



Northlands Lane, Storrington

Travel Plan Statement

Client: Fairfax Properties

i-Transport Ref: PH/JO/BD/ITL210257-001A R

Date: 28 April 2026

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Quality Management

Report No.	Comments	Date	Author	Authorised
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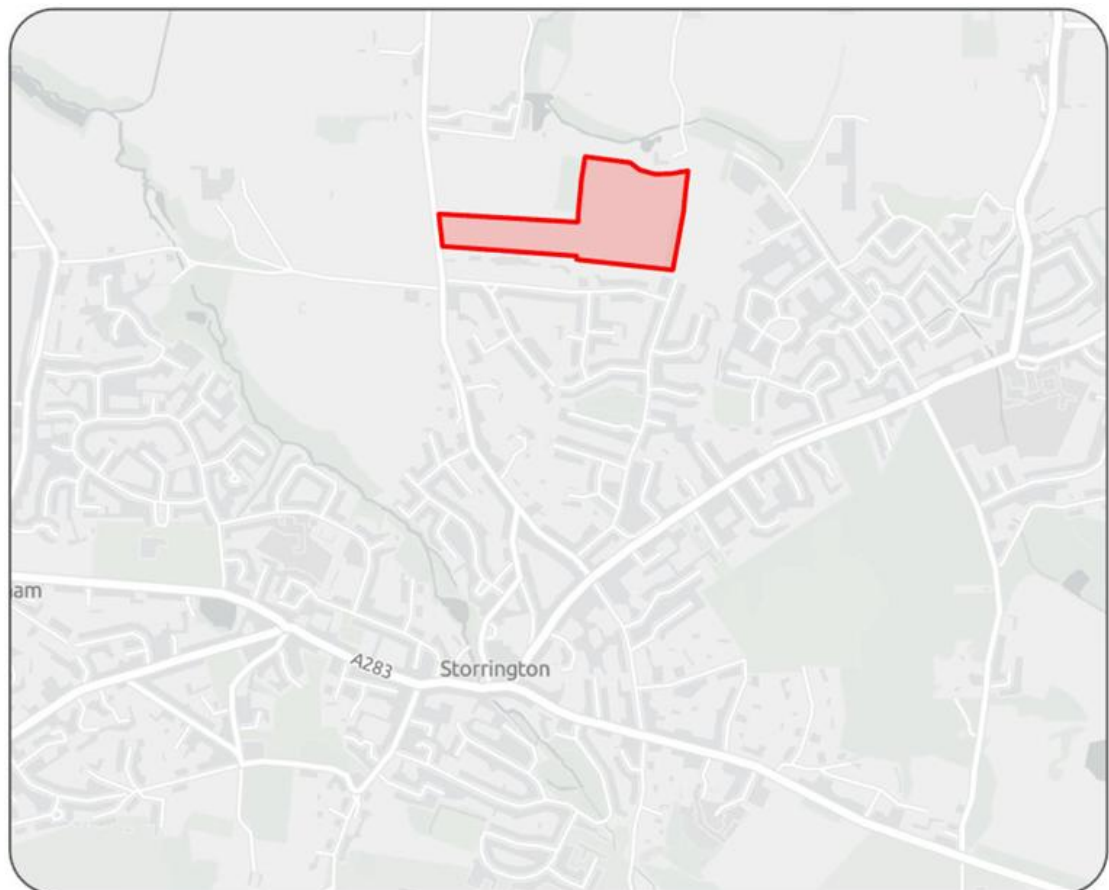
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SECTION 1 The Site

1.1 Site Location

- 1.1.1 The site is located to the south of Northlands Lane and to the east of Fryern Road, c.1km to the north of Storrington village centre. The existing residential properties off Melton Drive form the southern boundary, A recently consented Wates Developments proposal is located to the west (from which access will be provided) and an approved Croudace site is located to the east which is under construction. Public Right of Ways (PRoW) form the northern and eastern boundary. The location of the site in the context of its proximity to Storrington is shown in **Figure 1.1** below.

