



Storrington, Sullington and  
Washington  
Neighbourhood Plan



**Steering Group Minutes**  
**The Chanctonbury Room, Parish Hall**  
**Thakeham Road, Storrington**  
**6.30pm Tuesday 24<sup>th</sup> May 2016.**

**Minutes**

**Present:** Storrington & Sullington Parish Councillors - Anna Worthington-Leese (Chairman of the Steering Group) and Lisa Wheatley. Washington Parish Councillors - Lesley Britt, Patrick Heeley and Christine Beglan. Also present were Marcel Hoad, Pegi Shove and Madeleine Shaw.

**Also Present:** Tracey Euesden, Clerk to Storrington & Sullington Parish Council  
Zoe Savill, Clerk to Washington Parish Council

**Members of the public present – 8**

The meeting opened at 18.30

**Minutes:** Tracey Euesden (Clerk to Storrington & Sullington Parish Council)

**157. Apologies for Absence**

Apologies received and accepted from David Horwood, Richard Jerman and Geoff Tute.

**158. To Receive and approve the minutes from the following meetings:**

The minutes of the Steering Group Meeting on 19<sup>th</sup> January 2016 were agreed as being a correct record and duly signed by the Chairman.

**159. Examiner's Final Report and action to be taken – update following meeting with Horsham District Council.**

Since the last meeting, the examination had taken place and the examiner had been unable to recommend the plan for referendum. This was obviously disappointing news and a series of meetings and discussions had taken place with HDC's Strategic Planning Department and Neighbourhood Planning Officer (NPO). Mrs Worthington-Leese explained that she and Mrs Euesden had gone through each policy with the NPO and whilst policies 5, 6, 7, 9, 10, 11, 13, 15, 16, 20 & 21 did not require any action, minor revisions would need to be made to policies 1, 12, 14, 17 & 19. More significant amendments would need to be made to policies 2, 4 & 18 and these would be discussed later along with policies 3 and 8. Mrs Worthington- Leese reported that the revised Plan would need to be put forward for another regulation 14 public consultation period before being submitted to HDC for its own statutory consultation. It was hoped that a re-examination would take place later this year.

**160. To discuss proposed amendments to Plan.**

***Policy 3 (Managing Housing Supply).***

This policy has been highlighted by the Healthcheck, HDC and now the Examiner as one that does not meet the basic conditions of the National Planning Policy Framework (NPPF) and should be removed from the Plan. The Steering Group had decided to keep this policy in the Submission document in the hope that the particular issues with air quality etc would support it but as this was not accepted by the examiner it was **AGREED.**

*That Policy 3 should be deleted from the Neighbourhood Plan.*

***Policy 8 (Tourism Development, Chantry Quarry)***

The examiner had highlighted a number of concerns with this policy specifically regarding the lack of definition of what type of tourism development was intended and regarding the lack of reference to the West Sussex Local Minerals Plan. During a series of meetings regarding the quarry, the owner had made it clear that his intentions for the site differed from the aims of this policy as he envisaged an element of commercial development in the future. As the site does not involve any housing and would be unlikely to be the subject of any development in the short term, it was suggested that the policy be deleted from the Plan. The owner would then be free to enter discussions with WSCC, HDC and the South Downs National Park Authority regarding the future of the site in the longer term. The matter was discussed and it was **AGREED.**

*That policy 8 should be deleted from the Neighbourhood Plan.*

***Policy 2 (Site Allocations for development).***

The examiner had raised significant concerns regarding the site selection process particularly with regard to the lack of evidence presented to support the criteria for each site. Mrs Euesden and Mr Tute had met with the NPO to discuss this and Mrs Euesden was in the process of drafting a new site assessment document, which would provide a more comprehensive explanation of the method used and how each site had been considered. This document was based on the best practice template which had recently been produced by DCLG and members from each Parish would be asked to contribute evidence and information about all of the sites submitted in their respective areas. It was noted that the examiner had raised issues about some of the sites put forward for development, in particular the Paula Rosa site, two sites on the Old London Road, Chantry Industrial Estate and the land at Amberley Road.

***Policy 2 (i) Paula Rosa site.*** The examiner's issue with the Paula Rosa site surrounded the fact that it is identified by HDC as a "Key Employment" area and therefore conflicts with the HDPF. The NPO had indicated that if a new area of employment land could be identified in Policy 4 then this would help to alleviate the loss of this "Key Area". Mr Heeley reported that the owner of North Farm had recently made a presentation to Washington Parish Council about his plans to develop further his winery business on this site and to expand the North Farm site to provide more units for commercial use. This would comply with the Plan's aims to move the existing commercial / industrial areas from within the villages to the A24 corridor. It was **AGREED.**

***That Mr Heeley would approach the owner to request that he confirm his agreement that North Farm be identified as an alternative employment area in the Neighbourhood Plan.***

***Policy 2 (ii) and (ix) The Vineyard and Lucking's Yard on Old London Road.*** The examiner had concluded that these two sites should be classed as large development and were not sustainable due to their location being too far from any amenities. The Steering Group and the NPO agree that the examiner is mistaken on this occasion as the density of development cannot be classed as large scale. The primary school is easily accessible via the underpass and there is a farm shop at the nearby garden centre. This will now be reflected in the Plan.

