



Storrington, Sullington and
Washington
Neighbourhood Plan



SITE ASSESSMENT REPORT

APRIL 2015



1. Purpose

The Storrington & Sullington and Washington Parish Councils are preparing a single Neighbourhood Plan to cover their parishes for the period to 2031. In anticipation of the provisions of the forthcoming Horsham District Planning Framework, and in any event, to meet the local need for new homes, the Plan will make a series of housing site allocations.

The purpose of this report is to demonstrate how the relative merits of the potential sites for housing development have 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).

3. Methodology.

Representatives from the Neighbourhood Plan Steering Group met to assess each of the submitted sites against criteria developed from the results of the public survey and from feedback received from the Planning Development Workshop held on 9th July 2014 and from Focus Group Members.

These criteria informed the spatial strategy of Policy 1 of the Neighbourhood Plan. This policy re-establishes the primacy of the built up area boundary mechanism, defined on the Policies Map, for directing different types of development to the settlements and countryside as appropriate. The criteria, as set out in para 4.14 of the Plan, guide where are the most appropriate locations to modify the boundary at Storrington & Sullington to accommodate new housing development. The housing allocations of Policy 2 therefore are only those that are consistent with the spatial plan of Policy 1. Note that, whilst the boundary remains at Washington village, its lower settlement status in the hierarchy and location within the South Downs National Park does not justify any modification to its boundary in Policy 1. Note too that Policy 1 also provides for a lower order 'settlement boundary' at Old London Road to allow for a modest scale of new housing in that location.

Alternative options for the spatial plan of Policy 1 have been reviewed in the Draft Sustainability Appraisal report that is also in the evidence base. The report indicates that the chosen option of the Plan will not have any significant environmental effects and will contribute to sustainable development. Given the relationship between that policy and Policy 2, the sites allocated will too, by definition, have no such effects and will deliver sustainable development, provided the development principles of each allocation contain any necessary site mitigation measures.

Each site was scored against the criteria with the lowest scores being the most suitable, as shown below :

Is the site in the SDNP?	Yes – score 5 No – score 0
Does the site sit within or abut the Built Up Area	Outside the BAU – score 5 Abuts the BAU – score 2
Would development of the site be likely to prejudice an inter village gap?	Very likely – score 5 Quite likely – score 2 Not likely – score 0
Is the site Brownfield? Greenfield? Residential Infill?	Brownfield score - 0 Greenfield score - 5 Residential infill score - 3
Would development of the site be detrimental to a village greenspace / treasure?	Very likely – score 5 Quite likely – score 2 Not likely – score 0
Would road access to and from the site be likely to cause local traffic congestion / queuing?	Very likely – score 3 Quite likely – score 1 Not likely – score 0
Would development of the site be compatible with the local area?	Incompatible – score 4 Compatible – score 0
Is the site within the AQMA?	Yes – score 3

4. Results.

The Steering Group was mindful of the HDPF provisions for at least 1,500 new homes to come forward as a result of neighbourhood plan allocations across the district. Whilst housing numbers have not been allocated to specific parishes, it is recognised that Storrington & Sullington is classified in particular, as a larger village capable of sustaining development. The Steering Group took this into account when deciding upon the acceptable maximum score for sites to be progressed. Of the 40 submissions, 9 scored 10 or less and these sites are those allocated by Policy 2 of the Plan. Meetings were held with the Focus Group Members and then the general public to present these findings.

The full results of the scoring exercise can be found in appendix I along with maps of the 9 sites being progressed (appendix II & III).

