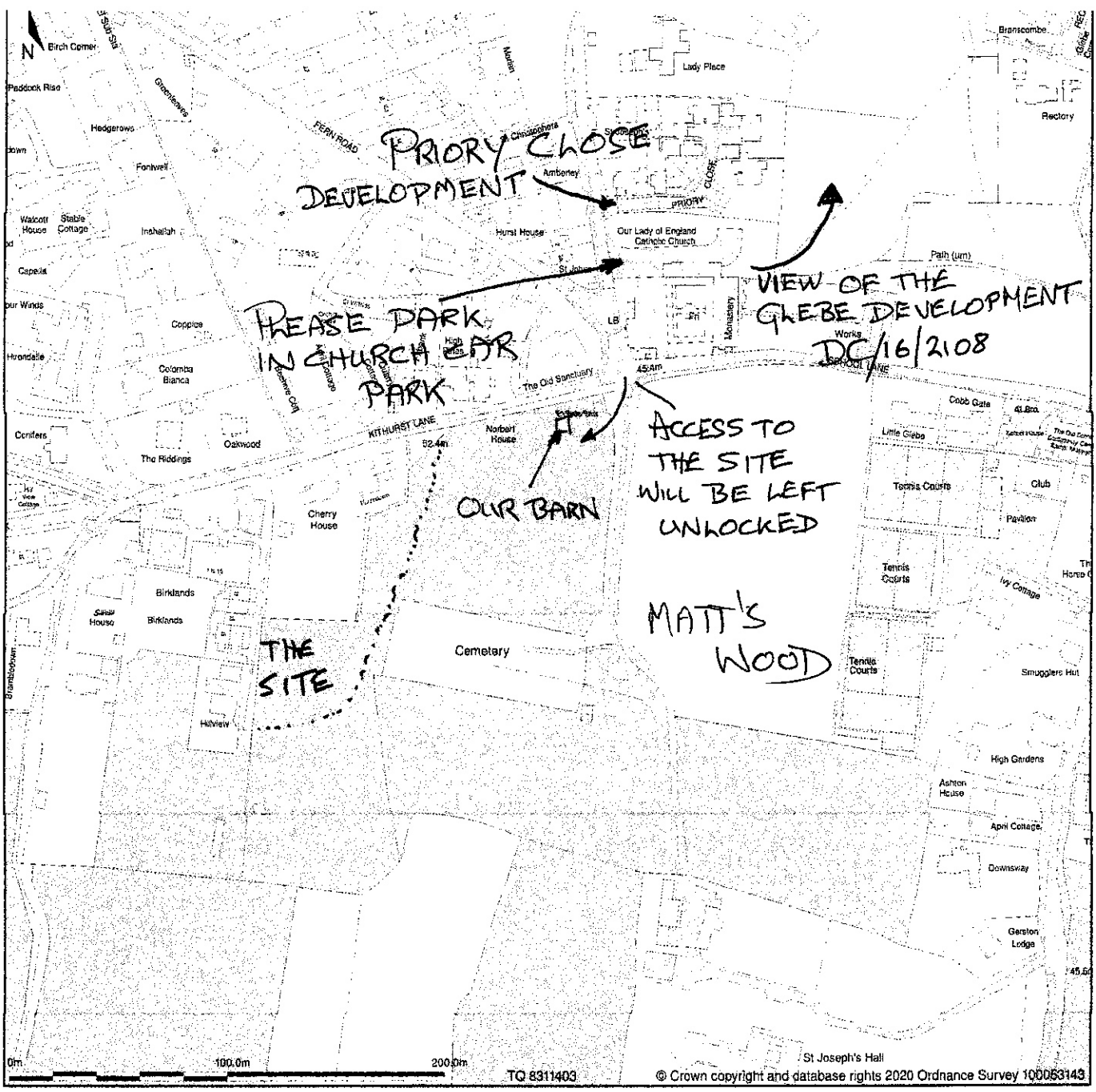


ounded by: 508060.55, 113780.27 508560.55, 114280.27 (at a scale of 1:2500), OSGridRef: TQ 8311403. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a p

20 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Sup
nsed Ordnance Survey partner (100053143). Unique plan reference: #00526046-7B0971

OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2020

From: **Bethan.Tinning** [redacted]
Subject: RE: DC/25/1329 - Priory Field Barn
Date: 6 January 2026 at 14:56
To: Philip Orpwood [redacted]

Hi Philip,

Thank you for your email, and Happy New Year.