***Policy 2 (iv) Land at Amberley Road.*** The issues with the Amberley Road related to its proximity to the boundary of the SDNP and problems regarding access to the site from Amberley Road. The examiner had indicated that a smaller development of up to 10 homes with access from Bax Close should be considered. It was noted that this particular site was the subject of 2 planning applications currently being appealed with a decision expected before the Plan would be resubmitted to HDC. If the appeals were declined then this particular site would need to be taken out of the Plan as the suggested development of up to 10 homes would not meet the acceptable criteria score due to access issues from Bax Close.

***Policy 2 (v) – Chantry Lane Industrial Estate.*** The Healthcheck and the examiner both expressed reservations about a mixed-use scheme and the examiner concluded that having employment development on this site would contradict policy 4 of the Plan. The landowner's representative had also expressed concerns about the success of a mixed-use site and had submitted to the Steering Group an outline plan for up to 90 homes. It was suggested that in the event that alternative new employment land could be identified then the employment element of this particular site should be removed. It was **AGREED**.

***That should new, alternative employment land be identified, the requirement for a mixed-use development would be removed and that the policy should be amended to reflect a housing development only.***

***Policy 4 (Employment Uses).*** The examiner had concluded that the inclusion of the Paula Rosa site for development would conflict with the employment requirements in the HDPF and HDC had suggested that by putting forward new land for employment use, the concerns could be satisfied. As discussed earlier, it was hoped that the inclusion of North Farm as an alternative commercial site would satisfy the examiner that there would be no loss of employment in the Neighbourhood Plan area. Mr Heeley also reported that the owner of North Farm had longer term plans for the Chalk Pit which involved an eco-project and would bring more employment opportunities. It was unclear at this stage whether this might take place within the lifetime of the Neighbourhood Plan but it was suggested that the current wording of policy 4 would be supportive of this type of development. Mrs Euesden would clarify this with the NPO.

**Policy 18 (Local Green Spaces).** The examiner had raised concerns about the evidence base provided for the list of Local Green Spaces (LGS) and had suggested that a paragraph should be written about each site to explain how and why it fits the criteria for designation as a LGS. Mrs Euesden reported that a more

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comprehensive LGS report was in the process of being drafted and each Parish would be asked to provide information about their relevant sites.

**161. DC/15/2788 – Land at Robell Way (Paula Rosa) Site – To discuss and agree comments in response to amended plans.** Members were reminded that the developers had submitted a Planning application for 112 homes on this site. This application was discussed at the last Steering Group meeting in January and as this density did not comply with the requirements of the Plan, the Steering Group had no option but to object to this application. Since then some representatives of the Steering Group had met with the developers to discuss this and amended plans had been submitted for a reduced number of 98 homes creating a density of approximately 28 dwellings per hectare (dph). Whilst this is slightly outside the desired dph of approximately 25, it was noted that there was a significant amount of smaller and affordable

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homes and that this was a brown field site, use of which should be maximised. Mrs Worthington-Leese reported that Storrington & Sullington Parish Council's Planning Committee would be considering these amendments at a meeting on 9<sup>th</sup> June. The Group discussed the amendments and it was **AGREED.**

*That the Neighbourhood Plan Steering Group should submit a letter of support for the revised plans.*

**162. Next Steps and any other business.**

- (a) Next Steps. Mrs Euesden would forward the draft site assessment report and the draft Open Spaces report to Washington Parish Councillors and these documents would be worked on over the next two weeks. Mrs Savill and Mrs Euesden would liaise at this stage to review progress and it was hoped that the revised Plan would be ready for Public Consultation by the end of June.
- (a) Clayton Kennels – Mrs Beglan reported that the appeal was taking place and requested that the Steering Group consider drafting a letter of objection on the grounds that this site was considered and rejected in the emerging Neighbourhood Plan. It was **AGREED.**

*That Mrs Savill would draft a letter for the group's approval.*

- (b) The Norbertine Order's Land in Storrington. A letter had been sent on behalf of the Norbertine Order to Mrs Worthington-Leese requesting that this piece of land be considered for development as part of the Neighbourhood Plan but it was **AGREED.**

*That this submission be rejected on the basis of its late arrival and that it is being put forward for less than 4 homes which would therefore be considered as "Windfall".*

There being no other business, the meeting closed at 7:50 pm

Signed. ....  
Chairman