

**HNW
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Land West of Ravenscroft, Storrington

Design and Access Statement



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Project Name Land West of Ravenscroft, Storrington

Client Name A2Dominion

Project Number 26025

Document Title Design and Access Statement

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Contents

Introduction and Development Description	4	RESIDENTIAL PARCEL PROPOSALS	
WHOLE SITE CONTEXT		Site Analysis	21
Site Location	6	Site Access & Tree Removal	22
Local Authority Site Areas	7	Development Opportunities Plan	23
Site Photos	8	Layout - Proposed Site Plan	24
Outline Planning Context	11	Comparison of Proposed Residential Layout with Outline Planning Consent	25
Whole Site Analysis	12	Massing - Proposed Site Elevations	26
Whole Site Strategy	13	Amount - Housing Mix	28
Whole Site Landscape Framework	14	Amount - Schedule of Accommodation	29
COMMUNITY PARKLAND PROPOSALS		Access - Proposed Access Plan	30
Community Parkland Design	16	Residential Landscape Proposals	31
		Amenity - Landscape and Garden Areas	34
		Layout - Example House Type	35
		Layout - Inclusive Access	36
		Sustainability and Secured By Design	37
		Appearance - Boundary Treatment	38
		Summary of Surrounding Built Character	39
		Appearance - Material Palette	40
		Appearance - Material Strategy Plan	41
		Proposed Views	42
		Summary	47

Introduction

This Design and Access Statement is submitted in support of the Reserved Matters Submission comprising: Layout; Landscaping; Scale; and, Appearance pursuant to Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT).

The site crosses the Horsham/SDNPA boundary and that two separate but coordinated/identical submissions are being made to the respective LPAs, each supported by the same DAS so that the overall proposal can be understood as one integrated scheme.

The original Hybrid Application Description of Development comprises:

‘Hybrid application consisting of full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes with all matters reserved except access (excluding internal estate roads) from Ravenscroft, and new community parkland.’

Address

Land West of Ravenscroft, Storrington, West Sussex, RH20 4EH.

Design Principles

The vision for the development is to provide an exemplary high quality and sustainable residential addition to Storrington which is sensitive to the adjacent landscape setting of the South Downs National Park, integrates well with existing adjacent residential areas and promotes long term health and cohesion of the community.

KEY

-  Planning Application Boundary
-  Relocation and Enhancement of Ravenscroft Allotments Site Boundary (Planning ref. SDNP/21/04702/OUT)
-  South Downs National Park
-  Storrington Conservation Area



Site Location Plan

WHOLE SITE CONTEXT

Site Location

Please refer to the separate planning statement prepared by Neame Sutton that supports this application.

The site is located on the southern edge of Storrington, a larger village/small town in West Sussex identified in the Horsham District Planning Framework as a sustainable settlement with a good range of services, facilities, employment opportunities, and public transport connections.

The village is centred around the A283 (Pulborough Road), which links to the A24, Steyning and Pulborough. The historic core of Storrington lies to the north-west of the site within the Storrington Conservation Area, containing several listed buildings including St Mary’s Church and St Joseph’s Abbey, whose grounds directly adjoin the site.

The site extends to approximately 10 hectares and comprises five field parcels. The new allotment area, which has planning consent, is outwith the site boundary.

There is no general public access to the site, and access to the allotments is restricted to plot holders. A public footpath (Footpath 2685) runs immediately adjacent to the eastern boundary, connecting through surrounding fields to Chantry Lane to the south-east. Greyfriars Lane provides access to Footpath 2249, which extends southwards towards Chantry Hill.

- KEY
- Planning Application Boundary
- Ownership Boundary
- Storrington Conservation Area
- Listed Buildings



Site Location Plan 1:2500

Local Authority Site Areas

The site straddles two local planning authority areas.

The northern parcel sits in Horsham District Council, consists of two fields and extends to 2.16 Ha. This parcel is occupied by the existing community allotments, arranged in a regular layout and generally well maintained. This parcel, together with the adjacent field immediately to the south, which has no public access, is allocated for housing and allotments within the Storrington, Sullington & Washington Neighbourhood Plan 2018-2031.

