

Appendix 1 Storrington

Consultee Ref	Consultee	Comment Number	How consultee responded	Nature of Response	Comment	Officer View & Recommendations	Consultant/Officer Response	Keep Updated?
1	RE Manning, Storrington Bowling Club representative	1	Email	Support	Storrington Bowling Club supports the Bowling Green and surrounding area and buildings being included in the proposed Conservation Area.	Noted - no action	-	Yes
2	Martyn Pilcher, Resident	2	Online Form	Support	Applauds the initiative to expand the conservation areas of Storrington.	Noted - no action	-	Yes
2	Martyn Pilcher, Resident	3	Online Form	Observation	Argues that certain non-built-up areas should be considered. Argues River Stor is integral part of settlement so area to NW (riverside walk) & entry into village (Meadowside) should be included.	Disagree - no action	It is not considered that the CA boundary should be expanded to include the riverside walk and entry into the village because the river and its banks are protected by dint of ownership and long thin parts of CAs cause problems with setting.	Yes
2	Martyn Pilcher, Resident	4	Online Form	Observation	In addition, the exclusion of the new properties near the church whilst not historically interesting should have some sort of conditions imposed to prevent more unsympathetic development.	Noted - no action	Any new application within an area that was deleted from a conservation area would be assessed against the policies in the Horsham District Planning Framework, including Policy 34 "Cultural and Heritage Assets".	Yes
3	Chris Carey Associates for Sean Stephens	5	Online Form	Objection	This consultation response wishes to make the case against the inclusion of the property known as The Domain, Greyfriars Lane, Storrington, RH20 4HE. The consultation document proposes to extend the boundary of the Conservation Area on its southern boundary to include two additional properties known as The Domain and Gerston Lodge. The shape of the land to be included is somewhat incongruous and also declines to include three neighbouring properties which are also located within the Built Up Area Boundary (BUAB) of Storrington namely Ashton House, Aprilis Cottage and Downsway. The statement in the report (Appendix 4, recommendation H) appears to rely solely on the apparent 'attractiveness' of the area without sufficiently detailing why both The Domain and Gerston Lodge are proposed for inclusion. Neither properties are listed nor are of any redeeming historical or architectural interest. The Domain should more appropriately be considered as a non-designated heritage asset. It is felt that current national and local planning policies afford sufficient protection for this property without the need for inclusion on the Conservation Area. In terms of the 'Special Interest' key elements listed in Section 2 (page 6) of the report, the proposed inclusion of The Domain is considered unlikely to significantly contribute to these criteria. In terms of landscape setting and character, Map 5 of the report details that area adjacent to The Domain and east of Greyfriars Lane as having a 'medium sensitivity', and not the 'high sensitivity' applied to the land located to the west of Greyfriars Lane.	Disagree - no action	The Domain is the end stop building on the east side of Greyfriars Lane. It has an attractive brick wall facing the lane and is at the south end of the Abbey convent group of buildings. The 3 cottages opposite and indeed the tennis club have been excluded because they would be seen as neutral or detractors and without much rebuilding could not be made otherwise. The garden to the east of The Domain is an attractive open space that meets the garden of Abbey Convent/St Joseph's Abbey and both meet the SDNA boundary, thus not leaving a buffer area within either.	Yes
4	Richard Hurley, Resident	6	Online Form	Observation	Although the consultation relates to the Parish Storrington and Sullington the conservation area is based around the central area of Storrington, I seek for Sandgate Lane Sullington RH20 3HJ to be designated a conservation area as it is immediately adjacent to and some residences in the Lane are effectively within Sandgate Park which is a conservation area. The area needs the protection of being a conservation area as it has become a focal point for developers looking to buy up properties that become available and seek planning permission to demolish the existing buildings and shophorn in much larger or additional buildings which will destroy the area that currently exists.	Noted - no action	This current consultation exercise deals with potential additions/deletions to the existing Storrington Conservation Area. The work on appraising conservation areas will continue in 2018 and Sullington will be looked at as a potential candidate then.	Yes
