; 8 x 4 bed; 9 x 5bed

Affordable Rent Total 15
6 x 1bed; 2 x 2bed; 5x 3bed; 2x 4bed

Shared Ownership Total 7
3 x 2bed; 4 x 3bed

This results in a total of 62 dwellings. This achieves an affordable housing contribution at the site of 35.5% (22 units in total). The affordable housing provision comprises a split 68.18 affordable rent and 31.82 shared ownership (sufficiently comparable to local plan policy compliance 70 /30 tenure split).

A range of building design and materials is proposed across the site arranged along the course of west-east spine-street, comprising two storey and chalet bungalows (i.e. rooms in the roof) and bungalows, provided in three Character Areas:
'The Farmstead' - Cottage dwellings, access and landscaped setting
'The Cottages' -Terraced dwellings with gable ends, brick, traditional window styles
'Village Edge' - Simple vernacular forms, hipped roofs, tile hanging and ash and casement windows

The 'Parking Allocation Layout' states a total of 113 x allocated parking spaces, 19 x garage spaces, 3 x car port space and 19 x visitors parking spaces. All dwelling units will have either wall mounted or freestanding podium electric vehicle charging point.

Landscaping details show: multi-functional green space, natural green space, amenity green space, children and young people; within this provision, Community Orchard and Play equipment in from of LEAP and LAP and Trim Trail; Sustainable drainage, including attention basin.

DC/24/2006 approved the proposed site entry and exit access arrangements and approved parameter plans to fix the development principles at the site. The application assessment will consider the RM Scheme compliance with these approved parameter plans.

The application submission consists of technical drawings (floor plans, elevations etc) and Design and Access Statement, supported by suite of technical documents. This includes information prepared to discharge relevant conditions attached to the outline permission.

The RM Scheme has been subject to negotiations with officers to address consultee concerns on matters including landscaping and detailed design.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (Aug 2026)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 9 - Employment Development
Policy 15 – Housing Provision
Policy 16 – Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 – Protected Landscapes
Policy 31 – Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
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
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 – Community Facilities, Leisure and Recreation

Storrington Sullington and Washington Neighbourhood Development Plan (2018-2031)
Policy 1 A Spatial Plan for the Parishes
Policy 3 Employment Uses
Policy 8 Countryside Protection
Policy 9 Green Gap
Policy 12 Recreation Facilities
Policy 14 Design
Policy 15 Green Infrastructure and Biodiversity
Policy 16 Local Green Spaces
Policy 17 Traffic and Transport
Policy 18 Car Parking

Horsham District Local Plan (2023-40) (Regulation 19)
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction

Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Strategic Policy HA18: Storrington Housing Allocations STO1

West Sussex Joint Minerals Local Plan (WSCC 2018, Revised 2021)
Policy M9 - Safeguarding Minerals

West Sussex Waste Local Plan (2014, Reviewed 2019**)**

South Downs Local Plan (Adopted 2 July 2019 (2014-33))
Strategic Policy SD4: Landscape Character
Strategic Policy SD6: Safeguarding Views
Strategic Policy SD8: Dark Night Skies

Supplementary Planning Documents:
HDC Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
HDC Community Infrastructure Levy (CIL) Charging Schedule (2017)
WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology
Revised county parking standards and transport contributions methodology (September 2020)

Other Guidance:
HDC Sports, Open Space and Recreation Assessment (2014)
HDC Open Space, Sport & Recreation Review (2021)
Air Quality and Emissions Mitigation Guidance for Sussex (2020)
HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)
HDC Planning Advice Note: Facilitating Appropriate Development (2022)
The South Downs National Park: View Characterisation and Analysis (LUC, November 2015)

Parish Design Statement:
Storrington & Sullington Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
INTERNAL CONSULTATIONS

HDC Arboricultural officer: Comment

No obvious incursions into Root Protection Areas of retained trees. No arboricultural concerns raised. Do not consider revised scheme would result in any adverse impacts on off-site trees or any trees within the site.

HDC Conservation: Comment
Satisfied proposal revised to mitigate harm to setting of West Wantley. This harm will not be eliminated and suggest this is weighed against public benefit.

HDC Housing: No Objection
Welcome further conversion in relation to affordable rented units and Register Provider engagement. Support delivery of affordable housing mix.

HDC Parks: Modification
On whole satisfied with range of equipment provided on this scheme. Matta suitable alternative to wetpour.

HDC Environmental Health: Comment
Conditions in relation to air quality and imported soil quality under the outline application. No comments to make.

HDC BNG Ecology: No Objection
Updated layout and design positive from a BNG perspective. Metric demonstrates this update will have a -12.76% net loss (-2.47 units) in area habitat and a +46.45% net gain (+1.20 units) in hedgerows.
Further information with regards to change in baseline figures and clarification and amendments to the LEMP are requested prior to discharging the deemed biodiversity gain condition and S106 obligation

HDC Consultant Landscape Architect: Further information required
Overall, revised layout since outline stage is welcomed and satisfied much of previous concerns addressed successfully. Remain some minor details which, if addressed at this stage, could avoid further requirement for conditions. For clarity, request: • SuDS basin inlet/outlet details and confirmation of wet or dry intention. • Rear garden boundary treatments facing public realm • Knee rail details and improved accessibility on western edge • Improved connection point crossing spine road along central green corridor • Introduce some variation in orchard species.

HDC Archaeology: Advice
In response to DC/24/2006 advised archaeological investigations required to clarify nature, extent and significance of any archaeological deposits that may be present on site prior to development. This requirement remains outstanding.

HDC Ecology Consultant: No Objection
[Summary] Satisfied sufficient ecological information available to support approval.

OUTSIDE AGENCIES

Historic England: Historic England recommends in determining this application your Council should weigh the harm which the proposed development would cause to the significance of West Wantley farmhouse against the public benefits of the proposal in line with paragraph HE6(4) of the NPPF. In doing so, your Council should give great weight to the conservation of this grade II* listed building in line with paragraph HE6(3) of the NPPF.

Natural England: No comments

Southern Water: No Objection

Environment Agency: No Objection

South Downs National Park: Advice

Site approximately 1.2km from National Park boundary. Development would be located close to pre-existing residential development. Given this and separation from the boundary, any potential impacts on the National Park setting minor in nature.

Sussex Police: Advice
[Summarised] Development has good active frontage with streets and public areas overlooked. Important parking within view from within property. Routes for pedestrian, cyclists and vehicles should be integrated. Cycle should be 'Design against Crime Centre'. Areas of play should be overlooked. Variable controlled lighting level is preferred. Direct to SBD Construction Site Security Guide 2021.

Nature Space: Advice
Recommend informative.

WSCC Local Lead Flood Authority: No Objection

WSCC Fire Services: Advice
Condition fire hydrants.

WSCC Minerals and Waste: Advice
No comment

Southern Water: Comment
[Summary] No Objection

WSCC Highways: No Objection
[Summary] Do not consider would have unacceptable impact on highway safety or result in 'severe' cumulative impacts on operation of highway network, therefore not contrary to NPPF (in line with TR6 paragraph 4). No transport grounds to resist.
Conditions: Cycle parking, vehicle parking and turning

PUBLIC CONSULTATIONS

Representations:
24 no. representations received in Objection, 22no. of which are from individual property addresses and on behalf of Campaign to Protect Rural England, content summarised below:

Principle / Green Gap/ Housing
Overdevelopment of area already seen significant development with more developments in pipeline. Location beyond built-up boundary. Unsustainable with planning applications and appeals rejected. Does not meet criteria in HDPF for Spatial Strategy & Settlement Hierarchy or NPPF.

Area designated as Green Gap and given specific protection from development in Neighbourhood Plan, to maintain distinct separation with West Chiltington and prevent settlement coalescence. As Inspector noted in 29/5/2014 P59/63 development on this site will be harmful to this area's rural sense of place, with loss of transitional function this area provides as you move out of Storrington into countryside.

Neighbourhood Plan agreed after many years of consultation and working groups and covers period 2018-2031. Remains definitive consultative current local community document. NPPF reinforces need for community consultation and clear Neighbourhood Plans, why is this being ignored.

Will erode distinct separation between Storrington and West Chiltington and lead to settlement coalescence. Not been consultative community involvement or engagement on changes to remove Green Gap or expand outside boundary of Storrington built up area.

Disregards representations against ST01 by far most housing allocation in Local Plan (other than Ifield). Other alternative sustainable sites ignored, proposed in Neighbourhood plan and within built-up area boundary, and assessed as suitable.

HDC state 163 households on Housing register having local connection to Storrington. Longest wait time is three or four bed houses. Yet Local estate agents confirm 181 properties in Storrington post codes of RH20 3 and 4 and these taking average 5.5 months to sell. Plus Planning Permission given to build 78 properties in Ravenscroft. Build out of Croudace White Stork Estate nearby. Storrington's stock surely sufficient without this development but perhaps number of properties be halved to respect low-density rural setting to ensure Melton Drive residents privacy and peaceful co-existence continue.

Inadequate infrastructure and Air Quality
Cumulative impact of increased housing developments not fully assessed. Will adversely impact Storrington's infrastructure and services for: schools, health, roads/traffic flow, and community facilities. Green areas disappearing, well beyond what is acceptable, and on strength of pollution, well beyond obligations. Already struggling with water, infrastructure and resources, for those that already live here. Southern Water currently has responsibility for ageing water main that runs along field some 5/10 metres away from Melton Drive back boundaries into woods and onto adjoining field and over to Water Lane. Frequently broken/burst requiring some deep hole repairs. No comment about this. Need to assess this in relation to new properties and additional demands placed upon it.

Design and Amenities
Much traffic whilst the Croudace development built with tradespeople parking in Melton Drive. At times difficult for deliveries or guests to park or residents to exit their drives. No plans offered for this development but confirmation there will be sufficient on-site parking should be sought.

Privacy reduced and noise increased behind Thyme Cottage and back garden of 16 Melton Drive by accessible or shared ownership houses and parking spaces so daily vehicular noise.

Protect sightline of West Wantley development sited further south in field and results in houses closer to back gardens of Melton Drive. LAP adds noise. Strongly oppose Trim Trail alongside back gardens. Children not quiet. Noise nuisance. Children's Play Space in wrong position at top of pedestrian access route, not overlooked. Often younger ones left in charge of older siblings. Recommend properties be sited nearer to estate entrance and LAP merged with Trim Trail or as part of LEAP. Areas need to be in open. Is Trim trail unnecessary extravagance?

Without doubt privacy compromised. Extra footfall from Melton Drive access point and works taking place along two sides of my property. Play Space must be situated where surveillance from nearby dwellings. Thyme Cottage has two boundaries with development, across back where children play areas proposed. Also, with access running whole length, down the side of my property; in some places less than 6 feet from bedrooms. Adults and children will pass very close, from early morning until late revellers in small hours. Just few trees and shrubs planted to protect my property, noise problem, also fear my security will be compromised. Wooden fence: how long would that take to burn if a cigarette tossed into planned shrubbery. Glass bottle discarded here a potential fire risk, if exposed very hot sun? This path borders garden of 16 as well. Lack of privacy and increased noise due to several wooden benches running behind houses. Hedged borders not secure. No provision to stop this. Suggest brick fence built to protect our Privacy, increase our security and reduce noise and our request ignored. Landscape plan suggests low wildlife hedge will be planted but no visuals provided to illustrate how it would look on day one of planting. If made up of saplings type plants will take some time to establish. Towards southern end of path bend left across the front of No 16 Melton's Front garden. No visuals to show how much privacy we will have. What barriers are being placed across small piece of land privately owned?