The southern parcel consisting of three field parcels lie beyond the settlement boundary and are within the South Downs National Park. These areas comprise rough, unmanaged grassland interspersed with remnant tree lines and are not publicly accessible.

The site contains a number of over-mature hedgerows and mature trees, some of which are dead or in decline. The landform generally slopes from south to north, falling from approximately 55m AOD to 45m AOD.

Within the unmanaged grassland, the topography is more varied, characterised by incidental hollows, localised ridges, and a series of small streams and drainage ditches both within and along the boundaries of the site.

KEY

Planning Application Boundary

Ownership Boundary

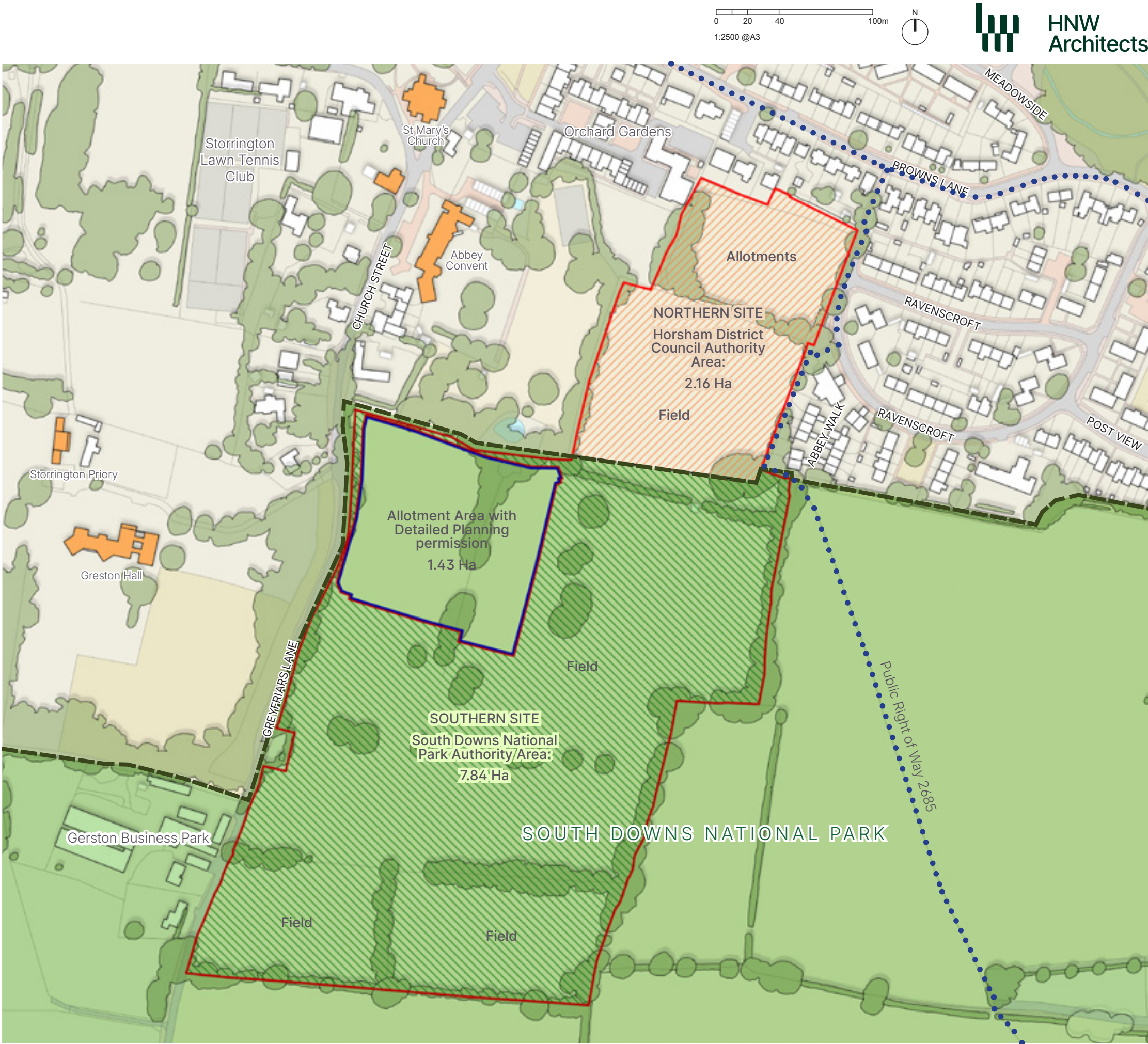
South Downs National Park

South Downs National Park Authority Area

Horsham District Council Authority Area

Listed Buildings

Existing Public Right of Way



Site Location Plan 1:2500



1. View of Abbey Walk parking area on Ravenscroft



2. SDNPA key view looking north along PRow



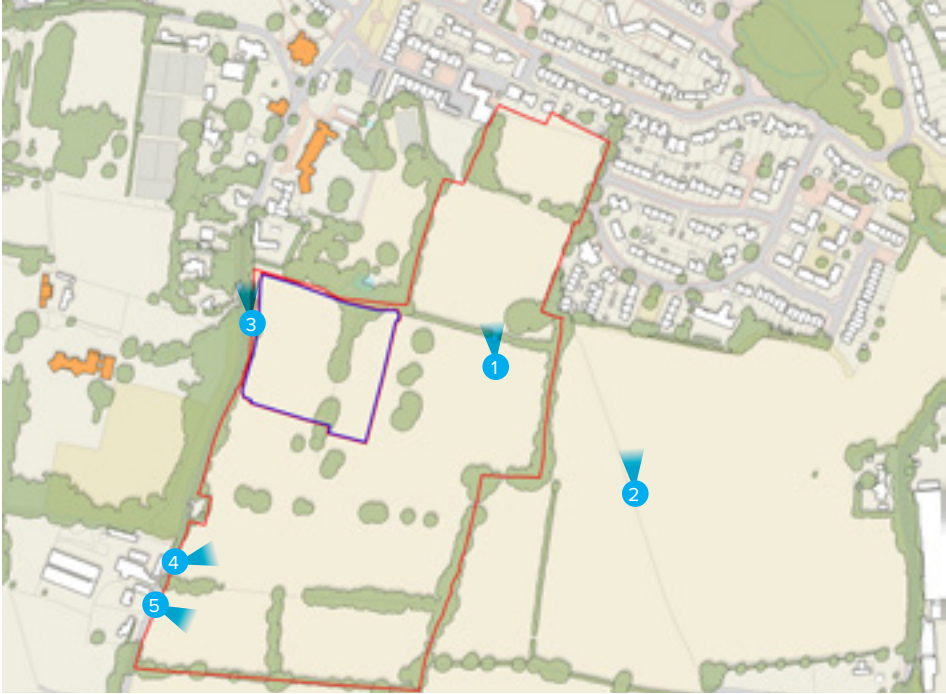
3. View along Greyfriars Lane looking north