5	Scott Ralph (Diocese of Chichester)	7	Online Form	Objection	The Diocese is of the opinion that the Rectory (The Rectory, Rectory Road, Storrington, RH20 4EF) and its garden should not be included in the revised Conservation Area. Consultant argues that on a number of points where the report highlights areas of special interest, these points do not refer to the Rectory, e.g. "Open Spaces": The building does not form part of the open Glebe land and it cannot reasonably be included within the conservation area on the basis that it does. "Views" The consultant argues that the view mentioned on page 21 does not include the Rectory. The consultant also argues there are a number of places in the appraisal where the Rectory should be mentioned, if it is such a special building, but is not mentioned (e.g. p.28 different character areas; p.31 of draft appraisal; map 10, page 37- Rectory does not add to this view). The consultant argues that the Rectory does not form a recognisable or coherent group with the church. He argues that if there is anything with which the Rectory forms a group, it is the 20th century development to the north, east and south of it. The consultant states there are no sound grounds for including the building in the conservation area.	Disagree - no action	The Rectory building was built in the mid C20 when the Rector moved out of what is now Abbey Convent, and it marked the first building in the development north of the churchyard and west of Chancourbury. It stands on a ridge surrounded by mature trees that look out over the Glebelands and it therefore very much part of the Conservation Area, as rightly extended to include Glebelands, as well as a frame to the churchyard	Yes
6	Karen Tipper, ECE Planning, Worthing BN12 4AA, on behalf of Millwood Designer Homes and Medical Centre Developments	8	Online Form	Objection	The consultation document acknowledges the development at The Glebe, which has recently been approved and the public benefit of the area of land which will be dedicated as public open space. However, we consider that it was not the intention of the Conservation Area boundary review to incorporate the areas of the built form and managed landscape buffers, as identified in Figure 2 and Figure 3. In this regard, we wish to object to the proposed revisions to the western boundary of the Conservation Area as currently illustrated within the consultation document, and specifically request that the areas identified in Figure 2 and Figure 3 be removed from western extension 'Area A A', and excluded from Storrington Conservation Area entirely. The removal of these relatively small areas of land from the proposed extended Conservation Area would represent a modest amendment to the boundary, as currently drawn, to ensure the revised Conservation Area boundary excludes areas of carpark, infrastructure and landscape that would otherwise not meet the relevant tests for inclusion within a Conservation Area.	Disagree - no action	Ideally, all the Glebeland should have been included in the conservation area, not to stop development but to ensure that it maintained the character of the area. Retaining the non-built areas of the development such as the buffers to Lady Place, Monastery Lane, and open space towards the old monastery and catholic church in the CA are important to maintaining the character and appearance to this part of the extended Conservation Area.	Yes
7	Mathieu Evans, Gladman Developments	9	Email		Map 4 doesn't seem to correlate to the setting of Conservation area, doesn't seem necessary or appropriate. Map refers to Landscape Character Areas covered by other documents and circumference does not cover Parish boundary.	Disagree - no action	Map 4 is a wider landscape map which takes in the setting of the CA, so not relevant to consider manmade boundaries.	Yes
8	Alan Byrne, Historic England	10	Email	Observation	Welcome & support approach HDC is taking to revising and updating its conservation area appraisals. The Plans and documents appropriately reflect the advice set out in HE guidance and in the NPPG. No specific comments but happy to advise on specific matters arising from preparation of the documents that fall within the HE remit re e.g. listed building repairs & parks/gardens enhancements.	Noted- no action	Noted- no action	Yes
9	Mrs Caria Wright, Natural England	11	Email	Observation	Natural England do not consider that these Draft Appraisals pose any likely risk or opportunity in relation to our statutory purpose, so does not wish to comment.	Noted- no action	Noted- no action	No