Figure 1.1: Site Location



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1.2 Development Proposals

- 1.2.1 The proposal comprises 56 new homes including affordable housing. The scheme includes associated public open space, parking and landscaping.
- 1.2.2 Access is proposed via:

- The continuation of the main access road through the adjacent consented Wates site, which provides an agreed access arrangement onto Fryern Road in the form of a simple priority-controlled T-junction.
- An active travel route onto Melton Drive has also been agreed as part of the Wates proposals and this will be accessible for these proposals.
- Access will also be provided to the public rights of way which are located along the northern boundary (footpath 2442) and the eastern boundary (footpath 2448), which provides a direct connection with Downsview Avenue.

1.2.3 An illustrative masterplan has been produced by Paul Hewett demonstrating how the new homes can be accommodated on the site.

1.2.4 The illustrative masterplan provided in **Appendix A** illustrates the following:

- a A main spine road measuring 5m in width forming a loop around the built development. A central green space is provided in the heart of the development, with dwellings overlooking the green space.
- b Open space will be provided around the outside of the access roads with footpaths provided around the site and linking to the adjacent Wates site and the public rights of way to the north and east.
- c All properties will face onto the access roads, with some parking, servicing and gardens located centrally within the development area.
- d At the southern part of the site, some dwellings are located to the south of the access road.

1.2.5 An extract of the masterplan is provided in **Figure 1.2**.

Figure 1.2: Extract of Illustrative Masterplan



SECTION 2 Travel Plan Statement Aims, Objectives & Benefits

2.1 Aims

2.1.1 The Travel Plan has the following principle aims:

- To promote and encourage active and sustainable travel behaviour by residents of the site; and
- To reduce single vehicle occupancy trips and thereby minimise the traffic impacts of the development.

2.2 Objectives

2.2.1 To support the principle aims, the following objectives of the Travel Plan are to:

- Minimise reliance on private car use and shift away from car dependency.
- Improve travel choices.
- Increase opportunities for active and healthy travel; and
- Improve local environment via reduced emissions and noise.

2.3 Benefits

2.3.1 There are a number of benefits associated with the successful implementation of a Travel Plan and the reduction in single vehicle occupancy trips. These benefits will be promoted to the future residents of the site:

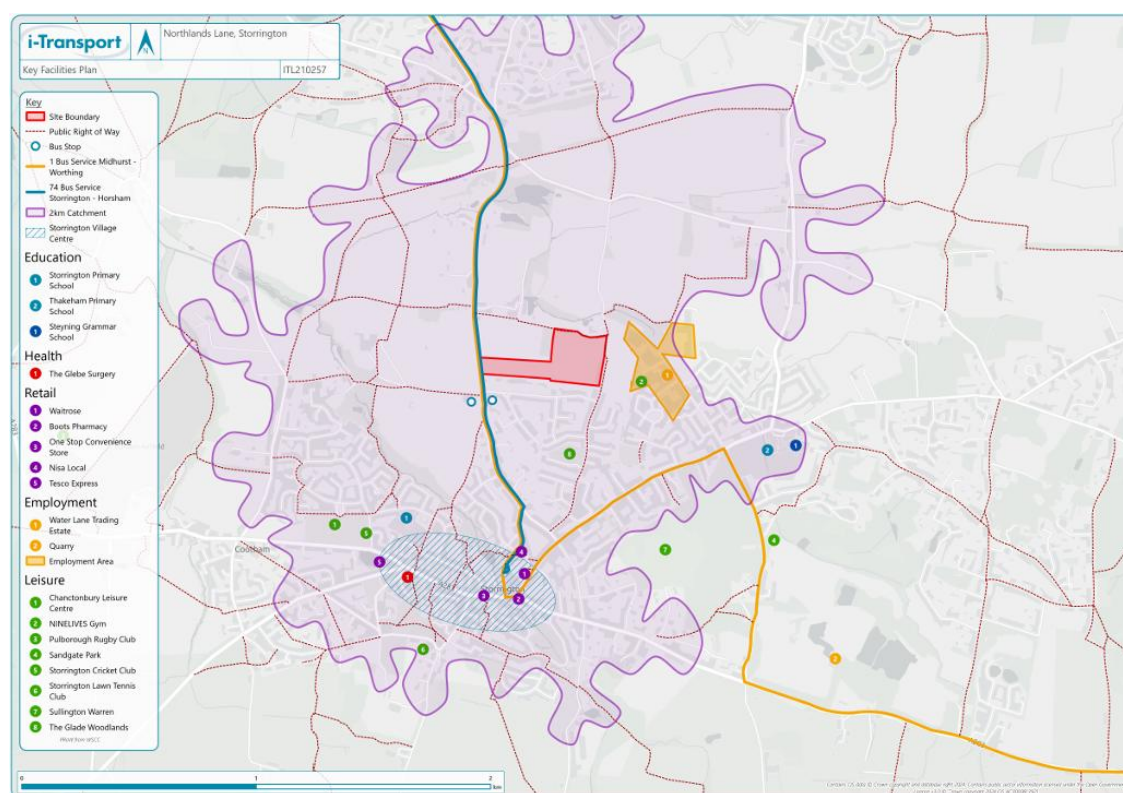
- Improving local air quality and reducing noise pollution.
- Health benefits associated with an increase uptake of active travel.
- Reduced congestion on surrounding roads.
- Social aspects of sharing travel with other people; and
- Cutting carbon emissions and their contribution to climate change.