4. View of field from Greyfriars Lane



5. View of southern wetland fields from Greyfriars Lane



Photograph Location Key



1. View of Abbey Walk parking area on Ravenscroft



2. View of southern field



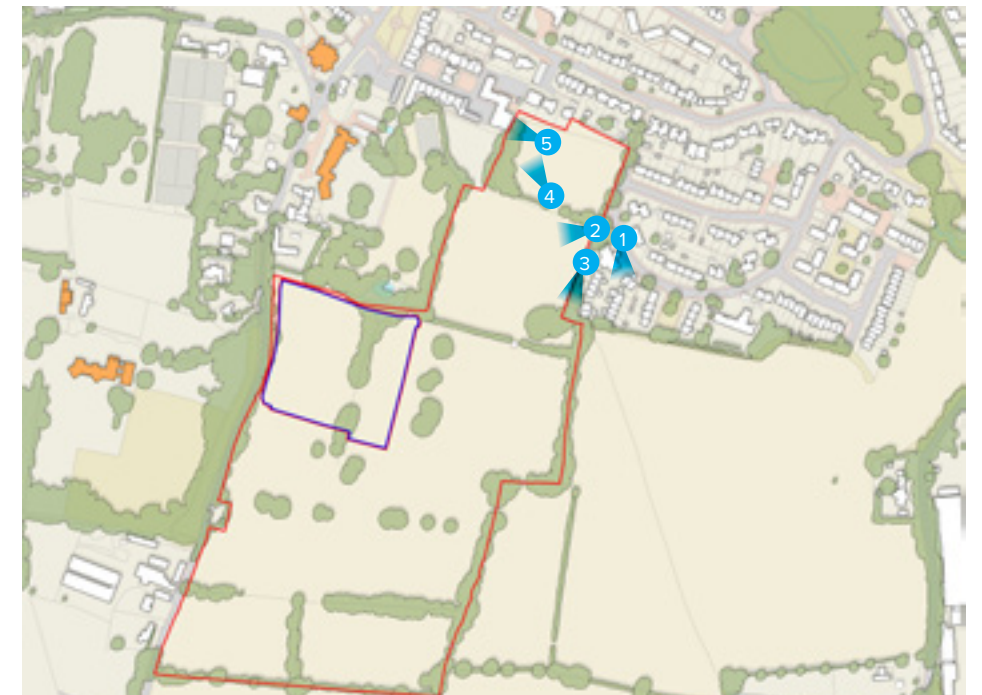
3. View looking south along pedestrian footpath running along the rear of Abbey Walk



4. View of allotments in northern field



5. View from existing allotments on site looking westwards towards Orchard Gardens development



Photograph Location Key



6. View looking westwards along Ravenscroft towards site



7. View of three storey buildings on Ravenscroft



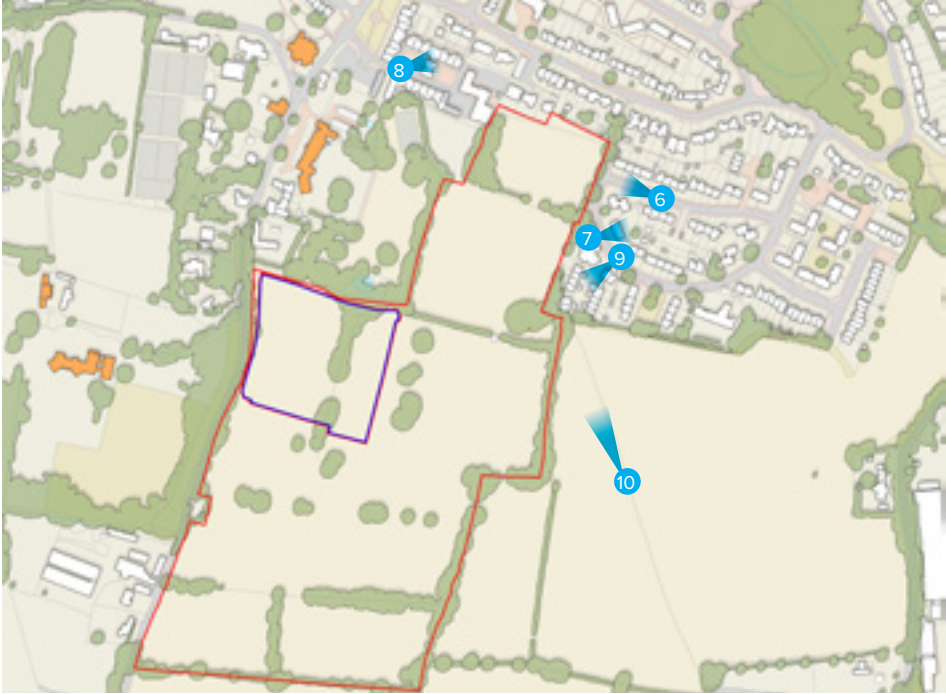
8. View of Orchard Gardens development



9. View of Abbey Walk housing



10. Key View looking northwards along PRow



Photograph Location Key

Outline Planning Context

The proposals included in this Design and Access Statement build upon the outline planning consent layout.