10	Philip Orpwood (Hon. Estates Manager to the Norbertine Order in Storrington and Filey)	12	Email	Observation	Pg 16, landscape high sensitivity lines should stop at east side of cemetery lane as no view from further west.	Noted - no action	The open areas either side of the drive to St Joseph's Hall are an important part of the landscape and are definitely read with St Joseph's Hall as part of historic Storrington. There are views to the church and of them when looking into the Conservation Area from the South Downs National Park.	Yes
10	Philip Orpwood (Hon. Estates Manager to the Norbertine Order in Storrington and Filey)	13	Email	Observation	Pg 19, Para 5 Matts Wood owned by Norbertine Order & leased to Chemin Neuf. Public have access when appropriate. Vineyard planted by Norbertine Order but now sold. Cemetery for Catholic Church not just the Order & is being gifted to Diocese.	Noted - action proposed	This info to be added to p.19 para 5 to pick up Matts Wood, the cemetery going to the Diocese and the vineyard becoming private	Yes
10	Philip Orpwood (Hon. Estates Manager to the Norbertine Order in Storrington and Filey)	14	Email	Observation	Pg 20, view b would be better north north east rather than north north west as no view past 2/3 banks of mature trees. Best view is north east from that spot.	Noted - action proposed	The view from the entrance to the cemetery should be changed to north east to pick up the two church towers. And it needs to be added to the views on Map 10	Yes
10	Philip Orpwood (Hon. Estates Manager to the Norbertine Order in Storrington and Filey)	15	Email	Observation	4. page 31 the first photo shows the Priory walled garden which is to the east of the Priory not the north.	Noted - action proposed	Agree, text to be altered.	Yes

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11	Paul Galgey Planning Potential for Welbeck Strategic Land	16	Online Form	Observation	Welbeck Land has a land promotion agreement with the landowners of the 'field at the end of Downsview Avenue' which lies to the north of Storrington, outside of the Conservation Area. Having reviewed the content of the draft Storrington Conservation Area Appraisal and Management Plan (SCAAMP), it is evident that the sensitivities associated with the southern end of the Conservation Area, adjacent to the boundary with the South Downs National Park (SDNP), raise concerns about the appropriateness of the proposed site allocation (iv) 'Ravenscroft Allotments'. Specifically, we are concerned that the delivery of the Ravenscroft Allotments site for housing development, with an indicative capacity of 70 dwellings, coupled with the associated relocation of the existing allotments to adjacent land within the SDNP, threatens to erode the protection of the Conservation Area's Southern boundary with its proximity to the South Downs, which is identified as a key element of the Conservation Area (page 6 of the SCAAMP). We share the view that the undeveloped gaps not only form a key component of the semi-rural setting of the southern end of the Conservation Area, but also act as a valuable 'buffer zone' adjacent to the boundary of the National Park. We acknowledge that there is a critical need to allocate new housing development sites in Storrington to meet local housing need, but consider that other prospective developments sites, such as the 'field at the end of Downsfield Avenue', are less constrained than the Ravenscroft Allotments site to do so.	Disagree - no action	The Council understands the potential sensitivities associated with the Conservation Area in the southern part of Storrington Village. It has been speaking to the South Downs National Park on this issue. It has been decided to amend the proposed development at Ravenscroft Allotments to allow for a more sympathetic development. This will help to preserve the integrity of the National Park.	Yes
12	Mr & Mrs Pulling, Residents	17	Email	Observation	In our view the most important and attractive feature of Storrington town centre is its setting under the South Downs and therefore all the fields between the southern Built up Area Boundary and the South Downs National Park should be considered for inclusion within the Conservation Area.	Noted - action proposed	The fields between the BUAB of Storrington and the South Downs National Park have been considered for inclusion within the CA. It is considered though that the conservation area boundary should be drawn around the built form of Storrington but it has been agreed that Matts Wood, the vineyard and St Josephs Hall should be included in the CA.	Yes
12	Mr & Mrs Pulling, Residents	18	Email	Support	" The character of the Conservation Area is influenced by the landscape and development that surrounds it. " Again, we fully support the above statement.	Noted- no action	-	Yes
