

Appraisal of the main sites rejected for allocation in the plan (reasonable alternatives)

The previous version of the Neighbourhood Plan (dated June 2016) included two sites that have now been excluded from the Plan. As a reasonable alternative for the SA these sites have been appraised in more detail. The two sites are Land at Chantry Lane Industrial Estate, Storrington and Lucking’s Yard, Old London Road, Washington.

Land at Chantry Lane Industrial Estate, Storrington (site nos. 12)		
SA Objective	Comment	Potential effect
Housing	The policy previously proposed 90 units on this site. Given the size of the development there is an opportunity to provide a mix of tenures and size of units which would make a positive contribution to this objective.	+
Community Facilities	The site is close to the centre of Storrington with its full range of facilities and the proposed site allocation, therefore, supports this objective. The landowner has indicated that a green infrastructure masterplan which would contribute positively to this objective.	+
Biodiversity	<p>There is a Site of Special Scientific Interest directly adjacent to the north east boundary of the site. This has been designated for its geological value. The SSSI is currently in unfavourable and declining condition. Although this objective primarily relates to biology as this is an SSSI it has been considered under this objective.</p> <p>The SSSI is adjacent to the Industrial Estate but the landowner has expressed the intention for a “linked” proposal with the former quarry site being developed for business use. At this stage Natural England are not satisfied that the SSSI would not be negatively affected by the proposals for the quarry.</p> <p>The existing woodland to the north and east of the site could have biological value which the redevelopment of the site could negatively impact, though this does not have any ecological designation.</p>	-
Landscape	The site lies outside the built up area boundary and directly adjacent to the boundary of the South Downs National Park. The site is flat and well screened and there are views of the South Downs from the site. The site can also be viewed from the National Park. The landowner has indicated that additional screening could be provided and planting within the site could assist in reducing the impact on the landscape. This combined with the current use gives a neutral score against this objective. Any proposal would need to be accompanied by a full Landscape Strategy for the site. The site can only be considered to be adjacent to the built up area boundary if it is combined with the Chantry Quarry site.	-
Heritage	<p>There is a Grade II Listed Building directly to the north of the site. Known as Chantry Mill this is a 18th Century mill and mill house. The redevelopment of the site could have a negative impact on this building.</p> <p>There is also an archaeological site to the west of the site with the potential for archaeological remains of interest. If the redevelopment is likely to affect this area an archaeological survey would need to be carried out.</p>	X
Transport	The location of the site would allow access to the local facilities in Storrington and reduce the need to travel by car. However, Chantry Lane is narrow (single track in places) and has poor visibility along parts of the road. The Lane has access onto the busy A283. The development of 90 units may not increase vehicular movements from	X

	<p>the current industrial use. Indeed, there would be an advantage that Heavy Goods Vehicles would no longer be using the Lane. However, the current visibility onto the A283 is currently poor and does not meet modern standards.</p> <p>Access for pedestrians and cyclists would not be possible along Chantry Lane as this is narrow and single track in places. There is also a high bank adjacent to the Lane making highway improvements difficult to achieve. Alternative pedestrian access has been suggested using an existing public footpath. However, this would need to be upgraded and lighting provided for this to be a viable option. The footpath on the western side of Chantry Lane is approximately 140 metres north of the entrance to this site. On the eastern side of Chantry Lane the footpath runs between the Quarry site and Industrial Estate and the area is heavily wooded.</p>	
Economic development	<p>Redeveloping this site for housing would result in the loss of an employment site and would, therefore, have a negative impact on this objective. Although this is not a Key Employment Site the loss of the site would still need to be justified and no evidence has been provided to date to this effect or to identify alternative sites for the current businesses.</p>	X
Flooding	<p>The site lies within Flood Zone 1 but the access road, Chantry Lane, lies within flood zone 2 and 3. This could restrict access to the site during flood incidence. No mitigation measures for this aspect have been put forward.</p> <p>In terms of enhancement a reduction in hard standing with the redevelopment of the industrial estate to a residential site with open space could reduce any surface water flooding issues.</p>	X
Environmental Quality	<p>The site is currently used as an industrial estate. No agricultural land would be lost but there is potential for the site to be contaminated depending on the previous uses within the estate.</p> <p>As the policy allocates the site for 90 houses additional traffic generated from the site could contribute to the already poor air quality issues experienced in the Air Quality Management Area in the centre of Storrington. Furthermore, there could a cumulative effect from all of the sites allocated in the Plan. This can be mitigated by providing pedestrian and cycling access to the site but this may be difficult to achieve.</p>	—
Conclusion	<p>Overall the site has a negative effect on the objectives in the SA framework. The proposal would result in the loss of an employment site. There are constraints from Flood Zone 3 affecting the access road and potential negative effects on heritage and geology. Access to the site is poor for vehicles, pedestrians and cyclists (though there may be a solution for pedestrian access) and visibility at the junction of Chantry Lane and A283 does not meet modern standards.</p>	