Litter will be problem. Developers should build a 2-metre solid boundary wall both sides of pedestrian access to give some form of security and help with reducing sound. Pedestrian access should be illuminated with down-lighters. Scooters and bikes will cause noise and nuisance.

Do not agree with Design & Access Statement - Neighbourhood Amenity P22 statement. Does not reflect changes made to original development ideas, in particular development in effect shifted further south, closer to existing houses along Melton Drive. Significant loss of character and privacy. Should be moved further back to central position.

Heritage
Significant damage to setting of Heritage Assets.

Ecology
- Bats

Land north of Melton Drive has Barbastelle bats and a mitigation package is required as a condition of any consent, however the required mitigations do not feature in the design presented in DC/26/0972 or on the associated Biodiversity Enhancement Strategy. As consequence, the application does not comply with the Conservation of Habitats and Species Regulations 2017.

The HDC Habitats Regulations Assessment Appropriate Assessment Record (Place Services, 7 May 2025), DC/24/2006, regarding Barbastelle and The Mens Special Area of Conservation (SAC). The HDC Decision Notice, dated 8 December 2025, granting Outline planning application for DC/24/2006 with all matters reserved apart from access, sets as part of each reserved matter's application pre-commencement conditions for Hazel Dormouse and Reptiles, but not for foraging and commuting bats (including Barbastelle). Site is of high suitability for commuting and foraging bats. In respect of Barbastelle, the site habitats should be considered functionally linked to The Mens SAC, and subject therefore to a high level of protection in consequence. Natural England's Guidance Bats advice for making planning decisions: How to assess a planning application when there are bats on or near a proposed development site (updated 7 April 2025) is Natural England's 'standing advice' in respect of bats, which local planning authorities should consider when making planning decisions. It is a material planning consideration. Importance of the development site for bats at a local and national level.

Very concerned that notwithstanding Horsham District Council Habitats Regulations Assessment (HRA) Appropriate Assessment Record (Place Services, 7 May 2025), DC/24/2006, and the stipulated measure 'considered appropriate to avoid adverse effects on the integrity of the interest features (Barbastelle) of The Men's SAC' that was to be secured by a condition of any consent, HDC's Decision Notice DC/24/2006 contains no pre-commencement condition for bat protection The Habitat Regulations Assessment presented detailed requirements to mitigate the impact of the development on Barbastelle Bats – one of the UK's rarest bats. To ensure and secure the essential protection, approval of DC/26/0972 should be subject to the HRA's specified condition, which should be set as a precondition for the application as follows: i. To minimise the effects of artificial lighting on foraging and commuting bats, the new residential development will incorporate a 'sensitive lighting plan', prepared as part of the detailed design in accordance with the guidelines set out by the Bat Conservation Trust". ii. This will include measures to create 'dark corridors' along the western and southern boundaries including the buffer zones that are being retained. Iii. Any lighting will be directed downwards and use light sources that are not attractive to insects and reflective white line marking used in preference to artificial lighting in all non-essential applications". And as specified by RSK in their Land North of Melton Drive, Storrington: Outline Mitigation Strategy, December 2024 (RSK 2486771):

The following evidence focuses on non-compliance with HRA and NPPF, relating to the design near the Eastern Boundary, but there may well be other non-compliances. Breach of Habitat Regulation Assessment (HRA) Conditions The current proposals violate the statutory parameters of the Council's Habitats Regulations Assessment (HRA). As a matter of law, the Council cannot discharge condition DISC/26/0255 or approve layout DC/26/0972 while these conflicts remain, as doing so would breach CHSR 2017 Unlawful Breach of the HRA "No Severance" and Habitat Retention Baseline The HRA explicitly screened out an Adverse Effect on the Integrity of the West Wantley Barbastelle bat colony based on a binding legal prerequisite submitted as part of DC/24/2006: "It is our understanding that no trees have been removed as part of this development and there will be no severance to the flight lines of foraging or commuting bats or removal of habitat within the site." [1] The Design and Access Statement (DAS) and layout plans directly breach this baseline. The DAS explicitly states in the design evolution section: Eastern Edge: The development required a future access route to the adjacent field, in addition to accommodating an existing badger set, which necessitated a 30m offset."

A vehicular road stub is incorporated in the design to allow for this. • The Legal Conflict: Constructing a vehicular road at a future time through the eastern boundary forces the physical removal and structural puncture of a species-rich hedgerow and mature tree line. • The Impact: For cover-reliant, low-flying Barbastelle bats, this constitutes a definitive severance event of a primary commuting corridor. Because the layout explicitly introduces a requirement for habitat removal and flight line severance, the underlying legal mechanism allowing the HRA to screen out significant adverse effects is invalidated. The issue is

compounded by failure of the 0-Lux Dark Corridor Mandate The HRA's avoidance measures depend on maintaining a strict Wildlife-Sensitive Lighting Strategy. This mandate applies legally to all key green infrastructures and foraging zones connecting the West Wantley site to the wider network, including the entire eastern boundary line and the conifer plantation/scrub blocks on the eastern side.

The submitted design is legally flawed because: ▪ the design has several houses facing East-West (33-40) adjacent to the eastern boundary, with no boundary treatment to screen the boundary from the domestic lighting. The road through the development is predominantly East-West, without any treatment to prevent vehicle lights from illuminating the eastern boundary. • The eastern boundary is hedgerow, interspersed with mature trees, leaving a number of significant screening gaps, especially above head height. During autumn, winter, and early spring leaf-fall, the visual and physical density of this boundary drops significantly. Internal residential light, street lighting, and dynamic vehicle headlights from the south-east corner of the development will spill directly through the bare vegetation illuminating the vegetation and trees in the adjacent field. • The HRA Violation: This light spill means the eastern boundary will fail to maintain the 0-lux dark corridor threshold. This light pollution will disrupt the bats' emergence behaviour and fragment their commuting network, directly failing the HRA's mitigation test. The applicant has failed to comply with Condition 17 and 25 of the outline planning permission As highlighted above the DC/24/2006 Decision Notice has no explicit pre-commencement condition relating to the bat-related mitigations highlighted in the HRA. However, condition 17 and 25 provide 'backstop' cover for that omission. Nevertheless, the Council has a legal duty to ensure that a comprehensive mitigation scheme for Barbastelle bats be approved prior to commencement. Otherwise it will fail to meet its obligations under CHSR 2017.

The council's legal duties with respect to the HRA. Remind the council of their strict legal duties. Under UK case law (reinforced by the landmark Supreme Court ruling C G Fry & Son v MHCLG), HRA requirements legally apply to the discharge of conditions stage. The council has a strict statutory duty as a "competent authority" to ensure absolute ecological certainty before signing off. The bio-diversity enhancement plan contains no specific measures to protect and enhance the habitats of Barbastelle Bats – one of the UK's rarest bats. The proposed biodiversity enhancement plan appears to be entirely generic. The HRA highlights the specific measures which need to be taken, in line with Bat Conservation Trust guidance, to protect and enhance Barbastelle bat habitats and dark foraging corridors.

Compounding light impacts affect designated heritage assets and an intrinsically dark wider landscape. The eastern boundary is a hedgerow interspersed with mature trees – see the photo below taken from the adjacent field. It will not provide contiguous, year-round screening. The current design will result in domestic and vehicle lights from the houses in the SE corner of the development being visible over a wide area to the North-East and East, especially after leaf-fall.

The design and access statement highlights the presence of Grade II Listed East Wantley Farmhouse and Barn approximately 250m away to the NE of this corner of the development. These heritage assets currently enjoy an 'intrinsically dark landscape' with only 4 lights visible across the wider 360 degree landscape. This is demonstrated by the photo taken from East Wantley Barn in the winter. Only 1 light is visible (extreme left) across the southern view towards Melton Drive, with the Orion constellation clearly seen.

NPPF Aug 2026 defines intrinsically dark landscapes as being "entirely, or largely, uninterrupted by artificial light". The design fails to consider the harm on East Wantley's setting and its place within an intrinsically dark landscape. Lights from the 2 storey houses (33-40) and vehicles using the access road will become visible from East Wantley – especially once leaf fall has occurred. This appears to be a non-compliance with NPPF Aug 26 P3(2)e which aims to "Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes … and nature." Close inspection of the sight lines highlights that these lights will also be visible from the outskirts of Thakeham some 1500m to the NE at one end of the elevated ridge footpath which runs east-west, some 1km north of the development. The lights will also be visible along considerable stretches of this footpath.

If light pollution from the south-east corner will be visible from distant elevated footpaths and neighbouring historic properties, it highlights that light spill will radiating outward into the wider valley environment. This confirms that the developer has failed to achieve the strict local containment of light required under a legally compliant Wildlife-Sensitive Lighting Strategy. The Council is asked to ensure that lighting,

including domestic and vehicle lights conforms to this strategy and the following NPPF Aug 26 requirements: • P3(1) — assess the effects, including cumulative and off-site effects; • P3(2)(b) — avoid unacceptable artificial-light pollution on or beyond the site; • P3(2)(e) — specifically limit adverse effects on local amenity, intrinsically dark landscapes and nature.

The impact on me Barbastelle bats are one of the UK's rarest species and rightly protected. It is a testament to the intrinsically dark landscape between West and East Wantley which has existed for many hundreds of years that these bats, which are highly sensitive to light disturbance, are living here. The application fails to put in place the specific mitigation measures which are legally required or have sufficient regard for the setting of East Wantley's heritage assets. Preservation of such intrinsically dark spaces is rightly protected under the NPPF. Compliance in this rural landscape should be given significant weight. Conclusion and Statutory Remedy Required Under UK planning law, where a development plan conflicts with the findings of a statutory Habitats Regulations Assessment, the HRA parameters must take legal precedence. The Council should therefore introduce a bat-related pre-commencement condition to ensure compliance with CHSR 2017. The current application should be withdrawn or refused.

To prevent a clear legal challenge under the Habitats Regulations, the Council must refuse to discharge these conditions until the developer has complied with the bat mitigations required in the HRA. Specific measures include: 1. Deleting the vehicular "future access" stub entirely from all layout, circulation, and engineering plans. 2. Re-designing the eastern buffer as a dedicated, non-vehicular, unlit, dark green infrastructure zone managed exclusively for biodiversity under the LEMP. 3. Mandating and maintaining a legally binding evergreen structural planting scheme (using dense native species like Holly, Yew, and Ivy understories) along the entire eastern edge to guarantee 365-day physical light containment. 4. Requiring a Winter Light Simulation Plot to model a "worst-case scenario" (zero leaf cover) to legally prove that 0-lux containment is achieved along the entirety of the eastern and northern foraging perimeters. 5. The design needs to have regard for the setting of East Wantley's heritage assets and the intrinsically dark section of the valley it sits within.

- *Wildlife in general*

Habitat for deer, foxes, rabbits, moles, bats, toads. Decrease in bees due to 5G. Impact on wildlife in a rapidly reducing green space. Wildlife populations suffering, with backfilling of local quarries, 'inert waste', wiping out populations of rare wildlife such as Great Crested Newts. Habitats isolated and lost forever, under these housing estates in Thakeham, Ashington, Sullington and Storrington. Where is the wildlife mitigation report? Ecosystems wiped out under concrete. Birds, bats, hedgehogs, insects, and other animals will be history. Wildlife visits my garden. I have a Koi pond.

- *Biodiversity Net Gain*

2025 Biodiversity Net Gain Assessment identifies just under 21% loss of habitat units against 162% increase of hedgerow units. Hedgerow does not replace tree regarding like-for-like habitats. This trading loss unacceptable.

