



Storrington, Sullington and Washington Neighbourhood Plan



Steering Group Minutes The Chanctonbury Room, Parish Hall Thakeham Road, Storrington 6.30pm Tuesday 26th September 2017.

Minutes

Present: Storrington & Sullington Parish Councillors – Anna Worthington-Leese (Chairman of the Steering Group) and Lisa Wheatley. Washington Parish Councillors - Lesley Britt and Christine Beglan. Also present were Madeleine Shaw & Geoff Tute.

Also Present: Tracey Euesden, Clerk to Storrington & Sullington Parish Council
2 Members of the Public

The meeting opened at 18.30

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

193. Apologies for Absence. Apologies received and accepted from Richard Jerman, Patrick Heeley & David Horwood

194. To Receive and approve the minutes from the following meetings:

The minutes of the Steering Group Meeting on 6th June 2017 were agreed as being a correct record and duly signed by the Chairman.

195. To review Comments received following reg. 14 Public Consultation & to consider any changes to the Neighbourhood Plan and supporting documents as a result.

(a) Representations from members of the public. Members had been provided with the schedule of representations received and an additional document summarising the comments made (appendices A&B). A total of 105 responses had been received with 35 offering outright support for the Plan. It was noted that there were 11 objections to the inclusion of the Ravenscroft Allotment site and 32 to the inclusion of the land at Water Lane (Angell Sandpit). There was much support for the inclusion of Milford Grange Country Park and Sandgate Park (land owned by HDC) in the list of Local Green Spaces and additional comments that Warren Hill and Water Lane Country Park should be included in this list.

There was also much support for the protection of the fields at the junction of Sullington Lane with the Washington Road.

(b) Representations from Statutory Consultees. The schedule of representations received from statutory consultees, along with a summary document had been distributed to Members (Appendix C&D). Six consultees had made submissions and these were reviewed. The South Downs National Park Authority (SDNPA) had made a number of suggestions for changes to wording and the group agreed to these changes subject to approval by HDC. SDNPA raised concerns regarding the number of homes proposed for the Ravenscroft Site and in light of this and the comments from members of the public the Group agreed to review the assessment of this site with HDC.

West Sussex County Council (WSSCC) had also submitted suggestions for changes to wording and had identified potential issues with some site allocations with regard to pedestrian and vehicular access which would need to be addressed as part of the planning process. WSSCC expressed no concerns about transport impacts of the proposed developments but did state that there would be a need for improvements or financial contribution.

Highways England had responded that the number of homes proposed in the Plan (229) were unlikely to cause concern but if this number were to increase then it would need to be re-consulted.

The Environment Agency had commented that a flood risk assessment would be required for the site at North Street, Ryecroft Lane and West Chiltington Parish Council had commented about the loss of allotment land at this site. Mrs Worthington-Leese reported that the EA had written a letter stating that they were satisfied that there was no flood risk as part of the application for a retirement complex some years ago and that there had been no allotments on this site since the late 1990s.

Southern Water had requested extra criteria to be included in the land allocation policies but it was noted that this criteria would be covered in the Horsham District Planning Framework and the emerging South Downs Local Plan.

Natural England had raised concerns regarding the allocation of land at Ravenscroft which the group had already decided would be reviewed. However, Natural England had also raised issues with regard to the land at Angell Sandpit. It was noted this particular site had also received significant objections from members of the public and that there was some resistance amongst members of this group about its inclusion. Mrs Worthington-Leese reported that an appeal against a planning decision for one additional dwelling in the garden of the adjacent listed building had recently been dismissed and the Inspector had cited the impact upon the building and its rural setting as his main reason. In light of this Mrs Worthington-Leese had queried whether the provision of six homes on this site would be even more detrimental to the listed building and rural setting and Mrs Euesden had been asked to seek advice from Historic England. The assessment of this particular site would then also be reviewed with HDC.

- (c) **Representations from Land Owners / Developers / Agents.** Members had been provided with copies of the representations received from Landowners or their representatives. (Appendix E)

Cushman and Wakefield, acting on behalf of Waitrose had put forward a case to move the land at Old Mill Drive (Policy 2vi) from a Reserve site to a site allocation and to include the garage and car park sites in this allocation. Reference is made to a pending planning application for changes to the bus turning circle to allow for development of this wider site however it was noted that Storrington & Sullington Parish Council had submitted a strong objection to this application. A previous planning application to extend the Waitrose store in Storrington had been supported and this was still considered to be the preferred option. It was therefore **AGREED.**

Not to extend the area of this site to include the garage and car park.

ECE Planning had submitted a comment welcoming the allocation of the Angell Sandpit site (already discussed during this meeting).