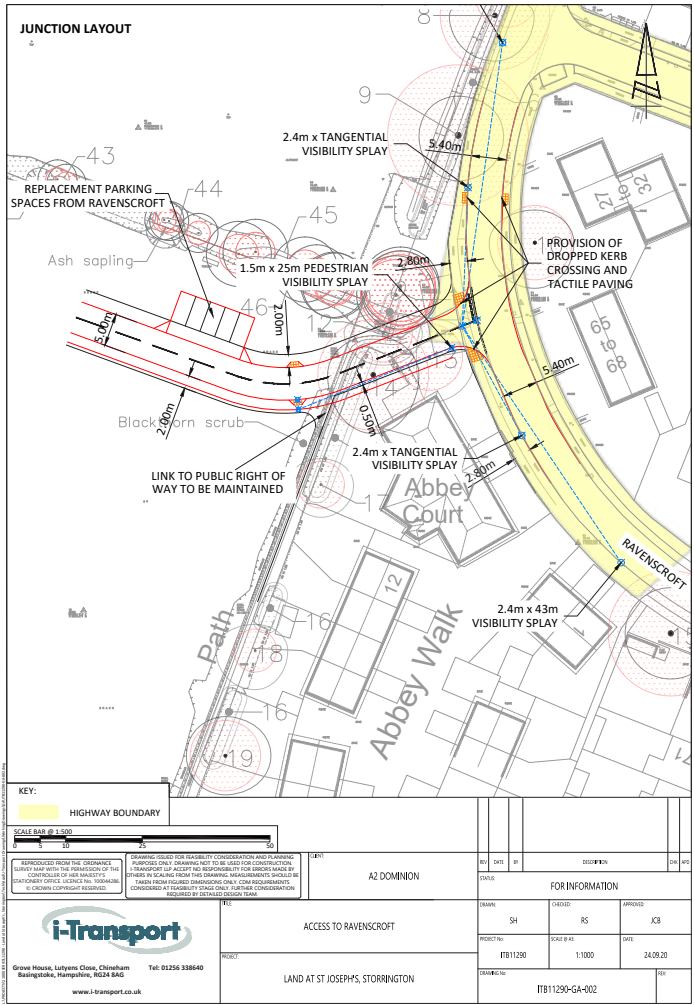
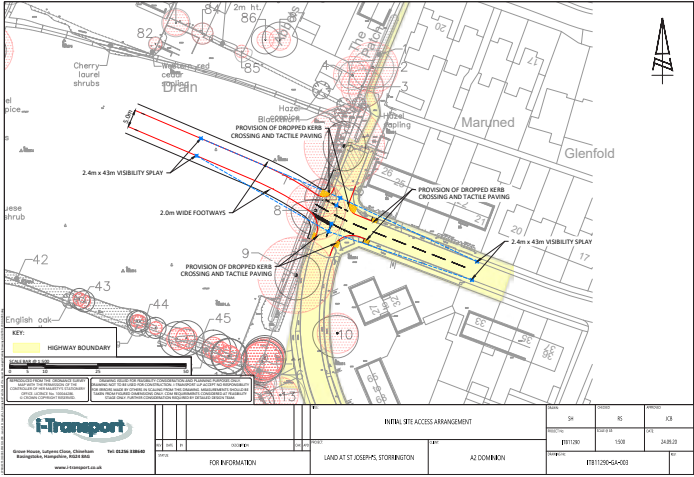
Outline Planning Consent

DC/21/2086 or PP-10180177

Land West of Ravenscroft Storrington West Sussex RH20 4EH

Hybrid application consisting of full permission for the relocation and enhancement of the Ravenscroft Allotment site and Outline Planning Permission for up to 78 homes with all matters reserved except access (excluding internal estates roads) from Ravenscroft, and new community parkland.