<u>Air Quality</u>
Already highly polluted town. The quality of the air which is not good will be increased. Site location does not meet the HDPF criteria for Transport & Accessibility, and Environmental Protection, it will increase car usage and traffic in the area, and Air Pollution. The Neighbourhood Plan (p14) had previously stated the main challenge facing the Parish of Storrington & Sullington is the management of traffic congestion and improvement of air.

<u>Highway Matters</u>
Effect enormous, possibly 180 car movements in a 1-mile area so roads will be saturated. The flow of traffic from the site along Fryern Road and down into the roundabout at the bottom of School Hill, will further increase the traffic congestion and air pollution in the "choke point" in Storrington village. Village gets blocked already with all the traffic. Likely many new residents would use Fryern and West Chiltington Road to avoid congestion in Storrington. This road is unsuitable for this increase in vehicular movements.

How will access and walking along the road be safe? When parents walk their children to school, especially those pushing a pram where will they find the crossing point on Melton Avenue with dropped

curbs? This point must also be safe with good visibility for the older children who walk by themselves to school.

Safety real issue, many pedestrians will undoubtedly choose the most direct but dangerous route to the village centre along Fryern Road, this requires pedestrians to use unsafe 200yd narrow, dark, winding stretch of road. Undulations and junctions along Fryern Road, together with increased traffic flow will further increase risks to pedestrians and drivers.

Sharp bend leading from the Affordable/Shared Homes area to Melton Drive looks dangerous from user safety and young children playing on the LAP items viewpoint if cyclists/joggers are travelling at speed or in fact if undesirable types are visiting the area. Where the path exits onto Melton Drive is within a few feet of my driveway and will be open to using my drive by mistake. Also, the exit is placed exactly by a streetlight which will need moving. No comment made about where dropped kerb situated to aid cyclists and those in wheelchairs or prams to cross Melton and access Aldermore Avenue. At this point there is a double kink in the road which does not give clear views down towards Fryern Road. At the point of crossing what is proposed for the road sign indicating a national speed limit?

<u>*Ethical issues*</u>
Habitats must protect our children, and their children. Any person in position of authority as custodian of our land, should be voting for brown field sites first and not land like this application which only helps the greediness of landowners and developers. According to CPRE enough brown field sites in Sussex for 26,000 homes, some already with outline planning permission. Why these not built before we take green fields that will never return to agriculture. Across England 1.4 million homes could be built on brown field sites - please refer to CPRE website for further information. Once we lose species, they never return. Human habit cannot be deemed more important than natural one.

<u>Parish Comments</u>:
Storrington Parish Council: Comments neither objecting to nor supporting

[Summarised] *Welcome applicant's engagement and revisions made since Outline. Reserved Matters submission incorporates maters previous raised locally, and it important these improvements (positive elements) are acknowledged alongside remaining requests.*

Requested amendments / clarifications before determination.
1. South-east pedestrian link and neighbouring amenity; 2. Southern boundary scale; 3. Barbastelle bats, dark corridor and lighting; 4. Drainage and SuDS; 5. Fryern Road footway and safe active travel; 6. Eastern connection to adjoining development; 7. Minor landscape refinements

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.

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.

<u>Member Comments</u>:
The following was received by Councillors Fisher, Beard, and Grech:
Having now reviewed the full Reserved Matters submission, we can see that a considerable number of points raised earlier have been incorporated, including the Fryern Road landscape buffer, traffic-calming build-outs, improved southern landscaping, hoggin-style routes, the LEAP/LAP/trim trail package,

orchard and picnic provision, extensive biodiversity enhancements, PV, EV charging and the car-club space (although it isn't clear if this is an EV car club, or at least a car club which includes hybrids and EVs). All of this is much appreciated.

Because of the high level of public interest in this development locally, we have called the application in for Planning Committee scrutiny. Before it reaches Committee, we would like to give the opportunity to address a small number of matters which we think would make the scheme materially better and respond directly to remaining local and technical concerns.

We have had an opportunity to look through the submitted documents and consultee responses in more detail. We appreciate the work that has already gone into the scheme and there are a number of welcome elements welcome, including the substantial landscape buffers, the proposed orchard and open space, walking routes and play provision, ecological enhancements, traffic-calming measures and the incorporation of the dark bat corridor.

As ward members, we would be grateful if you could consider the following points while the scheme is still being refined.

Drainage and landscaping
We are aware of WSCC LLFA's current objection pending further drainage information. We appreciate that this is being dealt with through the technical consultation process, but would be grateful if any resulting changes to the drainage design could be considered alongside the landscaping proposals so that the quality and extent of the proposed planting and open space are not inadvertently compromised. Given Horsham District's water-resource constraints and the importance HDC continues to place on water efficiency, I am concerned that the landscape management plan requires extensive watering of the proposed new planting, including 241 trees, but does not appear to quantify the anticipated water demand or identify its source. The plan requires trees to be watered to field capacity, typically 1–3 times per week during spring and summer. Depending on tree size and conditions, the volume involved could be substantial: by illustration, 10–20 imperial gallons per tree per week across 241 trees would amount to approximately 11,000–22,000 litres (11–22 tonnes) each week for the trees alone. Please provide an estimated establishment-water requirement and explain how it will be supplied. In particular, please consider whether rainwater harvesting, stored/recycled non-potable water or another sustainable source can be incorporated rather than relying upon mains potable water.

Southern boundary and neighbouring amenity
The March discussion sought a softer 1.5-storey edge next to Melton Drive. DAS p32 shows that a substantial number of dwellings in the southern part of the scheme remain 2 storeys. I recognise the improved separation, landscaping and more active southern frontage, but please review whether the most sensitive plots nearest existing homes can be stepped down to 1.5 storeys or otherwise adjusted through roof form, orientation, fenestration or stronger landscape separation.

Also at the March site visit we asked to reconsider a brick wall or similarly robust solid treatment where the pedestrian link passes between the existing homes at Thyme Cottage and No.16 Melton Drive, to help protect privacy and reduce potential noise/nuisance from the route. DBML.01 Rev B includes a 1.8m facing-brick wall as a boundary-treatment type, but we cannot see it specified along this sensitive corridor; the DAS at p22 instead relies on landscaping/screening. We would be grateful if could please amend the relevant layout/boundary plan to provide a suitable solid boundary on the sections immediately adjoining those existing homes, preferably facing brick or an equivalent treatment supported by appropriate acoustic/privacy reasoning, together with planting.

Ecology and lighting
We are aware that matters remain outstanding between the applicant and HDC's consultant ecologist in relation to Condition 17, including the submitted lighting information and the need to identify features and areas sensitive to bats and Hazel Dormouse and demonstrate that these species will not be disturbed - during both the construction phase and when occupied. We do not want to duplicate that technical process and will await the outcome of those discussions.

From a Ward Member perspective, however, we would be keen to see the proposed 12m dark bat corridor and other sensitive ecological areas demonstrably protected in the final scheme, including from

lighting. I would therefore be grateful if any changes required by the ecologist could be incorporated fully into the final layout and lighting design rather than left as a matter of principle to be resolved later.

Eastern connection and badger constraints
We welcome the safeguarding of a potential future connection towards the east, as longer-term connectivity between developments is important.

Could you clarify how the potential future vehicular/pedestrian connection relates to the badger constraints shown in the ecological information? The potential access appears very close to the eastern outlier sett/buffer which is concerning. We would like to be satisfied that a genuinely deliverable future road and pedestrian connection can be provided without conflicting with the required ecological protection. It would also be helpful to understand whether sufficient width is being safeguarded for an adoptable connection, including carriageway and footways, rather than simply a general access point.

Walking and wider connectivity
The approved parameter material reproduced at DAS p18 safeguards a zone for the Fryern Road footpath extension from the site entrance to Melton Drive, but the RM submission does not itself provide the full safe external link we discussed. Please set out the delivery mechanism, funding responsibility and programme for that link, including WSCC/adjacent-developer coordination. Separately, the east connection remains labelled only as 'Potential Future Access'. With DC/26/1168 now proposing the adjoining 56-home scheme and its access road through a later RM under DC/24/2006, please provide a dimensioned interface/tie-in plan and explain how pedestrian and vehicular connectivity will be coordinated.

We continue to attach considerable importance to pedestrian connectivity beyond the site. In particular, as you know, there remains the approximately 200m missing section of footway on Fryern Road. We appreciate that some off-site matters arise from the outline permission rather than this Reserved Matters application, but would be grateful for confirmation of how the current proposals safeguard and facilitate the wider pedestrian connections envisaged at outline stage.

We would also welcome another look at the continuity and legibility of the pedestrian route where it crosses the central green/internal street, so that walking through the development feels intuitive and has appropriate priority.

Sustainability
We welcome the proposed PV panels, EV provision and fabric-efficiency measures. Could also clarify whether air-source heat pumps or other low-carbon heating/cooling systems are proposed? This is an important factor for us and we feel strongly that this will be a way of clearly demonstrating a commitment to future proofing while adding a siginficant sales advantage to Matthew Homes. If ASHP are not currently proposed, we would hope there is scope to strengthen this aspect of the scheme before the house specifications are finalised.

We would also support the relatively minor refinements requested by HDC Landscape on orchard species diversity/pollination, knee-rail accessibility/specification, the central green-corridor crossing and SuDS details.

We hope these comments are helpful. Our intention is not to reopen matters already established through the outline permission, but to identify areas where I think relatively modest changes or further thought at Reserved Matters stage could improve the development for future residents, existing neighbours and the wider community. We hope these can be approached as practical improvements rather than points of opposition. If address them through revised drawings or clear written commitments before Committee, that would be helpful both to existing residents and to Members considering the Reserved Matters scheme.

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

It is not considered that the development would be likely to have any significant impact on crime and disorder

PLANNING ASSESSMENT

Principle:

The principle of development on this site is a settled matter as it was permitted on 08/12/2025 at outline application stage for up to 62 dwellings. Part of this consideration included the suitably of the settlement of Storrington to accommodate the build quantum proposed, taking account to infrastructure provision. A s106 Legal Agreement was entered into at the outline stage that secured the provision and split and tenure of affordable housing and off-site highways works. The outline permission had all matters reserved apart from the site entry and exit access.

As above, the Outline approval permitted vehicular and active travel access from Fryern Road with a pedestrian and cycle access off Melton Drive. Therefore, exit and entry site access is a settled approved matter (and any associated infrastructure allied to this, including journeying from the development site to local services and facilities); these are not matters to revisit under this current Reserved Matters application.

This current application therefore seeks approval for technical matters relating to layout, scale, landscape and appearance only. The submission of reserved matters pursuant to the outline approval should demonstrate substantial compliance with the following Parameter Plans submitted as part of the outline approval to fix the development principles:

P19038-RFT-XX-XX-DR-A 0131 REV P02 Parameters Plan - Land Use
P19038-RFT-XX-XX-DR-A 0134 REV P01 Parameters Plan - Density
P19038-RFT-XX-XX-DR-A 0133 REV P01 Parameters Plan - Building Heights
P19038-RFT-XX-XX-DR-A 0132 REV P02 Parameters Plan - Access and Movement

Planning conditions were also attached to the outline permission addressing contamination risks, ecological enhancement works, archaeology, surface water drainage, foul sewerage disposal and adherence with the submitted Arboricultural Impact Assessment / Method Statement. Aside from relating to matters being secured under reserved matters, these matters are already secured under the outline planning permission.

Accordance with Parameters Plans

The RM Scheme site layout and allied drawing suite shows site entry and exit access in substantial compliance with the approved parameter plans. The Outline parameters approved included a means of access into the adjacent eastern field, comprising a ‘scoping corridor’ of safeguarded land for a physical cut through the vegetation along the eastern boundary to continue on the spinal road into the adjacent eastern field, and the applicant is obliged to safeguard this in the allied legal agreement to the outline approval; this is not a new matter.