The application has been recommended for approval and will be taken to planning committee. The intention is to include it on the February Committee agenda. As soon as I have confirmation of which committee it will be taken to, I will let you know.

Kind regards,
Bethan

Bethan Tinning
Planning Officer

[redacted]

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Philip Orpwood [redacted]
Sent: 31 December 2025 10:34
To: Bethan.Tinning [redacted]
Subject: Re: DC/25/1329 - Priory Field Barn

Hi Bethan
I hope you had a good Christmas and I wish you a Happy New Year.
I am under some pressure to get things moving on the planning front as the Norbertine Order and the Diocese are making many changes and I am due to be abroad for several months. I know you said you were mindful to recommend approval, but can you *say if you will be recommending approval to the planing committee. I was told originally that these applications would be decided* by delegated powers and the committee would not be making the final decision.
Many thanks
Philip

Philip Orpwood FRICS (ret)
Trustee and Hon. Estates manager to the
Norbertine Order in Storrington and Filey
A registered charity in the UK
Reg. No. 257658

On 12 Dec 2025, at 16:39, Bethan.Tinning [redacted] wrote:

Hi Philip,

Thank you for your email.

I am minded to recommend approval; however, this application needs to be determined at planning committee. As there are no further committees scheduled this year, it will be taken to committee in the New Year.

I will be in touch once I have a confirmed committee date. In the meantime, I would be grateful if you could agree an extension of time until 16th January.