The Estate Manager to the Norbertine Order had sent in a request to include land south of Kithurst Lane as a site allocation for up to 12 homes. It was noted that this land had previously been the subject of a number of planning applications for less than 12 dwellings which were refused and dismissed on appeal. It had also been submitted for consideration as part of the call for sites with a proposed yield of one or two dwellings and the group agreed that it would be more suited for consideration under Horsham District Council's windfall sites. It was noted that the County Councillor was currently in talks with local residents in this locality regarding a number of serious traffic and pedestrian issues and along with the recently approved permission for a new medical centre and housing development at the Glebe field, any further development in this area would seriously impact upon the existing issues. It was therefore **AGREED.**

That this site should not be allocated for development in the Neighbourhood Plan.

Keystone Planning, on behalf of Abingworth Developments had submitted a case for the land at Clayton Kennels to be included as an allocation for development. It was noted that this land was put forward as part of the call for sites process but was rejected during the site assessment process. The Group agreed that this representation did nothing to resolve the constraints identified during the site assessment process and noted that a planning application for 41 homes on this site had been declined with the subsequent appeal being dismissed by the Planning Inspectorate. The site was now being put forward for 15 homes and Keystone Planning describes its plans to mitigate the constraints identified by the Appeal Inspector and during the site assessment process. Keystone Planning questions whether the NP's ability to deliver the required affordable housing numbers but it was pointed out that the proposed development at the Ravenscroft site will be predominantly affordable homes and that the homes on the Clayton site were extremely unlikely to be affordable. The matter was discussed and it was **AGREED.**

That the arguments presented that this land should be included in the Plan for development do not mitigate the constraints. The land is outside of the Built Up Area, will impact upon the setting of the listed building and is not considered sustainable due to the distance to local facilities and services.

Representatives of the owner of the land at Hampers Lane (Longbury Hill) had objected to its inclusion as a Local Green Space. This submission asserts that the area does not meet the criteria for designation as a local green space. It states that the land is privately owned which is used for commercial purposes and extensive felling of trees is due to take place in October 2017. There is also a planning application currently under consideration for the construction of a new loading bay. It was **AGREED**.

That advice should be sought from SDNPA / HDC regarding the need for a review of this area as a Local Green Space.

Planning Potential, on behalf of Welbeck Strategic Land II LLP had submitted an objection to the inclusion of the field at the end of Downsview Avenue in the Local Green Spaces list and for it to be recognised as a site for development of up to 60 dwellings. It was noted that the site had now been fenced off to deter people from accessing it for dog walking or recreation and advice would need to be sought from SDNPA/HDC about whether this affects the designation of a Local Green Space. Notwithstanding the outcome of this review of LGS designation, it was considered that the site assessment process had clearly demonstrated that this area was unsuitable for development. It was therefore **AGREED**.

That this site would not be allocated for development in the Neighbourhood Plan.

CPA Property on behalf of Dudmans had made a representation to re-allocate the Chantry Industrial Estate for housing development in the Plan and for the Quarry to be included for commercial use. Whilst the Industrial Estate had previously been included in the Plan CPA Property had not been able to satisfy the constraints identified in the more extensive site assessment process and on the advice of HDC, it had been removed. The group was reminded that the development of this land had also met with a significant number of objections from members of the public in the previous public consultation. The Steering Group did not consider that this latest representation demonstrated that the constraints could be sufficiently mitigated and therefore **AGREED**.

Not to reinstate the Chantry Industrial Estate as an allocation in the Plan.

It was noted that that the proposal that the Quarry be included in the Plan for commercial purposes would directly conflict with Policy 3 which supports employment development within the Built Up Area or on previously developed land within the A24 corridor. It was therefore **AGREED**.

Not to allocate the Quarry site for commercial purposes in the Plan.

Gladman Developments Ltd had submitted a case for the inclusion of land off Fryern Road for the development of 160 homes. A planning application for this development had been refused and the Appeal withdrawn in 2016 and there is currently another planning application pending decision to which Storrington & Sullington Parish Council has submitted a strong objection. The proposed development is in a countryside location and would severely impact upon the rural setting. It would also compromise policies 8 & 9 of the Neighbourhood Plan. It was **AGREED**.

That this land should not be allocated for development in the Neighbourhood Plan.

Rural Solutions on behalf of the Wiston Estate had written to express its support for Policy 4 relating to North Farm and this was **NOTED**.

196. Any other business. A meeting had been arranged for 4 October with representatives from Horsham District Council to discuss amendments to the Neighbourhood Plan and supporting documents.

There being no other business, the meeting closed at 7.30 pm

Signed.
Chairman