SECTION 3 Accessibility by Sustainable Modes

3.1 Travel Destinations

- 3.1.1 A significant proportion of journey purposes will be within the local area, including to the centre of Storrington, which provides a wide range of facilities including schools, retail, health, leisure and employment. These provide many day-to-day needs, reducing the needs for residents to travel to further destinations.

Figure 3.1: Accessibility Plan



- 3.1.2 The accessibility appraisal set out below is based on a desirable walking catchment of 2km and a 5-mile (8km) cycle catchment. It also assumes that a facility can be reached by public transport if it is served via the local bus services close to the site. **Table 3.1** outlines some of the key facilities within the vicinity of the site:

Table 3.1: Key Facilities within the Vicinity of the Site

Within a 25 minute walk or a 10 minute cycle (2km)		Bus Stops
		Storrington Village Centre
		2 x Primary Schools
		1 x Secondary School
		1 x Medical Centre
		2 x Pharmacies
		1 x Dental Practice
		3 x Supermarket / Convenience Store
		1 x Library
		3 x sports clubs / leisure centre / gym
Direct Bus from Fryern Road		Storrington Village Centre
		Horsham
		Pulborough Rail Station
		Midhurst
		Worthing
		West Chilmington

3.2 How to Reach Local Destinations

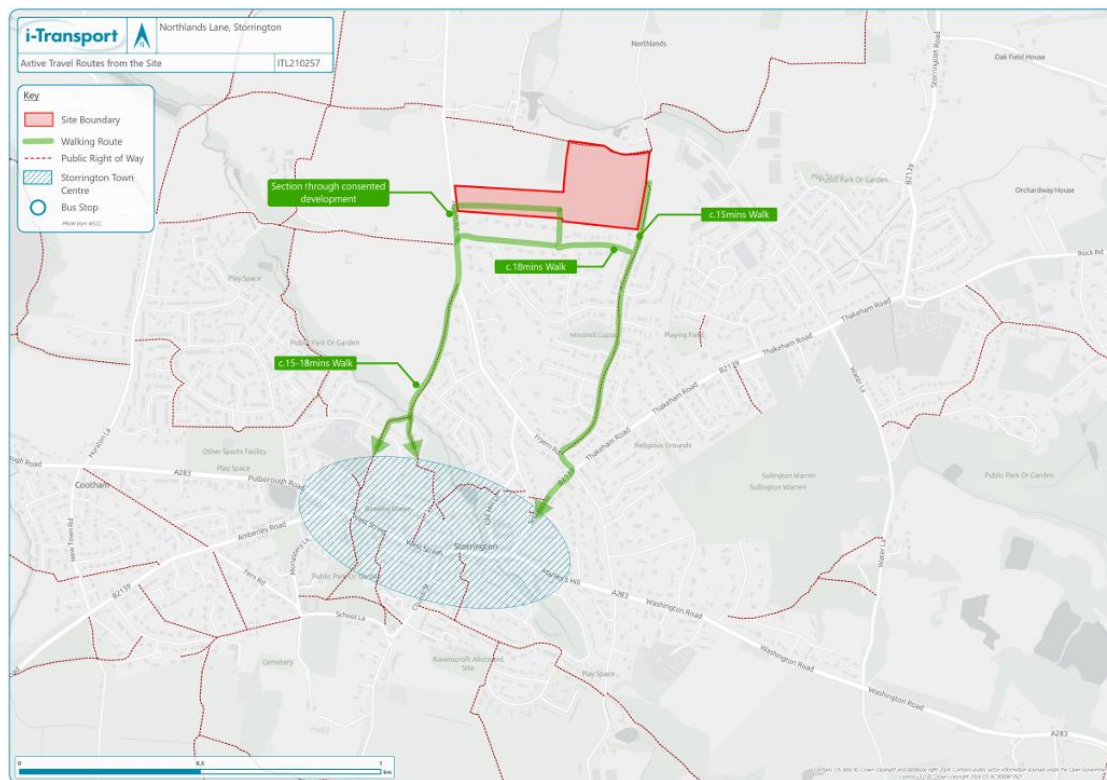
Walking Routes

3.2.1 A number of walking routes will be available from the site, which include:

- 1 Footway connection into the adjacent consented Wates Development site and continuation to the agreed footway along Fryern Road.
- 2 Footway connection into the adjacent consented Wates Development site and use of the consented active travel access onto Melton Drive.
- 3 Connection onto footpath 2448 to the east, which is being improved by the Croudace development, and which provides a connection onto Downsview Avenue.