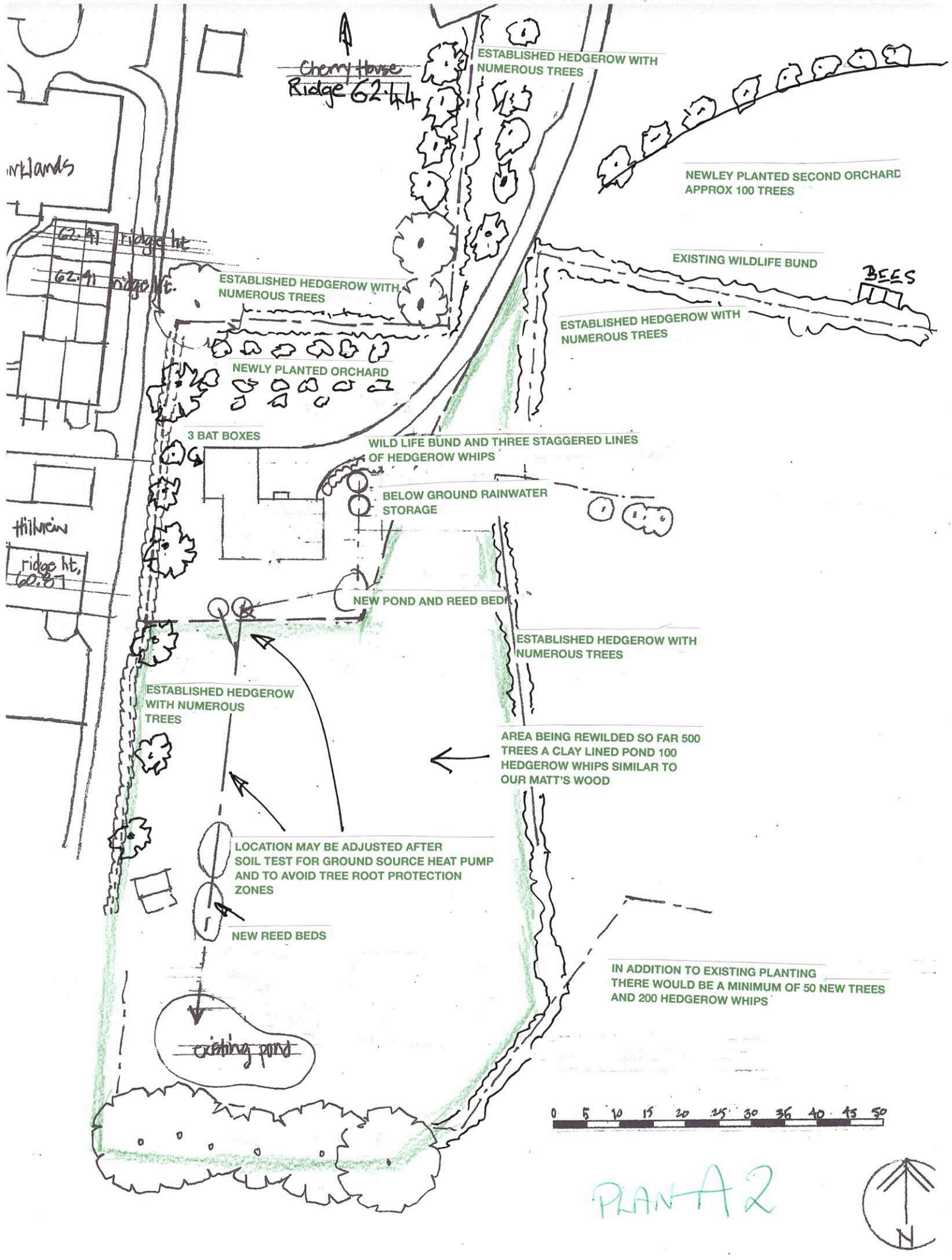
Kind regards,
Bethan

Bethan Tinning
Planning Officer

[redacted]

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent tolegal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.



Proposed Groundsman's Cottage ADDITIONAL NOTES ECOLOGY & BIODIVE

PRIORY FIELD, MONASTERY LANE, STORRINGTON 2936/13B

Horsham District Council

Mr Mark Alford
Mark Alford Design Limited
Heatherlands
Bracken Lane
Storrington
RH20 3HS

Hillview Kithurst Lane Storrington West Sussex
Erection of single storey side and rear extensions, installation of balcony and erection of greenhouse and replacement windows.

Your application DC/25/0520 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to *monitor your development. There is no fee to use this service. To do this, or for further information* **about discharging planning conditions, visit us online at** horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Mr Mark Alford
Mark Alford Design Limited
Heatherlands
Bracken Lane
Storrington
RH20 3HS

Application Number: DC/25/0520

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Mark Alford

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Erection of single storey side and rear extensions, installation of balcony and erection of greenhouse and replacement windows.

Hillview Kithurst Lane Storrington West Sussex

to be carried out in accordance with Application No. DC/25/0520 submitted to the Council on 28/03/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 23/05/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	28.03.2025
Elevation plan	Existing	25556 / P102	28.03.2025
Floor plan	Proposed	25556 / P103	28.03.2025
Elevation plan	Proposed	25556 / P104	28.03.2025
Floor plan	Existing	25556 / P101	28.03.2025
Block plan	Existing and proposed	25556 / P100	28.03.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 ***Regulatory Condition**: The materials to be used in the development hereby permitted shall* strictly accord with those indicated on the submitted plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street **Naming page on the Council's website or alternatively e-mail** streetnaming@horsham.gov.uk **or telephone 01403 215139.**

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.cast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. **If you are unable to access** the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

From: Jennie Shea [redacted]
Sent: 17 April 2025 13:01:48 UTC+01:00
To: "Halima.Chowdhury" [redacted]
Cc: "Planning" <planning@horsham.gov.uk>
Subject: Planning Application Consultation - DC/25/0520

Good afternoon Halima,

Planning reference: DC/25/0520

Thank you for consulting me on the above planning application. The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.

Kind regards,

Jennie Shea
District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership
e: [redacted]
m:
o:
w:
Company operating hours: Monday to Thursday 09:00 - 17:00

NATURESPACE
PARTNERSHIP

Follow us on LinkedIn

NATURAL ENVIRONMENT INVESTMENT READINESS FUND

WE'RE ATTENDING UKREiiF

PUBLIC HIGHWAYS MAP

west sussex county council

Search

My account

Menu

The information should be regarded as guidance only; it is subject to regular updates and recent changes may not yet be reflected on the map. This is particularly important when there are legal consequences arising from information shown. Read the **map user guide (PDF, 553KB)**. Any queries, please email land.charges@westsussex.gov.uk.