12	Mr & Mrs Pulling, Residents	19	Email	Observation	The entirety of "the field" south of Kithurst Lane on Page 15 Map 4 should be colour washed blue as within D1: Amberley to Steyning Farmlands ( ie. and outside the HDPF 2015 Storrington BUAB).	Noted - action proposed	Boundary to be redrawn to reflect BUAB.	Yes
12	Mr & Mrs Pulling, Residents	20	Email	Observation	.In our view, given the close proximity of " the field" to the proposed Conservation Area Boundary it would be beneficial and logical to include it within the New Conservation Boundary or at least to extend the red hatching on Map 5 to include the whole of " the field.	Noted- action proposed	It is proposed to include land to the South of School Lane as part of the Conservation Area extension with the drive to St Josephs Hall as west boundary so still excluding the Field	Yes
12	Mr & Mrs Pulling, Residents	21	Email	Observation	P.19 The Catholic Cemetery is mentioned as an open space south of School Lane but " the field" is not, which is illogical.	Noted - action proposed	The field and the Catholic Cemetery will be noted as 'open space'.	Yes
12	Mr & Mrs Pulling, Residents	22	Email	Observation	Page 20. Kithurst Lane is a single track Private Road and important and popular Public Footpath leading to the South Downs National Park and South Downs Way. It is shown on Page 20 of the Consultation Draft as an Important Link with Key Views eg. View (b) but no mention is made of the connection between " the field" , the Catholic Cemetery and lovely view east from "the field" towards Matts Meadow and St. Mary's Church.	Noted - no action	Kithurst Lane and the field to the south of it and Catholic Cemetery were considered for inclusion along with the drive to St Josephs Hall and Matts Wood, but only the latter have been included because this makes a logical west boundary.	Yes
12	Mr & Mrs Pulling, Residents	23	Email	Observation	Page 24. Pevsner Buildings of England assessment of Storrington strongly hints at the damage done by modern development which is all too plain to us ( and continues recently) and good reason to keep open and undeveloped the fields south of School Lane and Kithurst Lane.	Noted - no action	Agreed and the revised CA extension takes in the drive and Matts Wood and St Joseph's Hall but it was decided not to include the field and the Catholic Cemetery.	Yes
12	Mr & Mrs Pulling, Residents	24	Email	Observation	Page 33. There should also be mention of Kithurst Lane which is similarly a distinctive area with a rural feel being a continuation of School Lane and another important Public Footpath leading to the SDNP.	Noted - no action	The problem with including Kithurst Lane would be that most of the buildings on either side of it are modern and would not be included in the CA, leading to a long, narrow spur to the CA, which would be difficult to manage .	Yes
12	Mr & Mrs Pulling, Residents	25	Email	Observation	Falling inclusion within the expanded Conservation Area all of " the field" should at least be hatched red on Page 16 Map 5 as High Sensitivity Landscape Fringe 1.	Noted - action proposed	Agree to extending the shading to cover all of the field and Catholic Cemetery	Yes
13	Geoff Reed, on behalf of the residents of ST Joseph's Abbey & Mews	26	Email	Observation	When you appraise the St Joseph's Abbey area in Storrington please consider adding the whole of St Joseph's grounds and not just the half of it that is presently included. Not included at present are the back lawn, pavilion, Wendy House, tennis court, lake and meadow. All are of special interest by virtue of their age and design which date back to the 1920s or earlier and are within the curtilage of St Joseph's. The Wendy House is a full size copy of the one used in the first stage production of Peter Pan. The Pavilion has carved wooden panels which date back to Elizabethan times.	Noted - action proposed	Agree that the whole garden should be included, to take in the tennis court at the north diagonal boundary from it to the eastern boundary down to the southern boundary, east of The Domain.	Yes
13	Geoff Reed, on behalf of the residents of ST Joseph's Abbey & Mews	27	Email	Support	We agree with the proposal to add the Domain on our southern boundary.	Noted - no action	-	Yes
14	Tracey Eusden, Storrington & Sullington PC	28	Email	Observation	Pages 8,17,18,21 and 36 refer to the importance of green spaces toward the South Downs. This is one of the justifications for "it is important that any gaps between the Conservation Area and the National Park boundary are considered for inclusion in the Conservation Area"- Page 8). However they are excluded from the boundary in the document.	Noted - no action	The green spaces have been considered for inclusion, however. Additional areas between the Conservation Area and National Park boundary are proposed to be included in a revised Conservation Area boundary.	Yes