Land off Old London Road (Lucking's Yard), Washington (site nos. 23)		
SA Objective	Comment	Potential effect
Housing	The site could accommodate approximately 20 dwellings. Given the size of the site this could be a mix tenure development. This would make a positive contribution to this objective. However, the density of residential development in the area is not high with either detached or semi-detached properties.	+
Community Facilities	This site is located some distance from any built up area boundary. Washington village is the nearest settlement and has some facilities (a pub, a church, a school and a village hall with an adjoining sports pitch). Washington can be accessed by foot via a subway under the A24 and is approximately a 15 minute walk. Most facilities (medical, shops, community, play spaces) are in Ashington which is not readily accessible by pedestrians or cyclists. Given the size of the potential development it is unlikely that open space would be provided within the site.	X
Biodiversity	The site is currently partly an employment site but there are also open space/trees within the site. There are no nationally or locally designated biodiversity sites would be affected by the proposed development.	-
Landscape	The site is immediately adjacent to the South Downs National Park and additional development could therefore, have a negative effect on the landscape of this nationally designated area. An area of woodland is located along the south/western boundary of the site which restricts wider views of the site from the South Downs. There are also trees on parts of the northern and western boundary.	-
Heritage	There is a Listed Building about 30m from the northern boundary of the site. It is unlikely that additional development/redevelopment on this site would have a negative effect on this heritage asset.	-
Transport	Given the location of the site outside a defined settlement and with limited facilities within walking distance the site would not encourage residents to access facilities by walking or cycling. Traffic impacts on the Old London Road would need to be addressed in more detail. The site access is via a cul-de-sac with two way traffic and on street parking.	X
Economic development	Some of the site was previously used as storage and there is also one dwelling within the northern part of the site. Small employment units lie directly to the south of the site and access would be via this area.	-
Flooding	The site lies within Flood Zone 1. It is not known if there is any local surface water flooding issues.	-
Environmental Quality	Given the existing employment uses on some of the site there is the potential for contaminated land, depending on the nature of existing and previous business uses. Given the lack of local facilities some residents might travel to Storrington by car which could contribute to worsening air quality already experienced in the centre of the village. Although the impact of the proposed 20 houses would be minimal there could be cumulative impact from other development proposed in the plan.	-
Conclusion	Overall this policy has a negative effect on the sustainability objectives in the SA framework. This is primarily due to the location of the site which is some distance from the built up area boundary of Washington. Although the site is within a residential enclave and the facilities in Washington are within 15 minute walk of the site this is a rural location. Access to the site would be via an existing employment site which is less than ideal and would make pedestrian access difficult. The site at Vineyards, Old London Road has been included as an allocation in the Plan. However, Lucking's Yard site is less suitable given its location next to an employment site. Allocating both sites along Old London Road would result in overdevelopment in this rural location.	

Within the built-up area boundary

Given the strategic policies for allocating sites in the HDPF and the SSWNP the following sites are located within the built up area boundary and are considered to be reasonable alternatives to the allocated sites.

The Glebe Field, Monastery Lane, Storrington (site 9)		
SA Objective	Comment	Potential effect
Housing	As the proposal would provide houses (including affordable homes) in a location close to the village centre this would make a positive contribution to this objective	+
Community Facilities	The opportunity for a new or expanded medical facility as part of the scheme would make a positive contribution to this objective. This is a significantly positive effect given the closure of a second doctors surgery in Storrington and the subsequent pressure on the one remaining medical facility	+
Biodiversity	There are no designated within or near the site	-
Landscape	The site is open to the National Park and the boundary is only 300m to the south east of the site. This results in views of the site from the Downs.	X
Heritage	The site is adjacent to a Conservation Area and within close proximity to a Grade II Listed Building. The site is also included within an Archaeological Notification Area. A larger scheme on this site could therefore, have a negative effect on this objective	X
Transport	Monastery Lane would provide the vehicular access to this site. This is a narrow road meaning that the number of houses proposed could give rise to transport issues. Pedestrian access could be provided via a footpath to the village centre	X
Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. However, this would not make a significant contribution, giving an overall neutral score	-
Flooding	The site is within Flood zone 1 which is at low risk of flooding	-
Environmental Quality	Although the site is close to the village centre and the Air Quality Management Area, the number of dwellings proposed would not be unlikely to have a significantly effect on air quality.	-
Conclusion	Although this site was proposed for up to 32 dwellings in the original call for sites planning permission has subsequently been granted for 9 dwellings (subject to an s106 agreement) on a smaller site along with the demolition of a the existing Doctors surgery and the erection of a new surgery. The remainder of the Glebe field has been designated as Local Greenspace in the SSWNP.	