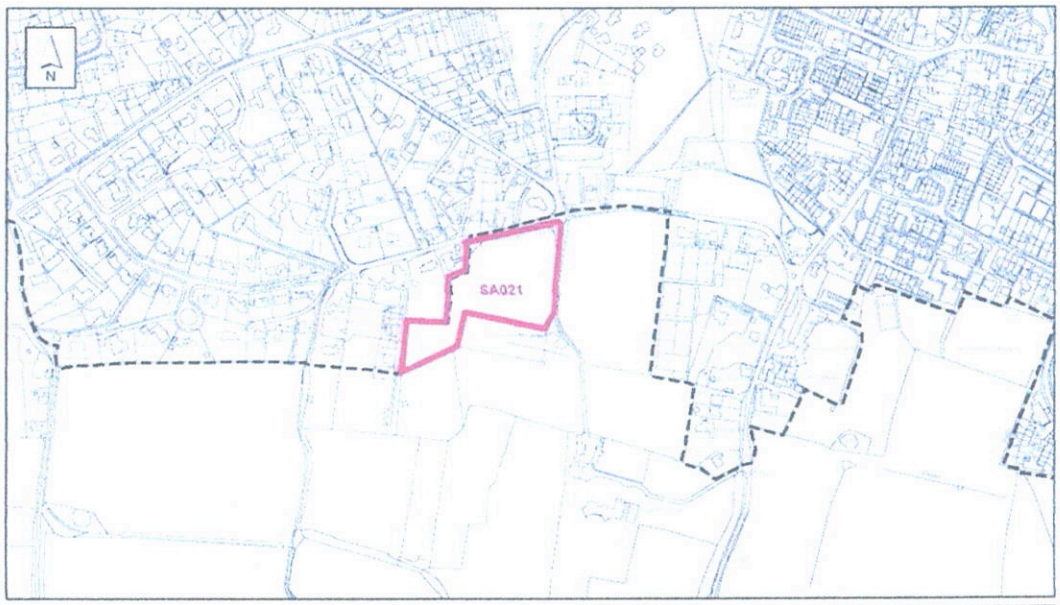


ANALYSIS

Storrington and Sullington

Site Name: Land South of Kithurst Lane	**SHELAA Ref number:** SA021

Site Map:



Parish: Storrington

Site Area: approximately 1 hectare

① **Site Location:** The site abuts the built up area boundary and is in a semi-rural location with open land to the east and south. It consists of two linked parcels of land; one adjoins Kithurst Lane and the other is further south with open views to the South Downs. There are residential properties to the north and west of the site and a cemetery to the south of the main proposed development site which is surrounded by a tall line of trees on all of its boundaries.

② **Site Description:** The site is in close proximity to the range of facilities in the village centre. Kithurst Lane is narrow without a footpath. Two access points are available. One would be directly off of Kithurst Lane the other would be off of the junction between Kithurst Lane, School Lane, Fern Road and Monastery Lane. The northern part of the development site is in an elevated position; sitting higher than Kithurst Lane behind an established hedgerow and higher than the properties to the west. The southern parcel of land is open to the countryside and the South Downs and slopes gently to the south.

③ **Site Access:** Access would need to be delivered off Kithurst Lane. The site is elevated from the road and would lead to the loss of existing trees. The Lane is narrow and not easily able to accommodate high volumes of traffic.

Proximity to services and facilities: The site adjoins the urban boundary of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also an hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The town

centre is within reasonable walking distance and both primary and secondary schools (year 7 and 8 only) are located within the village.

Environmental Considerations:

Landscape: The northern section of the site is enclosed by mature tree belts, but the southern section of the site is more open with no firm site boundary. The land contributes to the rural setting of the village and provides a buffer with the South Downs National Park, the boundary of which is to the south of this site.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

Archaeology/Heritage: No Listed Buildings lie within or adjacent to the site. The site is also adjacent to the Conservation Area (Storrington Conservation Area lies to the east of the site). The impact on the setting of the Conservation Area would be an important consideration should this site come forward for development

Environmental Quality: The site lies within a Brick Clay (Weald Clay) and Soft Sand Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource. Storrington centre is designated as a Air Quality Management Area and any development should seek not to exacerbate a further deterioration in air quality.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: Although close to services and facilities in Storrington, This site would result in the loss of an area which forms part of the landscape setting to the south of Storrington. The site is elevated from Kithurst Lane and access is likely to lead to the loss of existing trees on the northern boundary. Furthermore, the close proximity of the national park to the site would impact on the setting of the South Downs National Park. The setting of the Conservation Area would also be adversely impacted if development was permitted in this location. There may also be difficulties in achieving suitable access to the site. Access would need to be delivered off Kithurst Lane. The Lane is narrow and not easily able to accommodate high volumes of traffic. Any development in this location also has the potential to add to the issues of poor air quality, as a result of new traffic generated from new residents accessing services or employment within or beyond the village.