14	Tracey Eusden, Storrington & Sullington PC	29	Email	Observation	Map 7 Page 26 has missed the negative in Church Street – Stockbury House.	Noted -no action	Though Stockbury House is a 'neutral' building, the intention would always be that if the chance came to replace it with a better design, more in context, this would be sought.	Yes
14	Tracey Eusden, Storrington & Sullington PC	30	Email	Observation	Area B Page 32 The bowling green is 20th Century not 19th	Noted - action proposed	Text to be altered accordingly.	Yes
14	Tracey Eusden, Storrington & Sullington PC	31	Email	Observation	Pages 38/42/43 Street Clutter / House livery – Agreed – whilst traffic and parking are bigger problems this is something that could be addressed – what exactly is the proposal to deal with this and is HDC going to introduce a policy to deal with A Boards / Advertising Banners etc?	Noted - no action	The Horsham District Planning Framework contains a policy (14) called "Shop fronts and Advertisements", which deals with this issue.	Yes
14	Tracey Eusden, Storrington & Sullington PC	32	Email	Observation	Consideration should be given to include the whole of Stor Walk, The Meadowside "Green Area" and the old Fryern House area. If not then the Riverside Walk at least part way from the Mill Pond should be included. Potential development should respect this area.	Noted- no action	These areas are outside the historic core and it would be difficult to justify their inclusion on special character grounds.	Yes

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14	Tracey Eusden, Storrington & Sullington PC	33	Email	Observation	There are concerns about the removal of Chanctonbury Walk and Orchard Gardens. As modern developments post-dating the existing Conservation Area the presumption must be that they do not conflict with it. At minimum there should be protection from any frontage or otherwise dominant redevelopment likely to degrade the Conservation Area. The Old Wall fronting Orchard Gardens should also be included.	Noted- no action	Any new development proposed in the areas of Storrington where the Conservation Area has been removed would be assessed against all relevant policies included within the Horsham District Planning Framework. The front wall of Orchard Gardens is included.	Yes
14	Tracey Eusden, Storrington & Sullington PC	34	Email	Observation	The document mentions twice that St Joseph's Hall is within the National Park, this is inaccurate as the boundary of the SDNP lies just to the south of St Joseph's Hall. That said, the Parish Council believes that St Joseph's Hall should be included in the Conservation Area.	Noted - action proposed	This error has been addressed and the drive to, vineyard of and St Josephs Hall and all its land between the woodland and Greyfriars Lane are now to be included in the CA.	Yes
14	Tracey Eusden, Storrington & Sullington PC	35	Email	Observation	St Joseph's (The Abbey) all of the grounds should be included in the Conservation Area as they are fundamental to its character and setting and contain a number of fine trees worthy of protection.	Noted- action proposed	Agree that the whole garden should be included, to take in the tennis court at the north, the diagonal boundary from it to the eastern boundary down to the southern boundary east of The Domain.	Yes
14	Tracey Eusden, Storrington & Sullington PC	36	Email	Observation	There are concerns that similar protection does not extend to Cootham which has a number of features defining its character and consideration should be given to incorporating a conservation area – a map of the suggested area can be provided if required.	Noted - no action	This current consultation exercise deals with potential additions/deletions to the existing Storrington Conservation Area. The work on appraising conservation areas will continue in 2018 and Sullington will be looked at as a potential candidate then.	Yes
14	Tracey Eusden, Storrington & Sullington PC	37	Email	Observation	Matt's Meadow – together with the land to the West, North of the catholic cemetery should be included in the revised Conservation Area. Apart from anything else it is the only biodiverse corridor with no development from Storrington to the South Downs.	Noted- action proposed	It has been agreed to include the drive and Matts Wood as well as the vineyard, but not the field and the Catholic Cemetery.	Yes
15	Richard Jerman	38	Email	Observation	Photos supplied to make corrections to draft appraisal	Noted - action proposed	Photos will be used to update the appraisals.	Yes