3.2.2 **Figure 3.2** shows these walking routes from the site and subsequent walking times to Storrington village centre, with all routes providing an acceptable walking time to the village centre.

Figure 3.2: Active Travel Routes from The Site



Route 1 – Melton Drive and Downsview Avenue

3.2.3 Melton Drive can be accessed via the consented active travel access from the consented Wates Developments site and provides a connection to the footways along Downsview Avenue / Wantley Lane where a choice of routes is then available into Storrington village centre via either Thakeham Road or Mill Lane.

3.2.4 This route provides an 18-minute walk into the village centre area. The footways along Melton Drive also provide a connection to Fryern Road allowing residents to access the bus services along Fryern Road.

Route 2 – Fryern Road via Public Right of Way (2649)

- 3.2.5 The second route is via Fryern Road and the Public Right of Way (footpath 2649). Access from the site to the footway along Fryern Road to the south of Melton Drive can be provided via the Consented Wates Developments site access off Fryern Road and the subsequent footway between the access and Melton Drive and via the consented active travel connection directly onto Melton Drive.
- 3.2.6 The footway along the eastern side of Fryern Road provides a direct crossing point to Footpath 2649 in the form of dropped kerbs and tactile paving, as shown in **Image 4.1**. The footpath continues to different areas of the village centre including:
- Spierbridge Road.
 - Stor Meadow.
 - Mill Stream Car Park; and
 - Old Mill Drive.
- 3.2.7 This routes also allows for access to the bus stops on Fryern Road to the south Melton Drive and provide a 15-18-minute walk into the Storrington.