ANALYSIS OF SHELAA SITE REF SAO21

Note the site as shown is no longer correct as the southern 40% of the main field adjacent to the Catholic cemetery has been planted out with trees and re-wilded with unattended long grass areas, an earth bund to provide habitat for small mammals and bee hives. This further screen the cemetery.

The following comments are corrections to the councils report and provide balance where the council's report does not follow expert and/or local opinion.

1. States that the site is in a semi rural location so can not also be claimed to be an important rural green field site. It claims to be open to the east and the south. Neither are correct. The cemetery is the top of the hill so the site is below the ridge. Further more it is surrounded by several well established rows of mature trees. Providing both a topographical boundary as well as two and in some parts three boundaries of established trees. To the east there are again three rows of well established trees (several 16 meters in height) and then our Matt's Wood. It was only after we and our volunteers planted out Matt's Wood that the council extended the conservation area to include our land. The small section of the lower field now also has an established boundary as we have re-wilded the lower part by planting over five hundred trees and hedgerow whips and dug out a clay lined pond.

2. The southern parcel of land in longer is open to the south and our re-wilded section now blends into the long established woodland which in fact blocks the view of the site from the South Downs footpaths unlike several other development permitted by our council over recent years.

3. The report claims that access would need to be off Kithurst Lane. This is contrary to what the report states in "site description". In fact there are two access points and therefore access might not be required off Kithurst Lane or access could be shared with the access from Monastery Lane. Neither of these access point would require any loss of trees so that is also not correct. County highway in the past had no objections to a development of four four bedroom dwellings. The roads, whist narrow, are not busy road and as such have no parking restrictions.

4. As stated above the southern section does have an established boundary. The claim is that the field provides a buffer with the National Park. This is not the case. The field cannot be seen from the Park unlike other approved developments and neither can the site be seen from any public space. The District Council may not have seen the site, the local Parish Council have said that it does not form an important view that needs protection, it is not an important green space and that it could be considered a windfall site. To suggest this area forms an important buffer is absurd as can be seen if one tries to see the site from the National Park.

5. Ecological assessment. There have been six ecological surveys and three great crested newt surveys owe the past twenty years not one survey has found anything of importance or in need of protection.

6. The `Councils own conservation experts have repeatedly had no objections to development in this field and it would have no harmful effect on our conservation field or our conservation work due to the established boundaries.

7. As stated above in 4 above those that know the site rather than looking at google maps and an ordinance survey plan will see that it cannot form an important part of the landscaping as it cannot be seen and is almost entirely surrounded by existing development.

8. Access would not require the loss of any trees however this is rather unbalanced when we have at no expense to the public planted nearly four thousand trees and hedgerow whips over the past twenty years. We then allow the public access to 66% of our re-wilded land.

9. Impact on the South Downs National Park. The National Park have not only never objected to any of ur proposals but have written to state that development in the larger northern part would have no harmful effect on the park as it would not be seen. **To quote the South Down national Park " The area of the site between the cemetery, and Kithurst Lane is well**

screened from the downs to the south and any development would have little visual impact upon the downs.

10. Adverse effect on our conservation field, Matt's Wood. Again not according to the Councils own conservation experts, or the councils independent landscape experts (Huskinsson Brown report). As stated in 1 above there are three rows of well establish trees between the site and Matt's Wood. It maybe noted that the public have no rights of way over Matt's Wood so again any development would not be seen from any pubic areas.

11. Access. As in 3 above there is already two long established access points that would require no amendment and no loss of trees.

12. Air quality. This would apply to any and all developments around Storrington centre, but the council seem happy to put forward other much larger sites with no consideration or requirements regarding air quality. Our site is up wind of the polluted centre and the prevailing wind would not effect the centre area as that would be further to the north. Further more as we are not motivated by profit we would propose passive housing where practical, or at least build well in excess of building regulations.