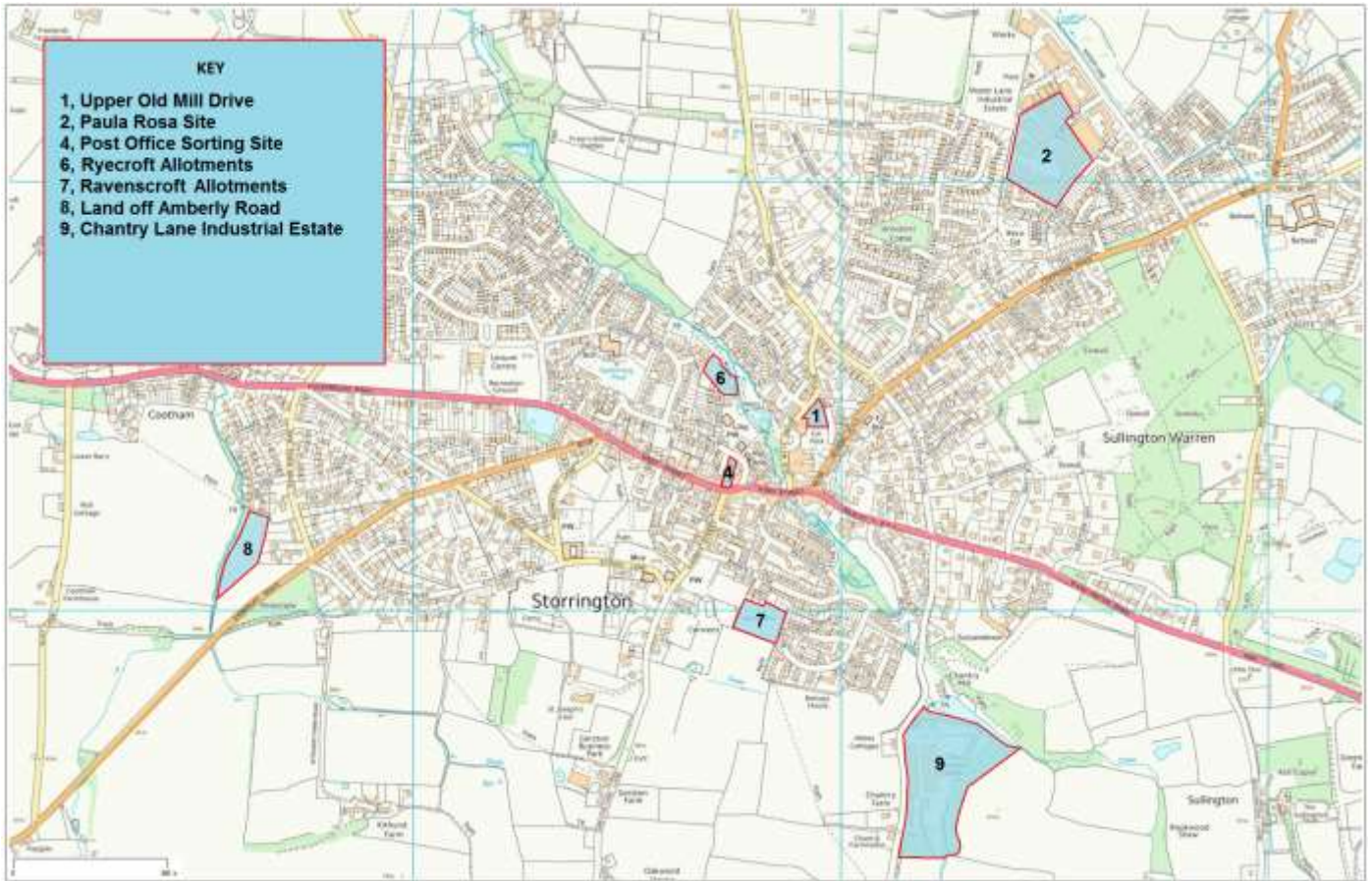
Appendix I

Site Numbers	Site Address	Is the site in SDNP?	Does the site sit within or about the Built Up Area?	Would the development of the site be likely to prejudice an Intra-village gap?	Is the site Brownfield? Greenfield? Residential Infill?	Would development of the site be detrimental to a village greenspace/treasure?	Would road access to and from the site be likely to cause local traffic congestion/queuing?	Would development of the site be compatible with the local area?	Is the site within the AQMA?	Overall score
		Yes-5	Outside-5	Likely-5	Greenfield-5	Likely-5	Likely-3	Incompatible-4	Yes-3	
		No-0	Inside-0	Not Likely-0	Brownfield-0	Not Likely-0	Not Likely-0	Compatible-0	No-0	
1	Upper Old Mill Drive	0	0	0	0	0	0	0	0	0
2	Paula Rosa Site, Water Lane Industrial Site	0	0	0	0	0	1	0	0	1
3	Vineyards Nursery, Old London Road	0	0	0	3	0	1	0	0	4
4	Post Office Sorting Site	0	0	0	0	0	3	0	3	6
5	Luckings Yard	0	5	0	0	0	1	0	0	6
6	Old Allotment Gardens on Ryecroft Lane	0	0	0	5	0	3	0	0	8
7	Ravenscroft Allotments	0	2	0	5	0	1	0	0	8
8	Land off Amberly Road	0	2	0	5	2	0	0	0	9
9	Chantry Industrial Estate	0	5	0	0	0	1	4	0	10
10	RAFA Site	0	0	0	5	0	3	4	0	12
11	The Yard, The Street, Washington	5	0	0	0	5	3	0	0	13
12	Downsview Ave, Field behind Paula Rosa	0	5	0	5	2	1	0	0	13
13	Land at High Chapparral, London Road	0	5	0	5	0	3	0	0	13
14	Land adjacent to Clay Lane	0	2	0	5	5	1	0	0	13
15	Land at Rock Road, Heath Common	0	5	0	5	0	3	0	0	13
16	Land Adjacent Spring Gardens, London Road	0	5	0	5	0	3	0	0	13
17	Sand Pit off Water Lane,	0	5	0	0	5	1	4	0	15
18	Capel, Hampers Lane	0	5	0	3	2	1	4	0	15
19	The Chalk Pit and Land to the east of A24, Washington	5	5	0	0	2	0	4	0	16

Appendix I (cont.)

