



08 October 2015
Maggie Williams
Neighbourhood Planning Officer
Horsham District Council

Dear Maggie,

Subject: Storrington, Sullington & Washington Neighbourhood Plan 2015-2031, Regulation 16 Consultation

Thank you for consulting the South Downs National Park Authority (SDNPA) on the submission version of the Storrington, Sullington & Washington Neighbourhood Plan (SSWNDP). The National Park Authority welcomes the publication of this plan, which is a result of a considerable amount of hard work by the parish council and the local community. The SDNPA provided substantial comments during both the pre-submission consultations and is pleased to see the SSWNDP has been revised accordingly, in particular the SDNPA welcomes:

- Reference to the National Park statutory purposes, the emerging South Downs Local Plan and the West Sussex Minerals & Waste Plan,
- Revisions to Policy 2 – Land off Amberley Road, Storrington,

The SDNPA previously raised significant concerns about the potential negative impacts from development at this site on the landscape, special qualities and setting of the National Park. The submitted Policy 2 includes the following measures which have due regard to the setting of the National Park and mitigate the potential impacts on dark night skies and the tranquillity of the National Park:

- Development restricted to the North West part of the site and reduced quantum of development
- Requirement for an undeveloped green space of sufficient depth and landscaping to provide a natural green transition from urban to rural
- Requirement to minimise lighting infrastructure which could negatively impact the dark night skies special quality of the National Park

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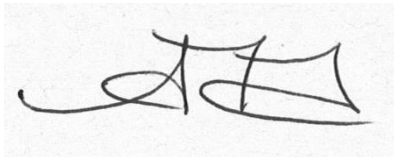
SDNPA's principle concern with this site is to ensure the setting of the National Park is conserved. While we do not in principle object to a new access from Amberley Road, we do wish to see any new access is kept tight to the existing built up area. We are concerned that any new access detached from the built up area will have an urbanising effect through the introduction of road widening, infrastructure and lighting (requirements which may be made by the Highways Authority for safe access). These would undermine the objectives of having a natural green transition through a protected green space adjacent to the National Park boundary and would be harmful to the setting and Purposes of the National Park.

We would therefore recommend that the requirement for highway access to be from Amberley Road is removed so that the merits of any proposed access can be considered at the application stage. There may be scope for improving pedestrian routes along the Amberley Road which we would support as a means of improving access to the National Park

- Requirement for a Landscape Character Assessment to accompany any proposal at Chantry Lane Industrial Estate, in recognition of its location adjacent to the National Park,
- Requirement within Policy I6 to minimise the effect of light pollution on the National Park.

The SDNPA does not have any comments to raise in regards to the Basic Conditions tests for Neighbourhood Development Plans.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Amy Tyler-Jones', written over a light grey rectangular background.

Amy Tyler-Jones
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