From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 November 2026 09:01:40 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1527
Categories: Comments Received

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/11/2026 9:01 AM.

Application Summary

Address:	Land West of Ravenscroft Storrington West Sussex RH20 4EH
Proposal:	Reserved Matters Submission comprising: Layout; Landscaping; Scale; and, Appearance pursuant to Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT).
Case Officer:	Kate Turner

Click for further information

Customer Details

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

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Land West of Ravenscroft, Storrington Reserved matters application DC/26/1527 | Comments for Storrington & Sullington Parish Council This response concerns the detailed layout, landscaping, scale and appearance of the proposed 78 homes. The principle of up to 78 dwellings has already been established through the earlier hybrid consent and appeal decisions. The Parish Council therefore seeks improvements to the quality of the scheme rather

than reopening the principle of development.

Positive aspects of the proposals

The Council welcomes the proposed 35% affordable housing, community parkland, improved allotments and provision for pedestrian access. The Design and Access Statement includes a small natural play area within the parkland, alongside proposals for wildflower grassland, native scrub, hedgerows, new trees and an ecological corridor. The proposed landscape buffer adjoining the South Downs National Park is also welcome.

The stated commitment to air source heat pumps, solar panels and a fabric-first approach to energy efficiency is positive. It is also encouraging that a dedicated Lighting Impact Assessment has been undertaken and predicts low light levels along the sensitive ecological corridor. These commitments should be secured through the detailed design, conditions and long-term management arrangements.

1. Overall design quality and local character

The residential layout appears overly regimented and repetitive for this sensitive edge-of-village location. Although the applicant proposes pitched roofs, gables, red and buff brick and clay or slate-coloured roof coverings, the repeated house forms, relatively plain elevations and similar roof profiles risk producing a generic estate rather than a development reflecting Storrington's distinctive character.

The Council requests more varied rooflines and gabled frontages, greater articulation of elevations, better-proportioned windows, more distinctive entrances and porches, and a less uniform arrangement of buildings. Materials should be carefully specified and selected for their quality and relationship to the village's traditional buildings. The objective is a coherent but varied design, not superficial historic decoration.

2. Parking, streetscape and front gardens

Parking is a particularly prominent feature of the submitted layout. The Transport Statement identifies 155.5 parking spaces overall, including spaces associated with the allotments and replacement provision. The landscape drawings identify approximately 2,680 sq m of parking areas compared with 766 sq m of front garden planting. While some side parking is already proposed, long runs of parking and hard surfacing appear likely to dominate parts of the streetscape.

The Council requests a review of the parking arrangement to provide more side or less visually intrusive parking where practicable, break up linear parking with substantial planting, and create more generous and attractive planted frontages. The public realm should be designed around people, trees and gardens rather than the visual demands of parked cars.

3. Density, layout and residential amenity

The 78 dwellings are concentrated within a relatively compact residential parcel. The landscape drawings identify approximately 18,006 sq m of residential development land, equivalent to around 43 dwellings per hectare within that defined area. This figure is indicative, as density depends on the precise land area used. The

concern is not the numerical density alone but the resulting relationship between homes, parking, private gardens and shared open space.

Some private gardens and frontages appear modest. The Council requests confirmation that every dwelling has adequate usable outdoor space, privacy, daylight and outlook, and that the spaces between buildings are not excessively constrained. The central green should be genuinely attractive and useful, rather than serving principally as a setting for roads and visitor parking.

4. South Downs National Park and landscape setting

The development lies immediately alongside the South Downs National Park, and the wider consent spans the planning authority boundary. This exceptional location calls for particular care in the appearance of the new settlement edge, including its roofscape, boundary treatments, lighting and views from surrounding countryside.

The proposed landscaped buffer is welcome, but its effectiveness should be demonstrated through appropriate views and seasonal assessment, recognising that deciduous planting provides less screening in winter. The Council seeks a softer, more varied built edge, robust protection of existing trees and hedgerows, and clear commitments to establishing and maintaining the proposed planting.

5. Historic environment and St Joseph's Abbey Convent

The site is close to the Grade II listed St Joseph's Abbey Convent and the Storrington Conservation Area. The submitted Cultural Heritage Addendum records that the earlier appeal decision established the principle of housing while recognising the importance of sensitive design and landscaping at the conservation area boundary.

The Council is concerned that the present architectural treatment does not yet demonstrate sufficient regard for this historic setting. It requests a more carefully considered relationship between the new buildings, the listed complex and the historic village, including the scale and rhythm of frontages, roof forms, materials, landscaping and boundary treatments. The heritage assessment should be reflected in the finished design, not simply acknowledged in supporting documents.

6. Dark skies and ecological protection

The Lighting Impact Assessment predicts less than 0.4 lux along light-sensitive ecological areas and concludes that the assessed lighting scheme meets relevant guidance. This is welcome, but the Council seeks enforceable controls to ensure that the eventual installation, operation and future alterations do not increase light spill towards the National Park or wildlife corridors.

Lighting should be kept to the minimum necessary for safety, with appropriate shielding, warm colour temperature, directional control and, where suitable, dimming or curfews. The implications of domestic external lighting and communal lighting should also be addressed, particularly for bats and other nocturnal wildlife.

7. Nature recovery, trees and long-term management

The proposed ecological corridor, grassland, scrub and tree

planting could make a meaningful contribution to local nature recovery, provided they are successfully delivered and maintained. The Council requests a clear, funded and enforceable landscape and ecological management scheme, with responsibilities, monitoring, replacement planting and long-term protection of habitats identified.
Existing trees and hedgerows should be retained wherever possible and protected during construction. Given the sensitivity of the boundaries, the Council also asks whether additional arboricultural supervision during works is appropriate. Habitat connectivity, native species and the avoidance of unnecessary disturbance should guide the final landscape specification.
8. Play space and community use
The Design and Access Statement identifies a small natural play area within the community parkland. This should be acknowledged as a benefit, but the Council seeks assurance that it is accessible, safely connected to the housing, suitable for different ages and abilities, and adequately equipped and maintained. The design should also demonstrate that the wider open space will be usable and welcoming to residents and the wider community.
Requested outcome
The Parish Council welcomes the housing and public benefits proposed, but considers that the reserved matters design requires further refinement before it can be regarded as an appropriately distinctive and sensitive addition to Storrington. The Council asks the applicant and determining authorities to address the matters above, with particular priority given to architectural quality, the dominance of parking, the historic and National Park settings, and secure long-term landscape, ecology and lighting safeguards.

Kind regards

Telephone:

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Horsham District Council