The RM Scheme site layout and allied drawing suite shows across the application site, the land uses, the densities, and the building heights all to be in substantial compliance with the approved parameter plans (with precise AOD Land levels etc to be fixed at condition discharge stage). The Reserved Matters detail closely follows that of the indicative masterplan presented at outline stage.

It is therefore considered that the submitted reserved matters submission material substantially accords with the expectations of the parameter plans approved at outline.

Reserved Matters

Housing Tenure and Mix:

Overall housing mix/ type
The RM Scheme provides a quantum of affordable housing and market dwellings in accordance with the Outline Approval and its legal agreement. Whilst an indicative housing mix was submitted at outline, no condition secures this specific mix as part of the Outline Approval, with the final mix to be agreed at Reserved Matters stage. Since then, the proposed housing mix has been revised and finalised, as follows:

Type	Open Market	Affordable	Total	%
1 bed	0	6	6	9.68
2 bed	0	5	5	8.06
3 bed	23	9	32	51.61
4 bed	8	2	10	16.13
5 bed	9	-	9	14.52
Total	40	22	62	100

This revised mix is judged an appropriate balance between the different unit types (sizes) and responds to the identified local needs of the district district's communities, as evidenced in the latest Strategic Housing Market Assessment (SHMA 2019), as HDPF policy 16 requires.

Type	No. Units	% Required	% Provided
1 bed	6	22%	9.68 %
2 bed	5	33%	8.06 %
3 bed	32	30%	51.61 %
4 bed	10	15%	16.13 %
5 bed	9	-	14.52 %
Total	62	100	100

As set out above, the scheme will deliver a mix of smaller and larger housing typologies with approximately 59.67% two and three bed units against a requirement of 63 %, and 30.65 % 4+ bedroom units against 15%. Whilst the RM Scheme over provides with larger open market units (particularly 5 bed open market) and marginally under-delivers smaller open market units, in recognition of site's location on the edge of Storrington and the pressing need for two and three bed affordable units in the district, there is sufficient alignment with the Council's SHMA.

Affordable Housing
The legal agreement to the Outline Approval sets a requirement for delivery of 70% of the affordable housing as affordable rented, with 30% as shared ownership units. The RM Scheme delivers 35.48 % (units) affordable housing with the required 70/30 tenure policy compliant split, within a mix of smaller units and family sized units. The Housing Register in Storrington in August 2026 has 163 households waiting for housing of which 36 % of households in need of a 3 bedroom unit and 34 % households in need of a 1-bedroom unit. The proposed number and tenure split, as set out below, with the highest provision being 3 and 1 bed units across tenures therefore satisfies the requirements of HDPF Policy 16 and allied HDC Planning Obligations and Affordable Housing SPD.

Type	Affordable rent	Shared ownership	Total
1 bed	6	-	6
2 bed	2	3	5
3 bed	5	4	9
4 bed	2	-	2

5 bed	-	-	-
Total	15 68.18 %	7 31.82 %	22 100 %

Summary
On the proposed housing tenure and mix, HDC Housing team are satisfied with the overall provision and have raised no objections. Officers consider the RM Scheme provides for a balanced development of an appropriate range of dwelling types and sizes in accordance with HDPF policy 16.

Heritage:

The nearest designated heritage assets are as previously identified and assessed at Outline Stage (including West Wantley and East Wantley both located north of the proposed development). As at Outline stage, the district Conservation Officer are satisfied the proposals have been revised to mitigation the harm to the setting of West Wantley Farmhouse, a grade II* listed building. As was identified at Outline Stage, this harm will not be eliminated and was weighted against the public benefit in accordance with the National Planning Policy Framework (now Policy HE6).

Similarly, Historic England has welcomed that the proposed masterplan was revised at Outline Stage to increase the landscape buffer within the western parcel and increasing screening along the northern edge. This helped to retain some semblance of West Wantley's former rural setting to the south and an appreciation as an early Wealden dispersed farmstead. Historic England confirms the reserved matters layout largely reflects the illustrated landscaped layout submitted at the Outline stage. Therefore, their previous advice is repeated. While it is considered that the proposed development on this land will cause some, less than substantial harm, to the experience and appreciation of the listed building as a dispersed, historic Wealden Farmhouse, it is appreciated the efforts that have been made to reduce this harm in line with paragraph HE4(1b) of the National Planning Policy Framework (NPPF) 2026.

The RM Scheme delivers on the public benefits identified and secured at Outline Approval where these relate to detailed matters. Therefore, the weighting exercise undertaken at Outline Stage is unchanged and carried through to the decision-taking of the RM Scheme.

Archaeology potential was addressed at outline stage, with the consent being subject to a Written Scheme of Investigation condition.

Therefore, there is continued compliance with HDPF Policy 34 and relevant national policy in all these regards.

Appearance, Character, and Design:

HDPF Policies 25 and 26 seek to protect the natural environment and landscape character of the district, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

HDPF Policies 32 and 33 stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

Relevant policies of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) seek the same outcomes as above, informed by the Storrington Village Design Statement.

Wider Landscape
In the Outline Approval, all the landscape evidence to impacts and outcomes was carefully considered. Approval was based on the parameter plans at outline stage, judging there would be a limited visual impact from the proposed housing, having regard to the details of the scheme, the context at the edge of the built-up area and with the relationship to the wider built development. It was recognised there

would be character change of the land (fields to a sizeable housing development) but harm arising from this would be localised and modest but nevertheless evident as conflict with HDPF Policies 25, 26, 31, 32 and 33. This included assessed impacts to setting of the South Downs National Park and its qualities and character (including dark skies and long distance viewpoints) and the Council's statutory duties to have regard to these matters, as well as impacts to development occurring within the 'Green Gap' and settlement coalescence matters (HDPF Policies 27, 30 and SSWNP Policy 9).

As judged acceptable in the Outline Approval, the scale of the RM Scheme in the fields would be sizeable but not be out of scale with other housing parcels forming this edge of Storrington and existing development. The layout shows open and landscaped spaces around the field edges of the housing and the retention of most of the mature planting between these fields to help to visually separate the extent of new building parcels within the development itself, reducing the urbanising environment and ensuring the original field pattern would still be legible, albeit not experienced in the same way as present. Consequently, as similarly concluded in the Outline Approval, while the scheme would extend a sizeable area of built development further to the north into undeveloped countryside, the extent of development would be provided within a self-contained site, with clear and defensible boundaries that would limit wider views and separate the scheme from the countryside further to the east /north/west, including from wider public right of way network within the South Downs National Park. There are few longer distance views out beyond the hedged and treed boundaries from within the site (including national park) and therefore the RM Scheme would have only a modest visual presence beyond its site boundaries and would not look out of place in the wider developed context from Melton Drive.

This remains the case even having account of some experience of the scale of the new housing scheme including when walking along the public footpath to the north of the site, from parts of Fryern Road and from some of the new housing including from parts of Melton Drive. As the developable area of the RM Scheme is in compliance with the extent of developable area judged acceptable in the Outline Approval, these experiences of the RM Scheme would, as at outline stage, be similarly reasonably limited in extent and in the broad context of the development being within or near the edge of the built-up area. There would also be some glimpsed and filtered views from rights way further across adjacent fields, but the rural experience from these would not be substantially altered once planting as part of the scheme has matured.

The end outcome is that the proposed housing would, with the areas of landscaping, produce a development which would be read on the ground as a further phase of the existing settlement edge on the north side of Storrington.

Matters of Detail (scale, layout, appearance, and landscaping)

Scale
The reserved matters material suite demonstrates the quantum and building typologies of residential development approved at Outline can be accommodated within the previously approved developable area, at a scale both cumulative and of individual dwelling units comparable to the outline parameter plans and the existing adjoining settlement edge of Storrington.

Reduction in individual building unit scales at the edges of the developable area of the site is comparable to the outline parameter plans (expectations to the northern edge being single storey) and minimises impact on the countryside and adjoining dwellings. The single storey /chalet scale of the most sensitive buildings (ridge height to finished floor levels) can be controlled by discharge of the levels condition imposed at outline (and removal of permitted development for upper floor accommodation at reserved matters).

Layout
The reserved matters material suite demonstrates the quantum of residential development approved at Outline can be accommodated within the previously approved developable area, at a density comparable to the adjoining settlement edge of Storrington whilst safeguarding the integrity and long-term retention of existing green infrastructure, with the remaining land comprising open space.

The new dwellings form a generally consistent set-back and building spacing relative to site entry and exit access connections, to achieve a sympathetic transition. Evident is intentional place-making to create

a sense of arrival around the LAP at the end of the active travel link to Melton Drive, with the larger scale buildings accommodated in this location, in a courtyard block building and massed to form a defined parking court. Moving outwards from this, the layout of the RM Scheme provides a legible street scene, with a curved central spine street forming a strong, formal frontage along the primary route and a more informal setting along the secondary and tertiary routes. Building densities within the scheme lessen moving outwards to the perimeter edge, with building types reducing in scale (lower roof ridge heights along the western edge) and expressing increasingly suburban (detached, two-storey) character, set within perimeter plots. This is in compliance with parameter plan principles set to address and mitigate heritage significance impacts and edge of settlement character within the Green Gap.

Within the perimeter plots, there has been some effort to realise in the building arrangements small informal groups of dwellings, with dwellings orientated towards highway with staggered fronts or instances of being grouped to fit the notion of a farmstead rather than more standardised estate layout. All this avoids repetitive patterns of development by securing sufficient variety, manifested in the concept of three proposed character areas of the new development: Farmstead Cluster, rural edge, community streets. These Character Areas provide within them a suite of dwelling designs, with sufficient variety and approach to lay out and arrangement and detailing and materials to afford the development its own identity whilst reflecting the traditional vernacular architecture and scale of the settlement of Storrington (qualities derived from the Village Design Statement) to ensure the development is integrated with the existing building pattern.

The Council's Consultant Landscape Architect is on public record as welcoming the RM Scheme Layout compared to the indicative layout presented at outline, and being satisfied that much of the previous concerns raised on the indicative layout having been addressed successfully. Only minor details are now queried, all of which can be addressed by condition.

Landscaping
Green Infrastructure principles presented at outline (including central green corridor and development edge set back distance from site boundaries) are carried through at reserved matters – delivering on the responses to the local landscape character and qualities and identified level of harms accepted at Outline stage, as per the expectations of the outline planning permission, with additional planting to the west site boundary (at Committee Member's request).

Like in the outline approval, the development has been arranged with a layout that minimises the loss of existing trees. The proposed landscape strategy positions the existing field boundaries with its structural planting (hedgerow and treed) a strong landscape feature that would screen the development from the wider landscape, within estate managed land. The planting to be removed was judged acceptable and the Council's tree officer has raised no concerns. As detailed in the applicant's Arboricultural Method Statement, the built form is set away from the root protection area for mature retained trees which are integrated into the scheme design. Sufficient space is allowed to permit retained existing and newly planted trees full canopies, whilst reducing future cut back pressure from plot overhang and shadowing.

The various types of open space and associated quantities and qualities (play facilities, including LEAP and LAP)) that were presented at outline have been carried through into acceptable provision and detail at reserved matters, with limited requested minor amendments and fixture (such as equipment) requested by the district council available to be resolved by planning condition.