The report does point out the advantages this site has such as;-

A. It abuts the built up area boundary.
B. Totally surrounded by developments and/or established boundaries.
C. Site has two exiting access points.
D. Site has many established trees and hedgerows.
E. Adjoins the urban boundary and Storrington is a large village with a good range of services. It should point out that unlike most other sites proposed by the council for development SAO21 is sustainable.
F. Site is not important for nature conservation.
G. Site is not a flood risk.

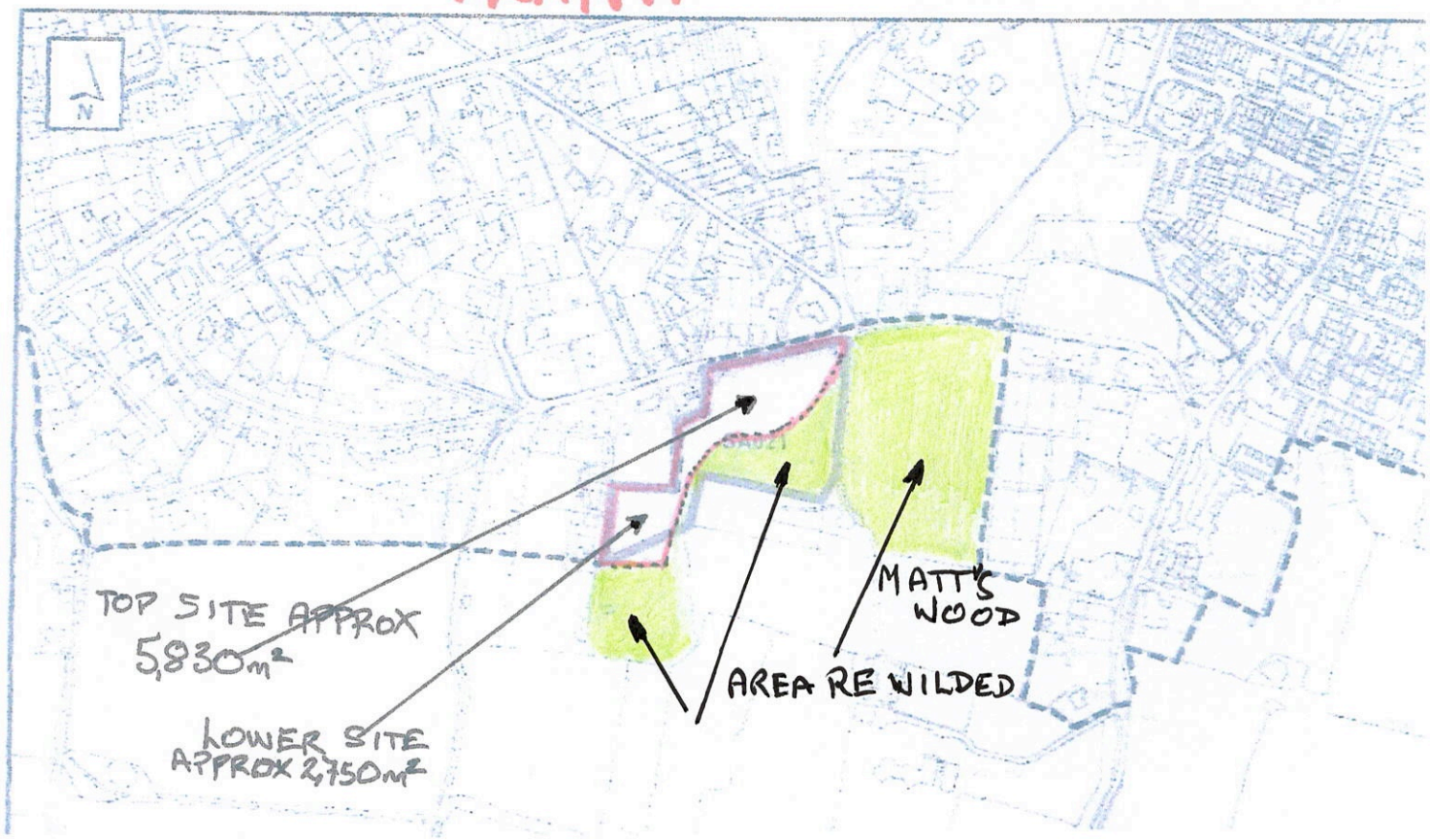
The site as outlined in SAO21 is not correct as can be seen by previous topographical plans. We attach plan A which shows the corrected boundaries allowing for the areas we have re-wilded over the past fifteen years. This area (shaded green) has its own separate gated access from our road up to our cemetery. Copies of topographical plans and photos can be provided if required. Your Daniel Holmes has recently made a site visit so can probably confirm the situation on site.