This reserved matters application builds on the on the outline approval to clear the reserved matter comprising: Layout; Landscaping; Scale; and, Appearance. A series of design principles have been developed to underpin the reserved matters design:



Site Access drawings



Illustrative Outline Application Whole Site Masterplan by others

Whole Site Analysis

Site Constraints include:

- Sensitivity of adjacent Storrington Conservation Area and South Downs National Park and elevated views from the South Downs on the site
- Existing trees and their root protection areas on site boundaries in the east and west
- Sensitivity of the residential dwellings to the north and east
- A number of open drainage ditches running around the northern side of the site with a 3m wide easement zone from the top of ditch
- A building exclusion zone on the north west corner
- A public right of way footpath running from Ravenscroft along the south eastern boundary of the site
- Locations of proposed site access points are fixed from outline consent
- Providing access to consented allotments area through site

KEY

- Planning Application Boundary
- Ownership Boundary
- - - South Downs National Park Boundary
- Storrington Conservation Area
- Listed Buildings
- ... Public Right of Way
- ... Drainage Ditches



Whole Site Strategy

The site presents a range of opportunities to deliver housing, community facilities and green infrastructure in a way that responds positively to its landscape setting and local character.

Northern Residential Area The northern parcel is a sustainable and logical extension of the existing settlement, closely related to the current built-up edge and previously identified for development through the Neighbourhood Plan process. Development should reflect the character and density of surrounding housing while making efficient use of the site.

The southern boundary of the housing parcel represents the most sensitive interface with the countryside. Development should adopt an appropriate scale, density and building form with structural planting that creates a gradual, well-landscaped transition between housing and the rural landscape.

Southern Community Parkland The southern parcel is more environmentally sensitive due to its location within the National Park. Existing mature trees are an important landscape feature and should be retained and protected, with development designed around their long-term growth and amenity impacts.

Landscape and National Park Setting The South Downs National Park Authority has highlighted the importance of maintaining an attractive settlement edge when viewed from nearby public rights of way. The masterplan should retain a landscaped, open setting to footpaths and incorporate additional structural planting, particularly in the south-eastern corner, to soften views and strengthen landscape character.

Allotments The proposed allotments are well connected to the existing community and benefit from natural screening provided by mature trees.

Community Parkland and Green Infrastructure A new Community Park would deliver significant public open space, increasing opportunities for recreation and access to the National Park. It would also provide extensive green infrastructure, helping to strengthen landscape character, improve the appearance of the settlement edge and mitigate visual impacts from sensitive viewpoints.

New Connections The proposals offer opportunities to create new pedestrian links to Greyfriars Lane and the wider South Downs path network, improving accessibility and recreational opportunities. These routes could also strengthen connections between the National Park and Conservation Area through attractive landscaped spaces.



Development Opportunities Plan 1:2500

Whole Site Landscape Framework

OVERALL SITE AREA - 10.0 Ha

Northern Parcel - 2.16 Ha
consisting of:

- Development Site Area - 1.80 Ha
- Ecology Corridor - 0.19 Ha
- Exclusion Zones - 0.17 Ha

Southern Parcel Community Parkland Area - 7.84 Ha
consisting of:

- SDNP Landscape Edge - 0.23 Ha
- Amenity Grassland - 2.30 Ha
- Meadow Grassland - 2.60 Ha
- Retained Wet Grassland - 1.48 Ha
- Existing Hedgerows and Treebelts - 1.22 Ha

KEY

Planning Application Boundary

Ownership Boundary

COMMUNITY PARKLAND PROPOSALS

Community Parkland Design

0 10 20 30 40 50m
1:1000 @A3



Turley

Soft Landscape Plan

The Country Park is characterised by a naturalistic and informal landscape, ensuring that this part of the Site responds sensitively to, and remains in keeping with, the wider landscape character of the South Downs National Park.