The fixture of planting schedules amongst other precision details to hard and soft landscaping matters, and its maintenance and management (such as water regime) can be controlled by conditions and obligations of the s106, both via those imposed at outline (such as the Management and Maintenance of Managed Land and Landscape Environmental Management Plan) and at this RM Scheme stage. Given the revisions to the RM Scheme since outline approval, an updated landscaping condition should be imposed to reflect the need to control more elements of hard and soft landscaping than was presented at outline, as well as retain planting for a time period that aligns with on-site Biodiversity Net Gain (30 years).

Appearance
The proposed building typologies and adopt a traditional vernacular form, incorporating gable, hipped and pitched roof profiles and a mix of single and two storey homes, whilst offering some variety reflective

of the qualities of each Character Area. The roofscapes and building proportions reflect those found within the surrounding residential context, reinforcing continuity with the existing built environment. In these matters the RM Scheme has had appropriate regard to the design principles set out relevant to detailed design as set out in local plan policies (HDPF and SSWNP and allied village design statement).

In terms of compliance with the more prescriptive Storrington Village Design Statement, house designs reference identified appropriate build form characteristics and detailing. Varied roofscape is exhibited. Windows are in local vernacular design. The building scale reflects existing buildings in the locality.

A materials distribution plan has been provided on the range of materials (as listed in the development description above). This is in keeping with the general character of the area and includes a good range of materials to ensure the site has some variety but also maintains a cohesive appearance. The predominant wall material is brick or brick with tiled hanging and selective use of timber cladding. Appropriate reference is taken from the Storrington Village Design Statement.

Appropriate reference is taken from the Statement in terms of devising the street scene treatment reflective of the proposed Character Area qualities. Road surfacing of the spine street and minor access routes and associated footways surfacing with a mix of block paving, paviours, or paving settings. Bituminous macadam or asphalt is avoided, and where garden boundaries are seen these are either brick walling or close boarded fence and screened with landscaping and with street tree planting (including outside of plot demise) to avoid parking visually dominating the street scene.

A condition is recommended to require details of all boundary treatments across the site, including front and rear gardens and communal areas, to ensure the Character Area qualities are maintained.

Parking and Highway Safety:

HDPF Policies 40 and 41 seek sustainable transport and safe access and that adequate parking facilities must be provided to meet the needs of anticipated users.

At outline stage, in assessing the appropriateness of access in and out of the site, the local highway authority (West Sussex County Council / LHA) examined the effect of vehicular access and connectivity by all modes from the development site to local facilities and services (including schools in Storrington), understanding highway and public transport infrastructure provision servicing such journeys and trips.

In doing so, account was taken of all objections, including those from residents and Storrington Parish Council. The County Local Highway Authority (WSCC) did not raise objection to the additional traffic from the development passing on highway safety, including Fryern Road. WSCC gave consideration to the effects of the likely level of traffic movements from the proposed dwellings with the relationship of properties to Fryern Road, that established the acceptability of a development of this scale upon the local highway network, in accordance with HDPF policy 40 and national plan policy. As a result of this, the access arrangements in and out of the site were approved.

At outline stage, appropriate opportunities to promote sustainable transport modes were secured aligned with key movements identified in the SSWNP, including surfacing improvement to the Public Right of Way network, bus stop improvements, uncontrolled crossings, and a Travel Plan. On these matters, the proposal complies relevant policies of the SSWNP.

The RM Scheme submission details proposals that accord with the obligations related to the Outline Approval, including access onto the improved public Right of Way (to which WSCC are satisfied there is compliance with the outline approval).

The suite of engineering technical drawings shows internal street layout detail pursuant to reserved matters.

Swept path tracking plans show means of access by all modes (vehicle, foot, cycle, and wheeling) and servicing (including emergency and refuse) can pass throughout the site in all required areas, subject to operational expectation (the district council waste team raising no objection at outline stage). Fire hydrant provision is addressed by condition imposed at Outline and not required at reserved matters.

The extent of proposed s38 highway adoption is shown – this would form part of the s278/38 agreement required for access works. A road agreement for the access and off-site works secured under DC/24/2006 is now with West Sussex County Council (WSCC) Highways Agreements team for technical approval for access/highway works.

General Arrangement Plan shows suitable forward visibility within the site (25 metre on corners) and internal cul-de-sac junctions' visibility of 2.4m x 25m on to spine road. 25 metres is in accordance with design speed of 20mph – as the road is proposed for adoption the developer should propose 20mph enforceable speed limit as part of the s38 agreement.

At request, limited instances of forward visibility standards have now been amended to the satisfaction of WSCC Local Highway Authority (LHA); corner on plot 25, plot 51/52 access spur, plot 47-50 access spur, plot 61/62 access spur.

- *Parking*

The parking layout plan shows that each property will have an EV charging point.

The parking layout plan shows that where possible the parking spaces are provided to the side of the properties rather than the front so as not to dominate the street scene.

The LHA has done a thorough assessment of the parking provision based on parking demand from WSCC Guidance on Parking at New Developments against the spaces shown per plot.

Based on the breakdown of dwelling units, a total demand for 139.2 spaces could result. It should be noted that garages count as 0.5 space as per the guidance. It is also noted that with amendments made during the lifetime of the application, the allocated parking provision on site has reduced from 121 parking spaces to 113 spaces now (Parking Allocation Layout Rev C).

On this basis a total 125.5 no. resident spaces are provided (113 allocated spaces, 19 (0.5) garages, 3 carport) thus the shortfall is circa. 13.7 spaces. Visitor parking should be provided at 0.2 space per unit. This would result in total visitor parking demand of 12 x visitor spaces. 19 x visitor spaces shown exceeds this by 7 x spaces and thus it is considered some of the shortfall in resident spaces could be absorbed by the overprovision of visitor spaces. This would then result in minimal under provision of resident spaces of circa. 6.7 x spaces (132.5 – 139.2).

When the LHA assessed the proposals with the previous 121 parking spaces, under provision was circa. 4.7 x spaces. In that scenario, the LHA judged that considering the sites proximity to Storrington, Travel Plan encouraging sustainable/active travel modes and proposed active travel improvements secured under DC/24/2006 this would not result in a highway safety or capacity concern.

This is based on the WSCC LHA parking guidance that states:

5.4. To meet with current and emerging guidance on the promotion of sustainable travel modes and choices, consideration could also be given to reducing the expected level of parking demand by 10%. This is based on the Department for Transport's 'Smarter Choices' research that shows reductions in traffic movements can be achieved by up to 10 to 30% where a range of travel choices are available through provision of travel plans, public transport contributions, and other sustainable travel initiatives.

Officers are minded the under provision has increased due to the reduced parking court in the southeast corner of site. However, the increase is only an additional 2 spaces (resultant 6.7 spaces shortfall). This is still well within the 10% margin allowable under para 5.4 of the standards that LHA was comfortable in applying based on the individual merits of the proposals (and to which HDC Officers are equally content to apply).

WSCC Guidance advises that disabled/accessible parking bays should be provided at 5% of total spaces on site. The LHA accepts accessible bay provision (designating 3 visitor spaces along the adoptable

road) can be further explored at detailed design stage (s278/s38 agreement/technical approval). HDC Officers do not disagree.

- *Cycle Parking*

It is noted that a cycle store for 2 x cycles per plot is shown which is in accordance with WSCC Guidance.

Summary on parking

Officers consider that the proposed parking provision is sufficient to meet the anticipated demand of the proposed development, being in general accordance with the published WSCC Parking Standards document and HDPF/SSWNP policy provisions.

- *Pedestrian/Cyclist Interconnectivity*

Generally, it is judged the footways adjacent to carriageway and off-road paths provide good interconnectivity for pedestrians. It is acknowledged the latter are leisure routes through open space (so not adopted and not requiring LTN 1/20 compliance) and that main pedestrian and cyclist movement would be on footways adjacent carriageway and via the active travel link to Melton Drive (and link to Fryern Road) are suitable width (2m for footways and 3m for shared use route); thus this is best practise advice given.

Also recognised by the LHA as a betterment is the Officer negotiated amended location of start of the shared active travel route; where previously this was shown from rear of visitor parking space in parking forecourt for plots 35-45, this is now shown west of the parking forecourt meaning cyclists/pedestrians would not be required to join rear of manoeuvring cars and clear from motor traffic.

The internal link/path Connection to existing Public Right Of Way (PROW) SAS/2442/1 is shown. WSCC PROW team have advised the PROW footpath follows the access road (Fryern Road to West Wantley) then leaves the track and a set of steps takes it up to continue East alongside what are currently fields. Considering the steps and footpath status the LHA are satisfied with the indicative widths shown as cycles would not use this route.

External Works plan now show proposed materials throughout site. Areas of shared surface are proposed where less vehicle movements anticipated in accordance with Manual for Streets.

Footways proposed along main vehicular access routes including dropped kerb/tactile paving across cul-de-sac junctions and main spine road; these being in proposed sections of narrowing. The measurements of the internal carriageway narrowing have been included as 3.7m and 4.1m. This will act as a traffic calming measure and suitable forward visibility to allow a car to wait and give way is evident.

An uncontrolled dropped kerb/tactile paved crossing of main spine road has been secured in negotiation to improve pedestrian crossing facilities along the desire line just west of plot 21 in a position which maximises connection to adjacent footways and off road ‘leisure’ routes.

The smaller access spurs and single plot vehicle accesses will be vehicle crossovers and the larger estate junctions internally are shown as bellmouths with uncontrolled crossings. Overall Kerbing Layout plans details are accepted and would be further reviewed at detailed design stage (s278/s38 agreement/technical approval).

The timely delivery of the active travel link to Melton Drive and the access into Eastern Field and retention of both will be secured by condition.

Residential Amenity

Policy 33 of the HDPF states that development should ensure it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, for example through overlooking and noise, whilst having regard to the sensitivities of the surrounding development.

Construction Phase
In the Outline approval, Officers were satisfied amenity impacts to neighbours during the construction phase would be within tolerance, subject to conditions attached to the outline permission which would regulate construction activity. This includes control of site working practices (a restriction to construction working hours, which would also apply to delivery times) and ensuring sufficient space on site to accommodate contractor's needs (site set up, contractor parking and other mitigation measures such as dust control, artificial lighting, details of public engagement etc), to minimise the disruption on neighbouring residents and to ensure no unacceptable disturbance to nearby occupiers/users of land.

Planning officers are therefore satisfied that adverse construction impacts on neighbouring amenity can be adequately mitigated against by the conditions already imposed at outline stage (including a Construction Environmental Management Plan). There is no evidence based on the RM Scheme submission to reason why construction activity, which will be temporary in nature, need be restricted further beyond these existing safeguards.

Occupational Phase
The greatest potential for impacts upon neighbouring occupiers is to the closest residential receptors are the existing residential properties of Melton Drive, Storrington. The properties to the northern side of Melton Drive back onto the southern edge of the application site. These residences are characterised by single storey detached and semi-detached dwellings, with a number having extended into their roofs to create first floor level accommodation, some with substantial dormer window additions. These properties are afforded some views towards the site, however, the existing vegetation along this southern boundary provides screening. Those existing properties to the northern side of Melton Drive have been subject to alteration/enlargement at the rear but it remains that those with principal habitable space outlook facing northward benefit from rear gardens of some 12 – 15 metres in length.

The proposed development would avoid a back-to-back garden arrangement, with the new dwellinghouses deliberately orientated to be set back from those along Melton Drive by access drives and screened by a landscape buffer positioned outside of private gardens, and subject to management company control, which retains most existing trees and vegetation along the south site boundary. It is accepted that the highest ground level of the site lies towards the southern edge of the site and that the properties within Melton Drive are currently afforded some views across the site. Whilst the introduction of some new intervisibility between occupiers and disturbance arising from the new development is recognised by Officers, the degree of harm arising from these impacts is tempered by the orientation and building scale relationship between new and existing dwellinghouses. This, and the separation distances involved, would ensure the amenities of existing residents would not be impacted upon adversely (in terms of unacceptable overbearing and overshadowing and loss of outlook and loss of privacy and invasive overlooking). Any disturbance arising from comings and goings and use of the open space will be domestic in nature and not out of keeping in a residential environment.