Image 3.1: Connection to the PRow (footpath 2649) from Fryern Road

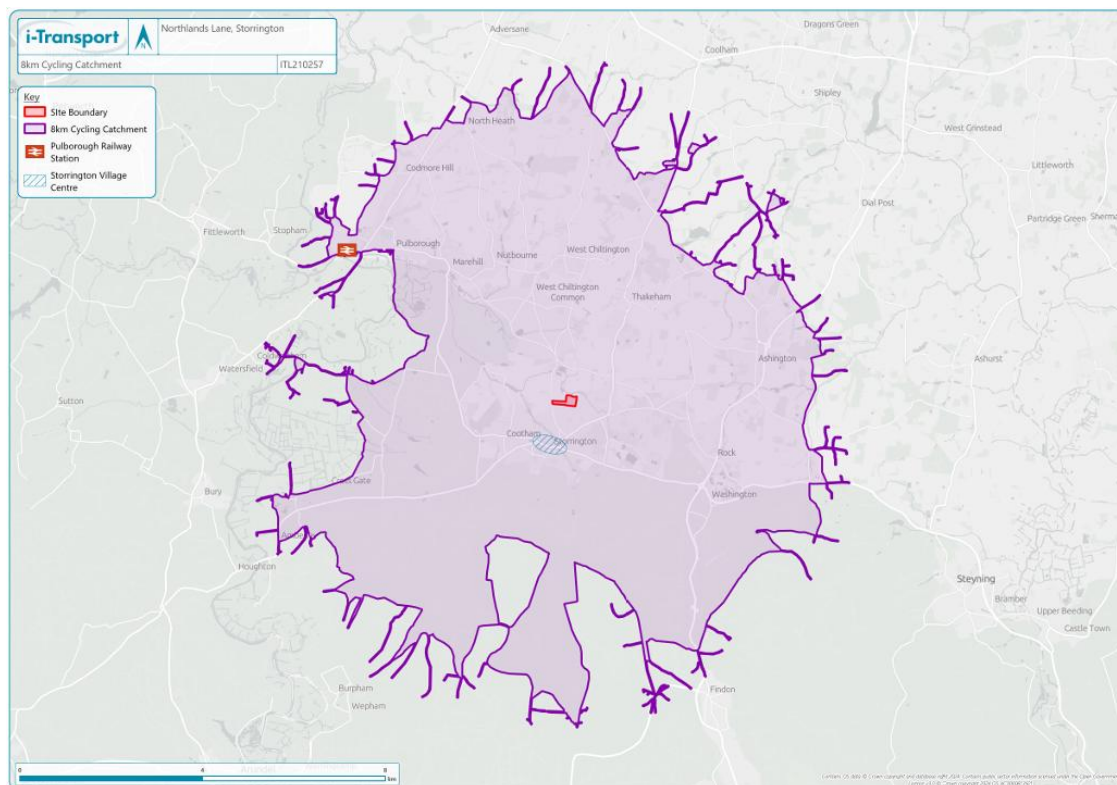
Route 3 - Downsview Avenue via Connection onto footpath 2448 to the east

- 3.2.8 A connection will be provided from the site on footpath 2448, which provides a direct link onto Downsview Avenue. The section of Footpath 2248 through the Croudace development is subject to improvement.
- 3.2.9 From Downsview Avenue / Wantley Lane a choice of routes is then available into Storrington village centre via either Thakeham Road or Mill Lane.
- 3.2.10 This route provides a 15-minute walk into the village centre.

Cycle Provision

- 3.2.11 The consented access through the Wates site the consented active travel connection onto Melton Drive from the Wates site provides cyclists with direct access to the local highway network. The roads surrounding the site and the routes to Storrington village centre are subject to a 30mph speed limit and are residential in nature which would be attractive to most cyclists.
- 3.2.12 WSCC provide a cycle journey planner on their website, which shows route options around the local area that can be utilised by residents.
- 3.2.13 **Figure 3.3** shows an 8km cycle catchment from the centre of the site. The figure shows that Storrington village centre and the rest of Storrington are accessible by cycle. In addition, surrounding villages are also accessible by cycle including Pulborough and Pulborough rail station, West Chiltington Common, Ashington and Washington.

Figure 3.3: Cycle Catchment



Public transport provision

- 3.2.14** The closet bus stops to the site are located on Fryern Road to the south of Melton Drive and are approximately 600m from the centre of the site and can be accessed via the consented accesses from the Wates site; Fryern Road and Melton Drive.
- 3.2.15** The bus stop is serviced by the number 1 and 74 bus services. The number 1 bus service is an hourly service which runs from Worthing through Storrington and onto Pulborough and Midhurst. The 74 only operates on Tuesdays proving access to Storrington and Horsham.
- 3.2.16** Table 3.2 summarises the bus services from Melton Drive.

Table 3.2: Bus Services Summary

Bus Service	Route	Mon-Sat	Sunday
1	Worthing - Midhurst	Hourly	Every Two Hours
74	Storrington - Horsham	Tuesday only – 3 services	-

Source: Stagecoach and Compass Travel

- 3.2.17** **Figure 3.1** also shows the bus routes from the Melton Drive bus stops and how they can provide access to the key facilities in the vicinity of the site.