Site Numbers	Site Address	Is the site in SDNP?	Does the site sit within or about the Built Up Area?	Would the development of the site be likely to prejudice an inter-village gap?	Is the site Brownfield? Greenfield? Residential Infill?	Would development of the site be detrimental to a village greenspace/treasure?	Would road access to and from the site be likely to cause local traffic congestion/queuing?	Would development of the site be compatible with the local area?	Is the site within the AQMA?	Overall score
		Yes-5	Outside-5	Likely-5	Greenfield-5	Likely-5	Likely-3	Incompatible-4	Yes-3	
		No-0	Abuts-2	Quite Likely-2	Residential Infill-3	Quite Likely-2	Quite Likely-1	Compatible-0	No-0	
20	The Hut, Hampers Lane	0	5	0	5	2	1	4	0	17
21	Oak House, Rock Road RH20 3AH	0	5	0	5	0	3	4	0	17
22	Hartwood House, Water Lane, Storrington	0	5	0	3	5	1	4	0	18
23	Old Clayton Kennels/Cattery, Washington Road	0	5	5	0	2	3	4	0	19
24	The Bostal Field, Washington	5	5	0	5	0	0	4	0	19
25	Sandhill Farm House, Sandhill Lane	0	5	0	5	2	3	4	0	19
26	Chanctonbury Lodge	5	5	5	3	0	1	0	0	19
27	Greenacres Farm, Washington Road	5	5	5	0	0	1	4	0	20
28	Sandhill Lodge, Sandhill lane	0	5	0	3	5	3	4	0	20
29	Fryern road Field, Access from Melton Drive	0	2	5	5	5	1	4	0	22
30	Barns Farm Lane, Army Camp	5	5	5	0	0	3	4	0	22
31	A283, Opposite Milford Grange, Area surrounding Chanctonbury Lodge	5	5	5	5	2	1	4	0	27
32	West Wantley Farm	0	5	5	5	5	3	4	0	27
33	Woodpeckers, Melton Ave, Storrington	Proposed development too small for inclusion. (would be picked up under HDC's windfall figures)								
34	Cobden, Washington Road	Proposed development too small for inclusion. (would be picked up under HDC's windfall figures)								
35	Sunhurst, Hurston Lane	Proposed development too small for inclusion. (would be picked up under HDC's windfall figures)								
36	Land adjacent 5 Rectory Close	Proposed development too small for inclusion. (would be picked up under HDC's windfall figures)								
37	Land adjacent Montpelier Cottages	Proposed development too small for inclusion. (would be picked up under HDC's windfall figures)								
38	Storrington Squash Club, Greyfriars lane									

Appendix II



Appendix III