The occupiers of the Listed Buildings north of the development would also experience a degree of amenity impact but given the greater distances involved, building orientations, and land levels (the Listed Building sitting at a lower height to the development proposals, beyond a dip), what impact would arise (including noise and disturbance) is not judged to be unacceptable or adverse in nature.

<u>Future Occupiers</u>

Each new dwellinghouse is of a good size internally, with suitable outdoor private amenity space, as well as communal amenity space, and set at suitable separation distances (including appreciable distance from existing neighbouring properties), such that each would provide a good standard of accommodation.

The new estate layout and natural play and managed open space provision within it (playspace, open space, other areas for landscape and public access around the housing areas), would offer future residents' satisfactory leisure and amenity recreation, complementing the other play and open space provision accessible as part of the settlement of Storrington, in accordance with the District Council's Open Space Standards and in compliance with local plan policies including of SSWNP.

- *Play Provision*

The principles to location and play provision offer on site was fixed at outline, taking account of the Council's open space standards (which includes adherence to distance rules to dwellings to avoid adverse impact onto dwelling occupier amenities (noise, disturbance, overlooking etc). No adverse harms were identified then and this is unchanged, and this is equally now the case with future dwelling occupiers of the new development. Precision on details (i.e. items of equipment and their arrangement) can be reserved by condition to this Reversed Matters approval.

Fire hydrant provision was secured at outline stage. The Council's Environmental Health Officers do not dispute the findings of the applicant's noise survey methodology and outcomes that, with appropriate mitigation, impacts for future occupiers will be tolerable. The detail of this mitigation can be secured and delivered and controlled thereafter by conditions in the event of the RM Scheme being approved.

- *Crime and anti-social behaviour*

Sussex Police has been consulted at both outline and RM stages of the development and carried out a review of both schemes at each of those stages, applying and advising on the principles of Secured By Design. At neither time has Sussex Police objected to the play space provision and how this interacts with existing residents or circulation space and future movements within the site in relation to existing neighbour site boundaries (having consideration of fear or perception of crime, anti-social behaviours and security). This includes the property boundaries along the active travel link to Melton Drive, and the necessity to address such issues via boundary improvement.

Nonetheless, Officers have secured betterment to the immediate neighbours either side of the active travel link, in negotiations in that the applicant has agreed to replace at their expense the eastern fence to Thyme Cottage and the proposed hedging to the other side would ensure privacy and security to No. 16 Melton Drive. With these measures (the details of which will be agreed by condition), Officers have demonstrated the security impacts of both neighbours have been duly given consideration and in the judgement of Officers, both neighbours would be provided privacy and security reflective to the context.

Accordingly, the development would provide for a suitable standard of accommodation for future occupiers, without unacceptably impacting on the amenities of existing residents, in accordance with HDPF policies 32 and 33.

Other Matters:

Contamination; Minerals; and Air Quality

These were matters addressed at Outline Stage, with necessary final mitigation strategies secured by way of condition and legal agreement. It is not for the RM Scheme to revisit these matters; there has been no material change in circumstance to warrant this with impacts (such as increased number of vehicular movements effects on air quality) not materially different to that assessed in the Outline Approval and not found wanting.

Climate Change

HDPF policies 35, 36 and 37 require development mitigates against impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of national policy.

The Council is satisfied the proposals minimise waste generation, maximise opportunities for re-using and recycling waste. The National Planning Policy Framework and planning policy guidance at all levels outlines the need for new development to optimise carbon savings on all development in line with energy hierarchy set out in national planning policy guidance. The scheme has been designed to optimise carbon savings generated through the fabric first approach with the utilisation of renewable energy sources and clean energy infrastructure to achieve savings in line with the building regulations. Heating and hot water will still be provided by air source heat pumps and solar photovoltaic panels.

The proposed development includes key design metrics which will be implemented on the site to achieve a highly sustainable form of development and to build resilience to climate change and reduce carbon emissions; integration of SUDS and green infrastructure to manage flood risk; dedicated refuse and recycling storage capacity; opportunities for biodiversity gain; cycle parking and Electric Vehicle charging points facilities; improved pedestrian and cycle links; and air quality mitigation strategy. These measures are deemed sufficient to satisfy current requirements of HDPF and SSWNP policies.

Drainage

As identified at outline stage, the site is covered by Environment Agency Flood Zone 1, with the main risk of flooding on this site from surface water. The outline application was accompanied by a framework Flood Risk Assessment and Outline Drainage Strategy setting out an approach for the provision of a surface water scheme. The Local Lead Flood Authority (LLFA) and Southern Water were satisfied that at the reserved matters stage (and via discharge of condition imposed at Outline stage) a suitable and practical drainage scheme could be devised to address any issue in this respect.

Accordingly, planning conditions relating to surface water drainage, foul sewerage disposal were attached to the outline planning permission (including condition 4). Aside from matters relating to the layout being secured under the current reserved matters application these matters are not material planning considerations for this application as they are already secured under the outline planning permission. The LLFA will be able to comment on the application to discharge condition 4 of the outline permission once submitted.

Notwithstanding the outstanding drainage conditions attached to DC/24/2006 that still need to be discharge, the RM Scheme submission is accompanied by drainage details and proposals that meet the requirements of the framework flood risk assessment strategy at outline stage whilst also delivering SuDs as part of a drainage strategy that utilises green spaces, permeable surface, and enhanced wildlife and biodiversity, supported by a maintenance plan to control and manage and discharge surface water across the site and disposal of foul sewerage (as detailed in Technical Note: Surface Water Drainage Statement, Overall Drainage Layout, and Infiltration basin sections and detail submitted with the RM Scheme), to which the LFFA has reviewed. The LLFA previously requested further detail on the changes being made to the proposed surface water drainage strategy from the Outline application. A technical note has been provided with further details and calculations that shows the updated drainage strategy is sufficient and viable for the site. Therefore, there is no objection to this Reserved Matters application as the information complies with NPPF, PPG and local planning policies of Horsham District Council.

The above strategy has the endorsement of the Local Lead Flood Authority (LLFA) on that basis, subject to full details to be agreed in advance of the commencement of development, which would include details as to the future management and maintenance of drainage infrastructure, as referenced by the LLFA within their response. This is secured by the discharge of suite of drainage conditions imposed at outline stage

Adopting this approach, the proposed development therefore accords with HDPF Policy 38 without need to duplicate the existing condition requirements at outline.

Ecology

HDPF Policies 25 and 31 seek to ensure development safeguards protected and priority species and delivers a proportionate biodiversity net-gain and SSWNP.

Outline Stage
Ecological matters were fully considered at outline stage with appropriate consideration given to protected and priority habitats and species were assessed and appropriate conditions imposed (including CEMP Biodiversity and Lighting Design Strategy, to secure mitigation and enhancements in relation to, amongst other things, bats, at construction and operational phases of the development as identified in the Council's Habitat Regulations Appropriate Assessment in relation to The Mens and Eborne Common SAC undertaken at Outline Stage).

The Council's ecologist has considered updated ecological evidence information submitted alongside the RM Scheme in relation to the conditions attached to the outline approval (related, amongst other ecological matters, to likely impact of development on protected and priority habitats and species (particularly bats, hazel dormice and reptiles and newts). At request of Officers, this information has been supplemented and updated during the lifetime of the application. The Council's consultant ecologist has now reviewed the Ecology Statement (Aspect Ecology, October 2026), Lighting Layouts and the Lighting Design Strategy (Aspect Ecology, October 2026) and is now satisfied that there is sufficient ecological information available to support approval of this reserved matter application.

The following matters previously addressed have now either been dealt with separately by condition or are currently being commented on: • Condition 6 Licence for Hazel Dormouse - DISC/26/0251 – Permitted • Condition 7 Reptile Mitigation Strategy - DISC/26/0251 – Permitted • Condition 8 Construction Environmental Management Plan (CEMP: Biodiversity) – DISC/26/0325 - Pending Consultation • Condition 14 Biodiversity Enhancement Strategy - DISC/26/0255 – Permitted.

These are settled matters; as the outline permission was subject to these safeguards and on the evidence of the updated Ecological Appraisal submitted in this RM submission, it is not necessary to duplicate their reassessment by further condition at reserved matters stage.

• Condition 17 Lighting Design Strategy for Biodiversity requires the identification of areas/features on site that are sensitive for Hazel Dormouse and bats and the provision of plans which demonstrate that these species will not be disturbed. The Overall Lighting Layout Drawing Number 7649-MJA-SW-XX-DR-070 Rev P2 (MJA Consulting, July 2026) and Lighting Layout Sheets 1 and 2 Drawing Number 7649-MJA-SW-XX-DR-071/072 Rev P2 (MJA Consulting, July 2026) have been submitted pursuant to condition 17. The Council's consultant ecologist is now satisfied that the above referenced documents have demonstrated the information required and is now able to support these documents in the discharge of Condition 17 until additional information has been submitted for its formal discharge.

<u>Protected Habitat and Species and Biodiversity:</u>

The Council's consultant Ecologist is satisfied there is sufficient ecological information available for determination. This provides certainty for the Council of the likely impacts on Protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable. This will enable the Council to demonstrate compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

- *Newts*

All ponds within 250m have been surveyed in 2024 except for two of these, all surveyed ponds were negative. This follows negative results from 2022 also. Given the suitability of the onsite terrestrial habitat and history of negative results, the Council's newt officer (NatureSpace) judges it disproportionate to request further survey data and notes the submitted reptile mitigation strategy will provide some protection, as will the measures proposed within the CEMP (condition 8).

- *Bats*

The site lies approximately 9.3km southeast of The Mens Special Area of Conservation (SAC) and the site is therefore within the 12.0km Wider Conservation Area for the SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). The qualifying feature for The Mens SAC is Barbastelle bat, which has been recorded within 2km of the site (Sussex Biodiversity Record Centre (SBISx) – accessed under licence). In addition, there are over 35 records of bats within 2km of the site, including Brandt's bat, Common Pipistrelle, Serotine, Soprano Pipistrelle and Noctule (SBISx – accessed under licence). One European Protected Species Mitigation Licence (EPSML) was granted for Soprano Pipistrelle 1.1km to the southeast of the site in 2015 and one EPSML was granted for Brown Long-eared, Common Pipistrelle and Serotine bat 1.9km to the southwest of the site in 2015 (MAGIC maps). The site lies approximately 15.1km southeast of Ebernoe Common Special Area of Conservation (SAC) and the site is therefore outside the 12km Wider Conservation Area for this SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). The site lies approximately 3.6km east of Arun Valley SAC, SPA and Ramsar site.

Lighting impacts need to be addressed to ensure the mitigation required to ensure the integrity of the Mens SAC and qualifying species (Barbastelle) is not impacted.

The Mens Special Area of Conservation (SAC) Appropriate Assessment
Following receipt of supplementary information, the Council's consultant Ecologist is now satisfied there is sufficient evidence to support the local planning authority's project level HRA Appropriate Assessment to record its decision. This provides certainty for the Council of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

Barbastelle may commute and forage along the treelines onsite and therefore the site could be important for Barbastelle bats within the bat sustenance zone of a bat SAC designated for this Appendix II species. Based on published data1 Natural England recommends that the Zone of Influence of 12km (as detailed on Defra's MAGIC map 2022) is used for the wider conservation area for the Sussex Bat SACs and all impacts are assessed. This development is within the 12km "wider conservation area" for The Men's SAC and lying within a 'bat sustenance zone' for Barbastelle bats, a designated feature of the SACs as identified in the Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol.