3.2.18 The number 1 bus service also provides a direct connection to Pulborough rail station with approximately a 14-minute journey time. Pulborough Station offers train services to London Victoria and Bognor Regis. The service is half-hourly Monday-Saturday and hourly on Sunday.

SECTION 4 Travel Plan Measures

4.1 Introduction

- 4.1.1 This Travel Plan sets out the following measures that will be implemented and promoted at the site to help achieve the objectives outlined in Section 2. These measures are summarised in table 4.1 below.

Table 4.1: Summary of Measures

Reference	Measure
M1	Travel Plan Co-ordinator
M2	On-site footways, footpaths and cycle connections
M3	Travel Packs
M4	Community Social Media Group
M5	Promoting Car Sharing
M6	Promoting Public Transport
M7	Promoting Active Travel
M8	Travel Voucher
M9	Reducing the need to travel
M10	High Speed Broadband to facilitate Home Working
M11	EV Charging

4.2 Travel Plan Co-ordinator (M1)

- 4.2.1 The developer will appoint a Travel Plan Co-ordinator (TPC) to promote the measures within this Travel Plan amongst residents. The TPC will be an easy point of contact for residents as they move into the site and will be available to answer any travel queries and to distribute information relating to the TPS. Contact details for the TPC will be supplied to WSCC once appointed.

4.3 Footways, Footpaths and Cycle Connections (M2)

- 4.3.1 The site has been designed to maximise opportunities for travel by walking, cycling and public transport. Footways are proposed throughout the site, which link to Fryern Road and Melton Drive via the consented Waters development and the PRoW to the north and east of the site.



- 4.3.2 A range of routes are provided across the development, connecting all homes to external links and facilities on the site including the public open space and play area.

4.4 Travel Packs (M3)

4.4.1 A travel pack will be provided to each household upon first occupation of the site. These packs will include details of measures within the Travel Plan. The packs will provide information regarding active travel and sustainable travel options from the site and the benefits of shifting modes from single occupancy vehicle trips.

4.4.2 The packs will also include further information on links to relevant travel planning websites and promotional material offered by WSCC. The TPC will continue to promote through the community Facebook page as well as advertising events and other relevant information that is within the travel pack.

4.5 Community Social Media Group (M4)

4.5.1 The TPC will set up a community social group for the residents of the proposed site to share public transport, active travel and car sharing information and ideas. This will allow residents to provide and receive guidance, support, and information on sustainable travel opportunities.

4.5.2 Details on sustainable travel opportunities, consistent with the information provided within the travel packs will also be posted on the residents' Social Media group.



4.6 Promoting Car Sharing (M5)

4.6.1 Car sharing will be promoted from the occupation of the dwellings, through the information packs and the TPC. This will include promoting existing car share schemes in the area such as [West Sussex Car Share community - part of the Liftshare network](#). The TPC will also encourage other, informal car sharing opportunities to be taken up between residents.

4.6.2 The benefits of car sharing include saving money on vehicle operating costs, cutting down on congestion and pollution, as well as social benefits of sharing lifts and meeting new people.

4.7 Promoting Public Transport (M6)

4.7.1 Information on local public transport options will be included within the Travel Pack and posted on the community Social Media group. The TPC will also promote local services to residents and assist them with any queries on using public transport.



4.8 Promoting Active Travel (M7)

4.8.1 Information on local walking and cycling routes will be made available within the travel packs and posted on the community Social Media group. The TPC will also promote the uptake of active travel and assist residents with any queries on walking and cycling.



4.8.2 Residents will be directed to [Cycling routes and maps - West Sussex County Council](#) for resources on cycle maps and walking routes. This will also be present in the travel information packs.

4.8.3 National and local events and campaigns will also be promoted by the TPC through the travel information pack and on the Community Social Media group.



4.8.4 The key facilities outlined in Section 3 are all within an acceptable walking and cycling distance and will therefore be readily accessible to residents on a daily basis.

4.9 Travel Voucher (M8)

4.9.1 As per the recommendations within WSCC's guidance on Travel Plan Statements, a £150 voucher will be offered to each dwelling. This will be for either a bus pass, contribution to a new bike, contribution to a 'bikeability' course or to a membership of a local car club.

