



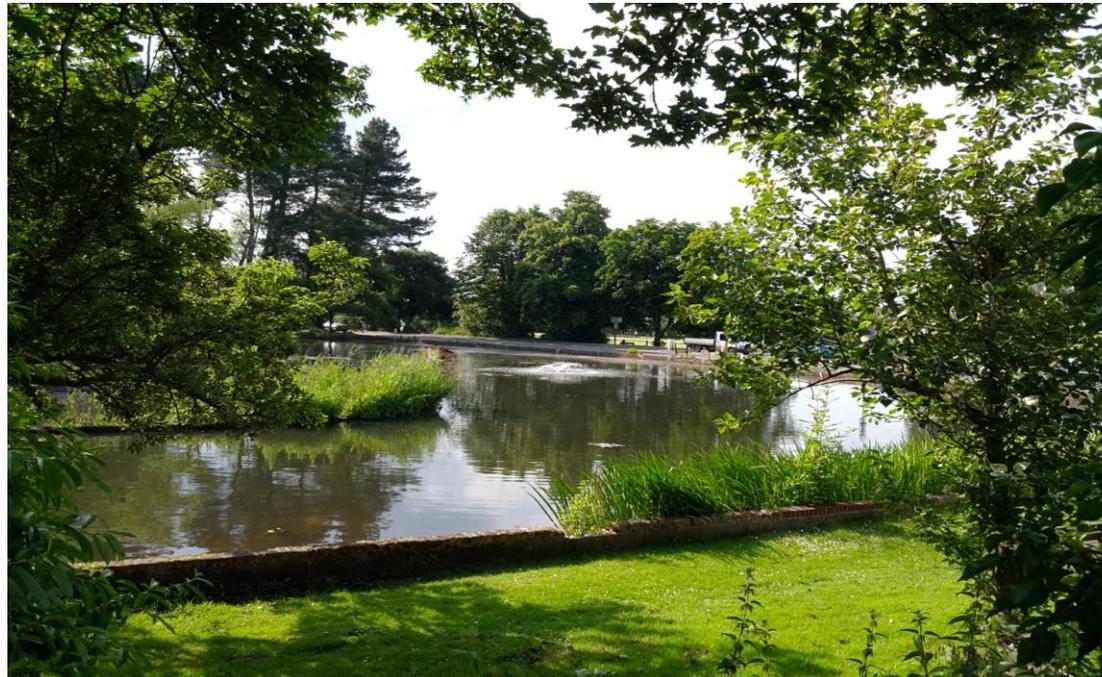
# Storrington, Sullington and Washington Neighbourhood Plan



## **SITE ASSESSMENT REPORT**

### **Policy 3**

**JUNE 2016**



## **1. Purpose**

The Storrington & Sullington and Washington Parish Councils are preparing a single Neighbourhood Plan to cover their parishes for the period to 2032. To meet the local need for new homes and to meet the provisions of the Horsham District Planning Framework, the Plan will make a series of housing site allocations and will also allocate alternative land for employment use.

The purpose of this report is to demonstrate how the relative merits of the alternative site for employment use has been considered by the Steering Group, which is leading the project on behalf of the two Parish Councils. This document forms part of the evidence base for the Plan.

## **2. Background.**

As part of the process to produce the Storrington & Sullington and Washington Neighbourhood Plan, a “Call for Sites” was carried out in July / August 2014. Notices were displayed on all the Parish Council notice boards and websites and articles placed in the County Times newspaper and in the Sussex Local magazine which is delivered to all homes in Storrington & Sullington, all inviting suggestions of land for potential development. Letters were also sent to local estate agents and landowners. A total of 40 sites were submitted for consideration, many of which had previously been submitted to the District Council for its Strategic Housing Land Availability Assessment (SHLAA). One of the sites submitted and considered suitable for housing allocation (Paula Rosa site, Robell Way), lies within the Water Lane Industrial Estate which is currently designated by Horsham District Council as a Key Employment Area.