From the submitted documents, there are seven individual trees and five hedgerows on site which will be removed. This is a detail that is now fixed as opposed to at Outline stage, in relation to the spinal road access into the neighbouring field to the east. Also, more certainty is available to the proposed adoptable street lighting since outline given the progress with s278/s38 agreement/technical approval.

The EiA identifies this vegetation removal along treelines and assessed it to be minor with the EiA detailing compensatory and enhancement planting, particularly in the open space. A sensitive lighting scheme designed in accordance with Guidance will be used across the site, with all lighting angled down and away from adjacent hedge and treelines, timed to ensure periods of complete darkness.

Summary of mitigation package: Condition 17 was secured at outline stage, securing an ecologically sensitive lighting scheme which specifies that lighting should comply with Bat Conservation Trust and the Institution of Lighting Professionals, including the measures recommended by GN:08/23 (ILP).

The Council's Ecologist has commented on the submitted Lighting Layouts and the Lighting Design Strategy (Aspect Ecology, October 2026) which demonstrates there will be no illumination of sensitive habitats for bats. These documents have been secured and will be implemented in full. The avoidance and mitigation measures are considered appropriate to avoid adverse effects on the integrity of the interest features (Barbastelles) of The Men's SAC likely to occur within the site.

Conclusion: Having considered the proposed avoidance and mitigation measures above, Horsham District Council concludes that, the project will avoid an Adverse Effect on the Integrity of the Habitats sites listed in this assessment, either alone or in combination with other plan and projects. Having made this appropriate assessment of the implications of the project for the sites in view of those sites' conservation objectives and having consulted Natural England and fully considered any representation received where necessary, the authority may now agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). As the mitigation has been considered after HRA screening, this HRA Appropriate Assessment is in line with the People over Wind CJEU Court ruling.

Biodiversity Enhancements and Gain

The RM Scheme is supported by detail on landscaping master planning, planting and management around the housing areas and the open space, which, as a suite, informs a future framework for green infrastructure (by introduction of a wood-pasture landscape structure, including canopy cover woodland and trees, scrub and open grassland but retention of open grassland with scrub maintaining the more open characteristic of the existing field) suitable discharge by condition imposed at outline stage.

Reasonable biodiversity enhancement measures are set out in the Biodiversity Enhancement Strategy (Aspect June 2026), which details ecological features to be created onsite, as well as the long-term measures to ensure species currently using the site will be able to once the development is completed.

The Council's Ecologist is satisfied with the latest Net Gain Calculations so there is confidence this can be delivered in discharge of condition as required by the Outline permission.

Conclusions:

The outline planning permission established the principle of development on the site for 62 dwellings and associated infrastructure, along with access to and from the site. This Reserved Matters application is in accordance with that outline permission description and judged to be in compliance with the parameters that permission established. Therefore, the principle of development at the site remains acceptable.

The submitted Reserved Matters proposals are judged by your Officers not to generate materially significant impacts beyond those modelled at the outline stage and previously passed judgment on. This includes the less than substantial harm to the setting significance of West Wantley Farmhouse and the weighing exercise undertaken to public benefit against this harm.

The submitted matters of detail (scale, layout, landscaping, and appearance) provide an appropriate mix of housing types and sizes to meet district needs, and it is judged these are acceptable in respect of impacts on wider landscape and locality character and appearance, the South Downs National Park and Green Gap. A comprehensive suite of conditions will give control over landscaping to ensure that the visual impact of the scheme on site and surroundings is mitigated as far as possible. It is considered that the site satisfactorily retains trees that are important in the landscape, including those that contribute to dark corridors. Detailed tree protection measures and additional planting, as well as a long-term management plan for the landscaped areas, will also be secured.

The ecological impacts of the development have been robustly assessed and considered acceptable, subject to relevant mitigations. There is compliance with development plan policies in this regard also, and compliance with the Council's legal duties with completed HRA Appropriate Assessment at Reserved Matters stage.

There are no technical objections from the local highway authority to the proposed access arrangements for construction or internal estate operational requirements, with sufficient parking to meet future occupier needs and there are therefore no reasonable transport grounds to resist the proposal. The site can be satisfactorily drained meaning there are no flooding/drainage reasons to withhold permission.

The end outcome is that this RM Scheme complies with relevant national planning policy and represents sustainable development. All this would ensure compliance with development plan policies (HDPF and Storrington Sullington and Washington Neighbourhood Plan and allied village design statement), the requirements within the Section 106 Agreement, and the outline planning permission, subject to the recommended conditions set out below. It is, therefore, recommended that reserved matters be granted, subject to the conditions outlined below.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District residential	8,027.37		8,027.37
		Total Gain	**8,027.37**
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change. Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development. In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation:

Conditions:

1 **Plans list**

2 **{\b Pre-Commencement (Slab Level) Condition}:** Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the all buildings has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policies 32, 33 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

3 **{\b Pre-occupation Condition}:** Prior to the first occupation of any part of the development hereby permitted, full details of active travel link to Melton Drive and the access road and footpath to the Eastern Field works (including associated hard and soft landscaping and boundary treatments, surfacing treatment and bollards/gates, and timetable for delivery) shall have been submitted to and approved in writing by the Local Planning Authority.

The approved works shall thereafter be completed in accordance with the approved details and timetable, and shall be retained and maintained as such thereafter.

Reason: To ensure adequate vehicular and active travel access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policies 17 and 18 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

4 **{\b Pre-Occupation Condition}:** Notwithstanding the submitted details and superseding the requirements of condition 19 on the outline permission DC/24/2006, prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:

a) Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species
b) Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
c) Details of all boundary treatments such as walls, fencing and railings, including location, type, heights and materials, and including replacement eastern boundary treatment to Thyme Cottage
d) Details of minor artefacts and structures such as street furniture, play equipment and signage, including location, size, colour and specification
e) Details of existing and proposed levels for all external earthworks associated with the landscape proposals, such as SuDS, play areas, retaining walls, banking etc, including cross sections where necessary
f) Details of all external lighting

The approved hard landscaping, including boundary treatments, shall be implemented in accordance with the approved details and shall be retained and maintained as such thereafter.

The approved soft landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 32, 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

5 **{\b Pre-Occupation Condition}:** No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling, or dedicated refuse building, as shown on the approved plans. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policies 32, 33 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

6 **{\b Pre-Occupation Condition}:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved plans. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policies 17 and 18 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

7 **{\b Pre-Occupation Condition}:** No dwelling hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved drawings. The parking, turning and access facilities shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and Policies 17 and 18 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

8 **{\b Pre-Occupation Condition}:** No dwelling hereby permitted shall be occupied until the barn demolition approved in outline planning permission DC/24/2006 has been undertaken.

Reason: In mitigation of harm to the setting significance of West Wantley Farmhouse in accordance with Policy 34 of the Horsham District Planning Framework (2015).

9 **{\b Regulatory Condition}:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the character and visual amenities of the locality and/or highway safety and in the interests of the landscape and character of the surroundings including approved Character Areas of the development in accordance with Policies 32, 33 of the Horsham District

Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

10 **{\b Regulatory Condition}:** Unless otherwise shown on the approved drawings, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes AA, B, C, D, and F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the dwelling units listed below, without express planning consent from the Local Planning Authority first being obtained:-

- Plots 1, 2, 3, 4, 5, 29, 61, 62 (chalet bungalow with rooms in the roof)
- Plots 25, 26, 27 & 28 (single storey bungalow)

Reason: To the interests of the heritage asset significance setting, to safeguard the character and visual amenities of the locality, and to deliver on the Character Area qualities, and in the interests of the landscape and character of the surrounds, in accordance with Policies 32, 33, 34 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0972
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Site Overlay	SO.01 REV C	14.10.26
Plans	Site Layout	SL.01 REV C	14.10.26
Plans	Refuse Layout	RL.01 REV C	14.10.26
Plans	Parking Allocation Layout	PAL.01 REV C	14.10.26
Plans	Dwelling and Boundaries Materials Layout	DBML.01 REV C	14.10.26
Plans	Affordable Housing Layout	AHL.01 REV C	14.10.26
Plans	Storrington Tree Pit Detail 2 of 2	9037.TPD.3.1 REV B	14.10.26
Plans	Storrington Tree Pit Detail 1 of 2	9037.TPD.3.0 REV B	14.10.26
Plans	LAP Playspace Plan	9037.PSD.ASP.2.2 REV E	14.10.26
Plans	Playspace Trim Trail Plan	9037.PSD.ASP.2.1 REV E	14.10.26
Plans	LEAP Playspace Plan	9037.PSD.ASP.2.0 REV E	14.10.26
Plans	Planting Plan 7 of 7	9037.PP.1.7 REV G	14.10.26
Plans	Planting Plan 6 of 7	9037.PP.1.6 REV G	14.10.26
Plans	Planting Plan 5 of 7	9037.PP.1.5 REV G	14.10.26
Plans	Planting Plan 4 of 7	9037.PP.1.4 REV G	14.10.26
Plans	Planting Plan 3 of 7	9037.PP.1.3 REV G	14.10.26

Plans	Planting Plan 2 of 7	9037.PP.1.2 REV G	14.10.26
Plans	Planting Plan 1 of 7	9037.PP.1.1 REV G	14.10.26
Plans	Planting Plan Overview	9037.PP.1.0 REV G	14.10.26
Plans	House Block 09 Floor Plans	HB.09.p REV A	14.10.26
Plans	House Block 09 Elevations	HB.09.e REV A	14.10.26
Plans	House Block 08 Roof Plan	HB.08.r REV B	14.10.26
Plans	House Block 08 Floor Plans	HB.08.p REV B	14.10.26
Plans	House Block 08 Elevations	HB.08.e REV B	14.10.26
Plans	House Block 06 Floor Plans	HB.06.p REV B	14.10.26
Plans	House Block 06 Elevations	HB.06.e REV B	14.10.26
Plans	S38 Adoption Extent Sheet 2 Of 2	7649-MJA-SW-XX-DR-C-902 REV L3	14.10.26
Plans	S38 Adoption Extent Sheet 1 Of 2	7649-MJA-SW-XX-DR-C-901 REV L3	14.10.26
Plans	Overall S38 Adoption Extent	7649-MJA-SW-XX-DR-C-900 REV L3	14.10.26
Plans	Car vs Van Tracking Layout	7649-MJA-SW-XX-DR-C-502 REV P3	14.10.26
Plans	Fire Tender Tracking Layout	7649-MJA-SW-XX-DR-C-501 REV P5	14.10.26
Plans	Refuse Tracking Layout	7649-MJA-SW-XX-DR-C-500 REV P6	14.10.26
Plans	Kerbing Layout Sheet 2	7649-MJA-SW-XX-DR-C-407 REV P5	14.10.26
Plans	Kerbing Layout Sheet 1	7649-MJA-SW-XX-DR-C-406 REV P5	14.10.26
Plans	Overall Kerbing Layout	7649-MJA-SW-XX-DR-C-405 REV P5	14.10.26
Plans	External Works Sheet 2 OF 2	7649-MJA-SW-XX-DR-C-402 REV P5	14.10.26
Plans	External Works Sheet 1 of 2	7649-MJA-SW-XX-DR-C-401 REV P6	14.10.26
Plans	Overall External Works	7649-MJA-SW-XX-DR-C-400 REV P6	14.10.26
Plans	Lighting Layout Sheet 2 of 2	7649-MJA-SW-XX-DR-C-072 REV P6	14.10.26
Plans	Lighting Layout Sheet 1 of 2	7649-MJA-SW-XX-DR-C-071 REV P6	14.10.26
Plans	Overall Lighting Layout	7649-MJA-SW-XX-DR-C-070 REV P6	14.10.26
Plans	General Arrangement Plan	7649-MJA-SW-XX-DR-C-030 REV P7	14.10.26
Plans	Levels Layout Sheet 2 OF 2	7649-MJA-SW-XX-DR-C-010 REV P5	14.10.26
Plans	Levels Layout Sheet 1 OF 2	7649-MJA-SW-XX-DR-C-009 REV P6	14.10.26
Plans	Overall Levels Layout	7649-MJA-SW-XX-DR-C-008 REV P6	14.10.26
Plans	Drainage Layout Sheet 2 of 2	7649-MJA-SW-XX-DR-C-006 REV P5	14.10.26
Plans	Drainage Layout Sheet 1 of 2	7649-MJA-SW-XX-DR-C-005 REV P6	14.10.26
Plans	Overall Drainage Layout	7649-MJA-SW-XX-DR-C-004 REV P6	14.10.26
Plans	Engineering Layout Sheet 2 of 2	7649-MJA-SW-XX-DR-C-003 REV P5	14.10.26
Plans	Engineering Layout Sheet 1 of 2	7649-MJA-SW-XX-DR-C-002 REV P6	14.10.26