- The existing landscape character of the Country Park will be largely retained. Key landscape assets, including mature trees and dense vegetation along the field boundaries and Site perimeter, will be preserved and integrated within an enhanced landscape setting.
- New native hedgerows will reinstate historic field boundaries and reinforce the alignment of existing tree lines. These hedgerows will provide additional visual containment while enhancing habitat connectivity and biodiversity value.
- New native trees have been carefully positioned to introduce visual interest and create focal points within the landscape. The proposed species have been selected for their value to local birds, foraging species and pollinators, supporting a more diverse and resilient landscape.
- Flowering amenity grassland is proposed within the northern part of the Country Park, providing flexible amenity space suitable for a range of informal outdoor activities while contributing seasonal colour and ecological value.
- Towards the southern boundary of the Site, the landscape becomes progressively more naturalistic with limited access. Species-rich meadow grassland is proposed alongside the existing areas of dense vegetation, while the existing wet meadow grassland will be retained. Together, these habitats will create a layered landscape structure, supporting local biodiversity and strengthening the ecological character of the Country Park.



Proposed Community Parkland Plan 1:1000

Hard Landscape Plan

The use of hard landscape materials within the Country Park will be limited to maintain its rural and naturalistic landscape character. A self-binding, compacted gravel surface in a natural buff tone will provide an accessible route connecting the proposed residential area with the approved allotments. Elsewhere, a more informal, meandering footpath formed through mown grass will provide pedestrian access across the wider parkland.

A small children’s play area will provide a range of trim trail equipment, predominantly constructed from timber to complement the rural character of the Country Park and assimilate sensitively within the setting of the South Downs National Park. The equipment will be low in height and, together with the existing dense vegetation along the Site boundaries, will have limited visibility in views from the National Park.

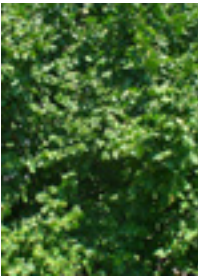
Planting Palette

Proposed Trees A range of large, medium and small trees suited to public open spaces have been proposed to help provide added structure, habitat value, and to contribute to the landscape character of the Country Park. Native species such as alder, oak, and field maple, have been prioritised for their seasonal interest and wildlife value.

Proposed Native Hedgerow Species-rich hedgerows have been proposed to provide visual containment to the Country Park and to support biodiversity. Species such as hawthorn, blackthorn and holly have been suggested due to their foraging value for local wildlife and pollinators.

Grassland A range of grass mixes including wildflower meadow mixes suited to both shaded areas and attenuation basins have been proposed to improve local biodiversity and provide a naturalistic edge to the Site.

Native Scrub and Hedgerow



Hazel



Hawthorn



Blackthorn



Dog Rose



Sweet Briar



Common Gorse



Guelder Rose

Grassland



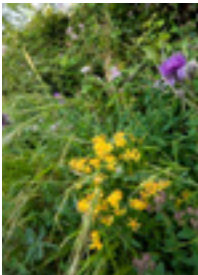
EG22 Strong Lawn
Grass Mixture



EL1 Flowering Lawn
Mixture



EM3 Special
General Purpose
Meadow Mixture



EH1 Hedgerow
Mixture

Public Open Space Trees - Feature



Common Alder



Hornbeam



Common Beech



English Oak

Public Open Space Trees - Medium



Field Maple



Silver Birch



Common
Whitebeam



Wild Cherry

Public Open Space Trees - Small



Common Hawthorn



Crabapples



Rowan

Natural Play Elements:



1. Wobble Board

AGE RANGE: 18 months - 6 years
The Wobble Board's wobbling walkway is designed to push children's balancing skills to the max as they work their way to the end.



2. Inclined Twine

AGE RANGE: 3 - 14 years
The angled balance beams and weave poles will test children's balance and coordination as they shuffle their way to the other side.