This area is no longer especially well located for employment and Industrial use and the Neighbourhood Plan seeks to make more efficient use of brownfield sites whilst actively encouraging the provision of new land for employment use located more appropriately within the NP designated area.

## **3. The Alternative Site.**

North Farm is a large currently part- used site, with significant potential to expand, situated to the South of Washington Village within the “A24 corridor”. The site currently hosts a mix of business, agricultural and residential uses (including the Wiston Estate Winery). The developed area provides an extensive built footprint and benefits from excellent access via a bridge over the A24 from both north and southbound lanes of the dual carriageway.

The site has been put forward for consideration by representatives of the landowner who expects to develop the site for additional employment use over the period of the Neighbourhood Plan, with the objective of optimising its use for a range of businesses.

The Following page presents a comparison between the current Key Employment Site and the Alternative Site:

Site	Paula Rosa Site , Robell Way	North Farm
<p><b>Site Map</b></p>		
<p><b>Site Area</b></p>	<p><b>3.2 Hectares</b></p>	<p><b>7.6 Hectares</b></p>
<p><b>Description</b></p>	<p>These light industrial buildings were occupied by Paula Rosa Kitchens, a bespoke user and have been vacant for some time. The Industrial Estate sits within the Built Up Area and is surrounded by residential development. A brownfield site conveniently located for the local school and village amenities, this area would suit a significantly sized residential development with the emphasis on smaller homes suited to new households. The site lies some distance from the strategic road network and access to and from the area is no longer suitable for large industrial vehicles as they either have to enter the AQMA in Storrington, negotiating a very tight mini-roundabout or travel along Water Lane which is a single lane carriageway leading to another dangerous roundabout.</p>	<p>Whilst within the South Downs National Park, this is an existing brownfield site currently used for a variety of business and agricultural uses including the Wiston Estate Winery. This company is expanding rapidly, as one of the leading English producers of premium sparkling wines, stocked in Waitrose and other quality shops. The owners state that they wish to expand and optimize the site for a range of complementary businesses during the lifetime of the Neighbourhood Plan and are keen to work with the local planning authority to provide the appropriate type of business use.</p> <p>The site is easily accessed from the A24 in both directions and would help to ease the increasingly heavy weight of traffic travelling through Storrington Village.</p>

<b>Planning Policy</b>	<p>HDPF Policy 9 – Protection of Employment Sites</p> <p>NPPF Policy 22 <i>(Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.)</i></p>	<p>HDPF Policy 30 – Protection of Landscapes</p> <p>HDPF Policy 10</p>
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Fewer HGV movements in Storrington Village.</li> <li>• Remove potentially environmentally unneighbourly use from adjoining sensitive receptors.</li> <li>• Positive use of redundant brownfield land in accordance with government policy aspirations.</li> <li>• Addresses local demand for smaller homes and provision of affordable homes in a sustainable location.</li> <li>• Potential for provision of new landscaping features and open space.</li> <li>• Clean and remove any potential contamination.</li> <li>• Enhance the visual appearance of the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Site size offers the opportunity to expand employment provision within the Neighbourhood Plan Designated Area to sustain and create local jobs.</li> <li>• The allocation of this alternative site meets the aims of the SSWNP to relocate industrial and employment land to the A24 corridor.</li> <li>• The site also offers direct access between London and the South coast.</li> <li>• No sensitive receptors to consider.</li> <li>• Recognised and established location for employment.</li> </ul>
<b>Constraints</b>	<ul style="list-style-type: none"> <li>• HDC employment policy.</li> <li>• Relationship with existing employment uses.</li> <li>• Relationship of new housing with surrounding trees.</li> </ul>	<p>Redevelopment of the site must have regard to conserving the landscape and scenic beauty of the South Downs National Park.</p>
<b>Conclusion</b>	<p>This site scored favourably as a site for potential development and received no objections during the two public consultation periods. It is no longer considered suitable for employment use and the Neighbourhood Plan offers it as a site for residential development.</p>	<p>The Storrington &amp; Sullington and Washington Neighbourhood Plan offers North Farm as an alternative employment / industrial site to replace the land at Robell Way previously occupied by Paula Rosa.</p>