Plans	Overall Engineering Layout	7649-MJA-SW-XX-DR-C-001 REV P6	14.10.26
Plans	PRE-DEVELOPMENT HABITAT	20134/BNG1	05.08.26
Plans	POST-DEVELOPMENT HABITAT	20134/BNG2	05.08.26
Plans	GENERAL ARANGEMENT PLAN	7649-MJA-SW-XX-DR-030 REV P4	22.07.26
Plans	KERBING LAYOUT SHEET	7649-MJA-SW-XX-DR-406 REV P2	22.07.26
Plans	KERBING LAYOUT SHEET	7649-MJA-SW-XX-DR-407 REV P2	22.07.26
Plans	Street Elevations	SE.01 REV B	22.07.26
Plans	HOUSE TYPE 1405 - VARIATION A, Plot 5 - ELEVATIONS	HT.1405-A.e, REV B	22.07.26
Plans	HOUSE TYPE 1371 - VARIATION A, Plot 61 - ELEVATIONS	HT.1371-A.e, REV B	22.07.26
Plans	HOUSE BLOCK 04, Plots 26, 27 and 28 - ELEVATIONS	HB.04.e REV A	22.07.26
Plans	TWIN GARAGE FLOOR & ELEVATION PLANS	TGAR.pe REV A	16.06.26
Plans	SINGLE GARAGE FLOOR & ELEVATION PLANS	SGAR.pe REV A	16.06.26
Plans	Location Plan	LP.01 Rev A	16.06.26
Plans	HOUSE TYPE MAISONETTE - PLOTS 8 AND 9 - FLOOR PLANS	HT.MAIS.p REV A	16.06.26
Plans	HOUSE TYPE MAISONETTE, PLOTS 8 AND 9 - ELEVATIONS	HT.MAIS.e REV A	16.06.26
Plans	HOUSE TYPE 1867 - OPTION 3, PLOTS 14 as drawn AND 58 handed - ELEVATIONS	HT.1867-3.e REV A	16.06.26
Plans	HOUSE TYPE 1867 - OPTION 2, Plots 33 as drawn and 21 Handed - ELEVATIONS	HT.1867-2.e REV A	16.06.26
Plans	HOUSE TYPE 1867 - OPTION 1, Plots 12 and 47 as drawn and 24, 48 and 52 Handed - ELEVATIONS	HT.1867-1.e REV A	16.06.26
Plans	HOUSE TYPE 1867, Plots 12, 14, 33 and 47 as drawn and 21, 24, 48, 52 and 58 Handed - FLOOR PLANS	HT.1867.p REV A	16.06.26
Plans	HOUSE TYPE 1730, Plots 13 and 22 - FLOOR PLANS	HT.1730.p REV A	16.06.26
Plans	HOUSE TYPE 1730, Plots 13 and 22 - ELEVATIONS	HT.1730.e REV A	16.06.26
Plans	HOUSE TYPE 1449, Plots 56 as drawn and 16 and 34 handed - FLOOR PLANS	HT.1449.p REV A	16.06.26
Plans	HOUSE TYPE 1449, Plots 56 as drawn and 16 and 34 handed - ELEVATIONS	HT.1449.e REV A	16.06.26
Plans	HOUSE TYPE 1405 - VARIATION A, Plot 5 - FLOOR PLANS	HT.1405-A.p REV A	16.06.26
Plans	HOUSE TYPE 1405 OPTION 2, Plot 62 - FLOOR PLANS	HT.1405-2.p REV A	16.06.26
Plans	HOUSE TYPE 405 - OPTION 2, Plot 62 - ELEVATIONS	HT.1405-2.e REV A	16.06.26
Plans	HOUSE TYPE 1405 OPTION 1, Plot 1 - FLOOR PLANS	HT.1405-1.p REV A	16.06.26
Plans	HOUSE TYPE 1405 - OPTION 1, Plot 1 - ELEVATIONS	HT.1405-1.e REV A	16.06.26
Plans	HOUSE TYPE 1387, Plot 3 As drawn and Plot 2 handed - FLOOR PLANS	HT.1387.p REV A	16.06.26
Plans	HOUSE TYPE 1387, Plot 3 As drawn and Plot 2 handed - ELEVATIONS	HT.1387.e REV A	16.06.26

Plans	HOUSE TYPE 1371 VARIATION A Plot 61 - FLOOR AND ROOF PLANS	HT.1371-A.p REV A	16.06.26
Plans	HOUSE TYPE 1371, Plot 4 - FLOOR PLANS	HT.1371.p REV A	16.06.26
Plans	HOUSE TYPE 1371, Plot 4 - ELEVATIONS	HT.1371.e REV A	16.06.26
Plans	HOUSE TYPE 1329 - OPTION 2, Plot 15 - ELEVATIONS	HT.1329-2.e REV A	16.06.26
Plans	HOUSE TYPE 1329 - OPTION 1, Plots 54 and 57 - ELEVATIONS	HT.1329-1.e REV A	16.06.26
Plans	HOUSE TYPE 1329, Plots 54 and 57 as drawn and Plot 15 Handed - FLOOR PLANS	HT.1329.p REV A	16.06.26
Plans	HOUSE TYPE 1152 - VARIATION A - OPTION 3, Plot 51 as drawn and Plots 53 and 55 handed - ELEVATIONS	HT.1152-A-3.e REV A	16.06.26
Plans	HOUSE TYPE 1152 - VARIATION A - OPTION 2, Plot 59 - ELEVATIONS	HT.1152-A-2.e REV A	16.06.26
Plans	HOUSE TYPE 1152 - VARIATION A - OPTION 1, Plot 60 - ELEVATIONS	HT.1152-A-1.e REV A	16.06.26
Plans	HOUSE TYPE 1152 - VARIATION A , Plots 51, 59 and 60 as drawn and Plots 53 and 55 Handed - FLOOR PLANS	HT.1152-A-p REV A	16.06.26
Plans	HOUSE TYPE 1152 - OPTION 3, Plot 49 - ELEVATIONS	HT.1152-3.e REV A	16.06.26
Plans	HOUSE TYPE 1152 - OPTION 2, Plot 30 - ELEVATIONS	HT.1152-2.e REV A	16.06.26
Plans	HOUSE TYPE 1152 - OPTION 1, Plot 50 as drawn and plot 17 handed - ELEVATIONS	HT.1152-1.e REV A	16.06.26
Plans	HOUSE TYPE 1152, Plots 30, 49 and 50 as drawn and Plot 17 handed - FLOOR PLANS	HT.1152.p REV A	16.06.26
Plans	HOUSE TYPE 1118 - VARIATION A, Plot 20 - FLOOR PLANS	HT.1118-A.p REV A	16.06.26
Plans	HOUSE TYPE 1118 - VARIATION A, Plot 20 - ELEVATIONS	HT.1118.A.e REV A	16.06.26
Plans	HOUSE TYPE 1118, Plot 23 - FLOOR PLANS	HT.1118.p REV A	16.06.26
Plans	HOUSE TYPE 1118, Plot 23 - ELEVATIONS	HT.1118.e REV A	16.06.26
Plans	HOUSE TYPE 955 VARIATION B, Plot 25 - FLOOR AND ROOF PLANS	HT.955-B.p REV A	16.06.26
Plans	HOUSE TYPE 955 VARIATION B, Plot 25 - ELEVATIONS	HT.955-B.e REV A	16.06.26
Plans	HOUSE TYPE 955 VARIATION A, Plot 29 - FLOOR PLANS	HT.955-A.p REV A	16.06.26
Plans	HOUSE TYPE 955 VARIATION A, Plot 29 - ELEVATIONS	HT.955.A.e REV A	16.06.26
Plans	HOUSE BLOCK 07, Plots 38, 39 and 40 - ROOF PLAN	HB.07.r REV A	16.06.26
Plans	HOUSE BLOCK 07, Plots 38, 39 and 40 - FLOOR PLANS	HB.07.p REV A	16.06.26
Plans	HOUSE BLOCK 07, Plots 38, 39 and 40 - ELEVATIONS	HB.07.e REV A	16.06.26
Plans	HOUSE BLOCK 05, Plots 31 and 32 - FLOOR PLANS	HB.05.p REV A	16.06.26
Plans	HOUSE BLOCK 05, Plots 31 and 32 - ELEVATIONS	HB.05.e REV A	16.06.26
Plans	HOUSE BLOCK 04, Plots 26, 27 and 28 - FLOOR AND ROOF PLANS	HB.04.p REV A	16.06.26

Plans	HOUSE BLOCK 03, Plots 18 and 19 - FLOOR PLANS	HB.03.p REV A	16.06.26
Plans	HOUSE BLOCK 03, Plots 18 and 19 - ELEVATIONS	HB.03.e REV A	16.06.26
Plans	HOUSE BLOCK 02, Plots 10 and 11 - FLOOR AND ROOF PLANS	HB.02.p REV A	16.06.26
Plans	HOUSE BLOCK 02, Plots 10 and 11 - ELEVATIONS	HB.02.e REV A	16.06.26
Plans	HOUSE BLOCK 01, Plots 6 and 7 - FLOOR AND ROOF PLANS	HB.01.P REV A	16.06.26
Plans	HOUSE BLOCK 01, Plots 6 and 7 - ELEVATIONS	HB.01.e REV A	16.06.26
Plans	GARDEN SHED FLOOR & ELEVATION PLANS	GS.pe REV A	16.06.26
Plans	KERBING LAYOUT SHEET 2 OF 2	7649-MJA-SW-XX-DR-407 REV P1	16.06.26
Plans	INFILTRATION BASIN SECTIONS AND DETAIL	7649-MJA-SW-XX-DR-210 REV P1	16.06.26
Plans	LONGITUDINAL SECTIONS SHEET 3	7649-MJA-SW-XX-DR-102 REV P1	16.06.26
Plans	LONGITUDINAL SECTIONS SHEET 2	7649-MJA-SW-XX-DR-101 REV P1	16.06.26
Plans	LONGITUDINAL SECTIONS SHEET 1	7649-MJA-SW-XX-DR-100 REV P1	16.06.26

DELEGATED

Case Officer sign/initial Matthew Porter Date: 21-10-2026

Authorising Officer sign/initial Adrian Smith Date: 21/10/2026