4.10 Measures to Reduce the Need to Travel (M9)

4.10.1 The TPC will encourage residents to examine their travel patterns to reduce the need to travel where appropriate. These measures could include:

- Promoting the use of internet shopping and home deliveries.
- Flexible working practices including working from home, flexible working hours or compressed working weeks.
- Use local shopping and leisure facilities (including those on site) to reduce the overall length of journeys and encourage the use of walking or cycling for these shorter journeys.
- Encouraging the use of linked or combined trips to reduce the overall number of journeys (e.g. shopping on the way home from work).

4.11 High Speed Broadband (M10)

- 4.11.1 Home working has become increasingly common since the Covid-19 pandemic and has contributed to a significant shift in commuting travel patterns, resulting in a reduced need to travel. The developer of the site will incorporate high speed broadband across the site to ensure that future residents have the opportunity to work from home some or all of the time, where their job permits, helping to reduce the overall travel demands associated with the site.



4.12 EV Charging (M11)

- 4.12.1 Each residential dwelling will have an EV charger to encourage future residents to switch to EV vehicles. The TPC will also be able to advise residents of where there are off-site charging opportunities including disabled EV charging spaces.



SECTION 5 Monitoring and Action Plan

5.1 Monitoring

- 5.1.1 In order to measure the success of the Travel Plan it is important to monitor the travel patterns associated with the development.
- 5.1.2 The TPC will conduct a simple travel audit yearly for the first five years after first occupation. The audit will comprise of a survey that will be delivered to all residents at that time on the site to fill in and return to the TPC. This will be done via post and/or online.
- 5.1.3 The audit will look to identify how residents travel and where they travel to. This is to determine an approximate mode split and also identify opportunities to encourage sustainable and active travel modes on site.

5.2 Action Plan

Table 5.1: Action Plan

Action	Timescale	Responsibility
M1 TPC Appointment	Prior to occupation of site	Developer
M2 On-site Footways, footpaths and cycle connections	During construction of the development	Developer
M3 Travel Packs	From first occupation	TPC
M4 Community Social Media Group	From first occupation	TPC
M5 Promoting Car Sharing	From first occupation	TPC
M6 Promoting Public Transport	From first occupation	TPC
M7 Promoting Active Travel	From first occupation	TPC
M8 Travel Voucher	From first occupation	Developer
M9 Reducing the need to travel	Prior to occupation	TPC
M10 High Speed Broadband to facilitate Home Working	From first occupation	Developer
M11 EV Charging	During construction of the development	Developer

FIGURES



Key

- Site Boundary
- Public Right of Way
- Bus Stop
- 1 Bus Service Midhurst - Worthing
- 74 Bus Service Storrington - Horsham
- 2km Catchment
- Storrington Village Centre

Education

- Storrington Primary School
- Thakeham Primary School
- Steyning Grammar School

Health

- The Glebe Surgery

Retail

- Waitrose
- Boots Pharmacy
- One Stop Convenience Store
- Nisa Local
- Tesco Express

Employment

- Water Lane Trading Estate
- Quarry
- Employment Area

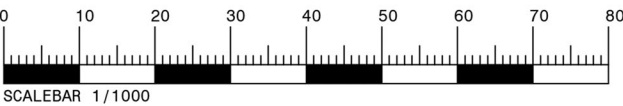
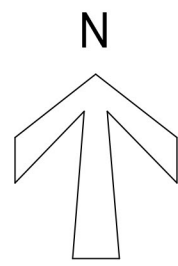
Leisure

- Chanctonbury Leisure Centre
- NINELIVES Gym
- Pulborough Rugby Club
- Sandgate Park
- Storrington Cricket Club
- Storrington Lawn Tennis Club
- Sullington Warren
- The Glade Woodlands

PRoW from WSCC



APPENDIX A. Illustrative Masterplan



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Fairfax

FAIRFAX AQUISITIONS LTD

project:

Land at:

NORTHLANDS LANE
STORRINGTON

title:

ILLUSTRATIVE COLOURED
MASTERPLAN

date: Apr '26

scale: 1:1000 @ A1

drawing number:

2505/PL.05

Rev.

Paul Hewett R.I.B.A.

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