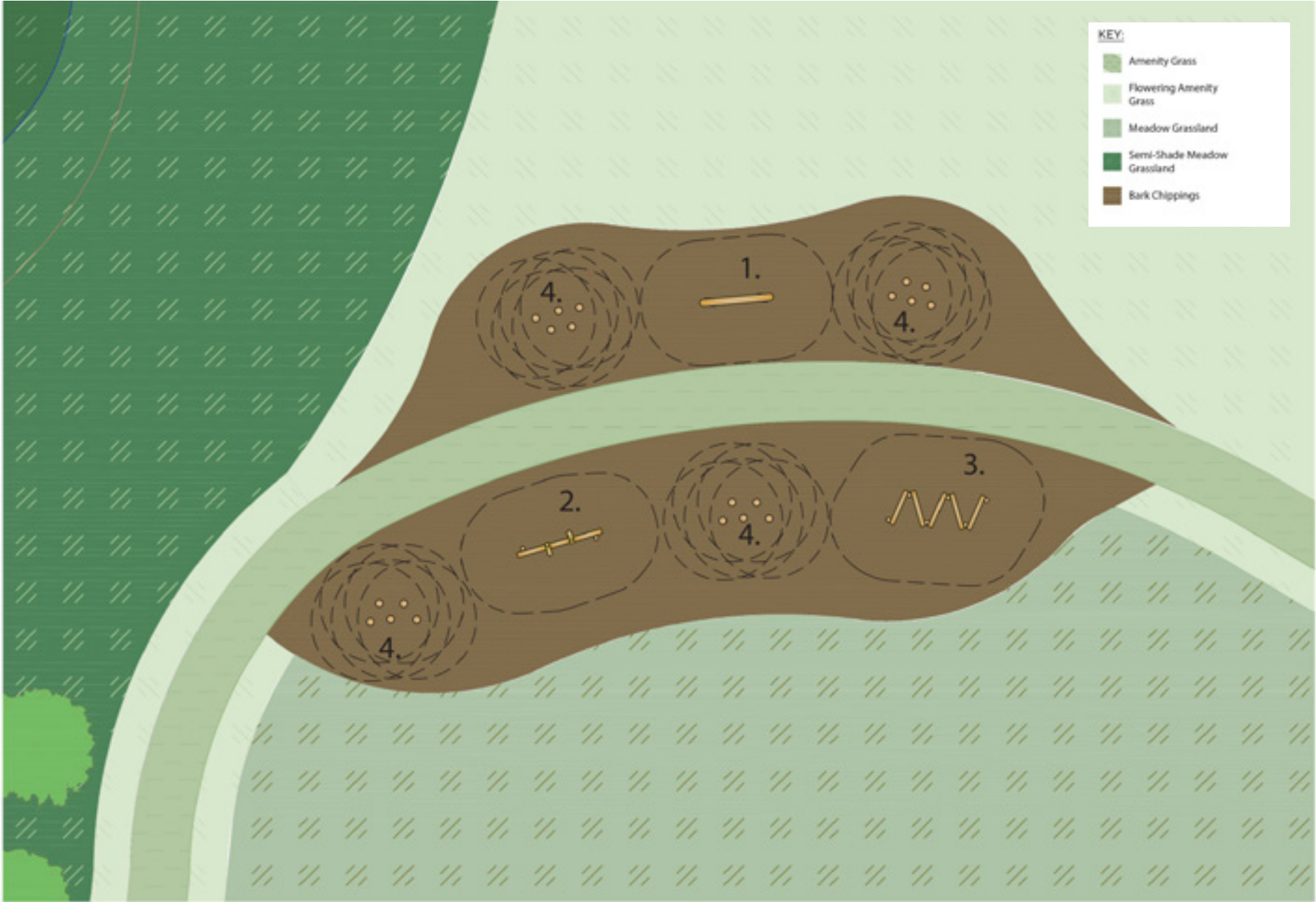
3. Zig Zag Stepper

AGE RANGE: 3 - 14 years
A combination of 5 beams in a zig-zag formation with foot grips. Improves balance & coordination.



4. Log Walk

AGE RANGE: 18 months - 6 years
Log Walks create great stepping stones for children to enjoy. Perfect playground fillers.



Location Plan:



Play Area subject to detailed design from a qualified play specialist in accordance with BS EN 1176 & BS EN 1177.
Natural play equipment available from Playdale or similarly approved supplier.



Sketch Aerial of Whole Site Proposals