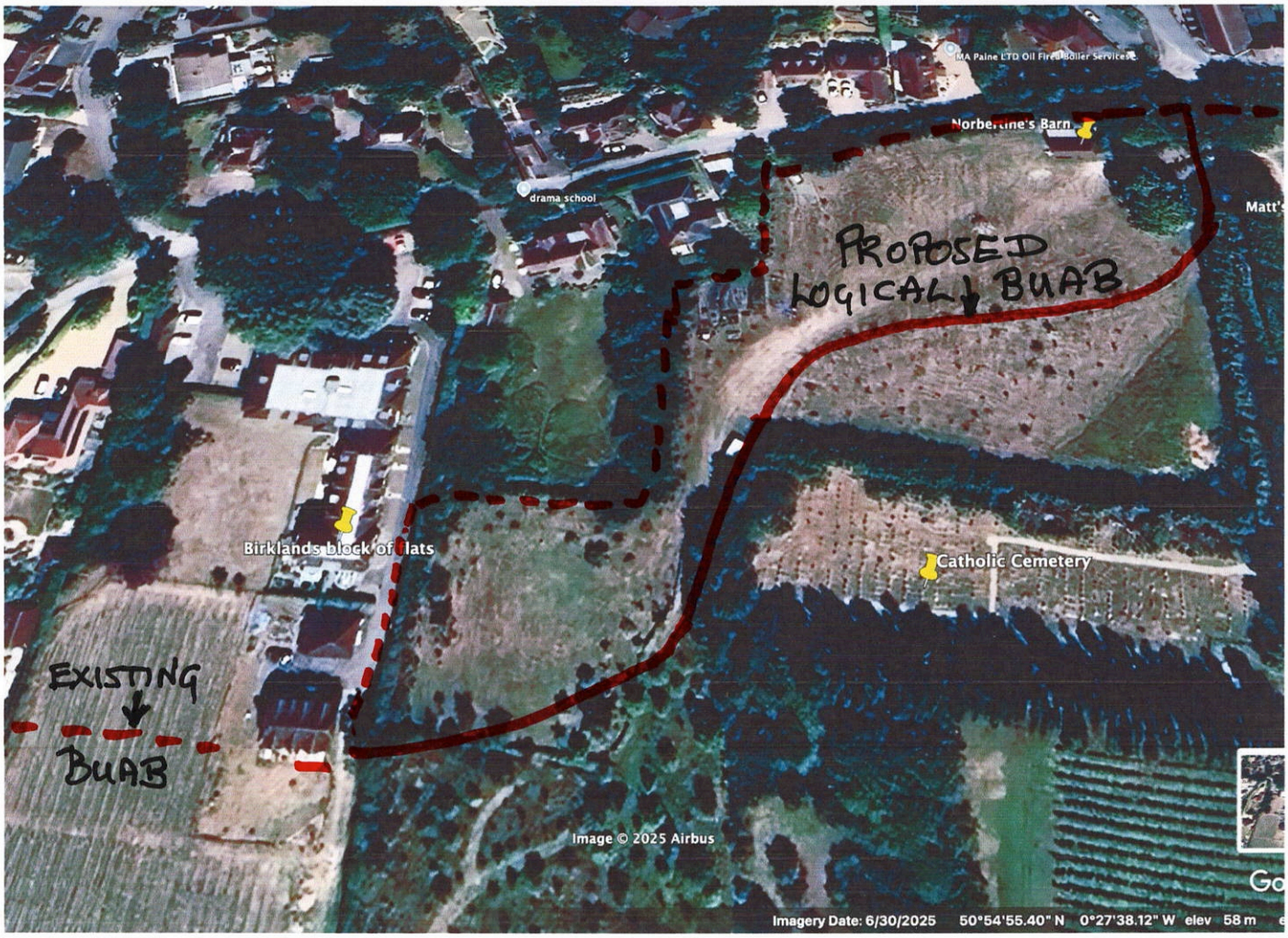
Storrington and Sullington

Site Name: Land South of Kithurst Lane | **SHELAA Ref number:** SA021

Site Map:

PLAN A





From: [redacted]
Subject: HDCIR:8967
Date: 17 November 2025 at 10:00
To:
Cc: [redacted]

Dear Mr Orpwood

Environmental Information Regulations 2004 Response

Further to our acknowledgement we can now respond to your request for information dated 22nd October 2025 asking about Storrington.

We have dealt with your request in accordance with our 'duty to make available environmental information on request' under part 2 (5) Environmental Information Regulations 2004 (EIRs), which entitles you to be provided with a copy of any information 'held' by a public authority. The requested information relates to development of the land and therefore is environmental within the meaning of Regulation 2(1) of the EIRs.

Please note that under part 3 of the EIRs a public authority may refuse to disclose environmental information if an exception under Regulation 12 (4) or 12 (5) applies and in all the circumstances of the case the public interest in maintaining the exception outweighs the public interest in disclosing the information.

In your request dated 22nd October 2025, you asked for the following information to which we have added our responses in red text below:

Could you kindly let me know how many dwellings Horsham District Council planning have approved within the past there years that would be situated outside the development boundary (BUAB). 232
If you could give me the figures for the whole of your planning area and a separate figure for those situated in the Storrington Sullington and Washington Ward that would be most helpful. 8 within Storrington and Washington

If you wish to re-use the information supplied for any purpose other than personal or non-commercial use you will need to make a written application to the relevant department of the Council or author of the material concerned.

If you are dissatisfied with this response and wish to request a review of our decision or make a complaint about how your request has been handled you should write to the Reviewing Officer, Legal & Democratic Services, Parkside, Chart Way, Horsham, West Sussex RH12 1RL or by email to foi@horsham.gov.uk

Your request for internal review should be submitted to us within 40 working days of receipt by you of this response. Any such request received after this time will be considered at the discretion of the Legal Services team.

If having exhausted the review process you are not content that your request or review has been dealt with correctly, you have the right to appeal to the Information Commissioner at Wycliffe House, Water Lane, Wilmslow, SK9 5AF. Further details of this process are available on the ICO website at www.ICO.org.uk

There is no charge for making an appeal.

Yours sincerely

[redacted]
Development and Building Control Support Deputy Team Leader
[redacted]

Horsham District Council

From: [redacted]
Subject: FOI/EIR:8967
Date: 21 November 2025 at 09:10
To: Philip Orpwood [redacted]

Dear Mr Orpwood

Thank you for your request for additional information. As this is straightforward for us to provide to you, we have not registered it formally as a new request.

However, in the process of gathering the additional information you now ask for regarding the relevant the planning reference numbers, we have realised that we made an error in our original response to you.

You originally asked for: " *the figures for the whole of your planning area and a separate figure for those situated in the Storrington Sullington and Washington Ward* ".
We responded to confirm that there were 8 within Storrington and Washington . However, we have now determined that there are **15** and not 8. This error occurred whilst gathering the information for your request regarding planning reference number DC/21/1689. We incorrectly counted two dwellings when in fact there are nine.

We apologise for this error and any confusion it may have caused. Please see the amended information below, which now also includes the additional information you are seeking on planning reference numbers:

Reference	Number of dwellings	Site Address
DC/21/1689	9	Land North of 6 Montpelier Cottages Old London Road Washington RH20 3BN
DC/22/0867	1	Chanctonview Spring Gardens Washington Pulborough West Sussex RH20 3BS
DC/24/0693	2	Sandgate House Water Lane Storrington West Sussex RH20 3LY
DC/25/0861	2	Woodend Water Lane Storrington West Sussex RH20 3LY
DC/23/0511	1	The Granary Hurston Lane Storrington West Sussex RH20 2EW

Kind regards

[redacted]
Development and Building Control Support Deputy Team Leader
[redacted]

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every