Storrington Squash Club , Greyfriars Lane, Storrington (site 10)		
SA Objective	Comment	Potential effect
Housing	The proposal is for residential units on this site which is currently used as a private squash club with associated facilities. The number of units that this site could accommodate is not likely to be significant (a previous application was for 8 flats). However, the site is located near to the village centre	+
Community Facilities	The use of the site for residential would result in the loss of a community facility which would have a negative effect on this objective	X
Biodiversity	There are no designated sites within or adjacent to this site	-
Landscape	The boundary of the National Park is only 150m from the site, however, views of the site are restricted due to adjacent buildings	-
Heritage	The site is adjacent to two Listed Buildings and a Conservation Area and the redevelopment of the current building, therefore, has the potential to have a negative effect on this objective	X
Transport	As the site is near to the centre of Storrington there would be good access by sustainable forms of transport and to public transport. However, there could be issues with vehicular access to the site and provision of off street parking. This gives an overall neutral score against this objective	-
Economic development	Although the residents of the proposed new housing could support local shops and businesses the small number of units means that this contribution is not likely to be significant	-
Flooding	Site lies within Flood Zone 1 which is at low risk of flooding	-
Environmental Quality	Although the site is close to the village centre and the Air Quality Management Area the number of dwellings proposed are not likely to have a significant effect on air quality. The previous use as a squash club is unlikely to create contamination issues	-
Conclusion	Although the redevelopment of this site could make a positive contribution to the sustainability objectives by providing smaller residential units close to Storrington village centre it would result in the loss of a community facility which would have a negative effect. Another potential negative effect could be on heritage given the presence of two Listed Buildings and a Conservation Area adjacent to the site. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

The Yard, The Street, Washington (site 11)		
SA Objective	Comment	Potential effect
Housing	The proposal is for residential in the centre of Washington village, giving a positive contribution to this objective. However, given the site of the site the number of new units would be modest	+
Community Facilities	No additional facilities could be provided. However, no facilities would be lost giving a neutral score against this objective	-
Biodiversity	There are no designated sites within or adjacent to this site	-
Landscape	The whole of Washington village lies within the National Park meaning that any development within the village has potential to have a negative effect on this objective. However, the site lies behind existing properties within the settlement and is, therefore, unlikely to have a significant negative effect on the landscape	-
Heritage	The site lies partly within a Conservation Area and there are Listed Buildings adjacent to the site and opposite the potential access. There is potential for a negative effect on this objective	X
Transport	Some facilities are within walking distance of the proposed development site. There are limited employment opportunities in Washington but there is a bus service. The main concerns in terms of transport are access to the site, which is narrow and the provision of off-street parking	X
Economic development	Although the residents of the proposed new housing could support local facilities the small number of units means that this contribution is not likely to be significant and there, are limited employment opportunities in Washington village	-
Flooding	Site lies within Flood Zone 1 which is at low risk of flooding	-
Environmental Quality	The site is not likely to be contaminated and there are no issues with air quality in Washington	-
Conclusion	Although the redevelopment of this site could make a positive contribution to the sustainability objectives by providing smaller residential units close to Washington village centre it is located in a sensitive location in terms of heritage. There is potential for a significant negative effect on the heritage objective due to the location of the site partly within a Conservation Area and adjacent to two Listed Buildings. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

Sites adjacent to the built up area boundary

Land off Amberley Road, Storrington (site 13)		
SA Objective	Comment	Potential effect
Housing	The original proposal for this site was for up to 45 homes which could make a significant contribution to this objective; particularly as the size of the site means that affordable homes could be included in the scheme	+
Community Facilities	No facilities would be lost through the development of this site. There is potential for open space provision within any residential scheme but overall the potential effect on this objective would be neutral	-
Biodiversity	There are no designated sites within or adjacent to this site	-
Landscape	The site is adjacent to the boundary of the National Park and there are extensive views of the site from the Park. Development here would have the potential to have a significant negative effect on this objective (supported by the appeal decision)	X
Heritage	A Listed Building is located adjacent to the boundary of the site which could be negatively affected by development of this site (this was reiterated in the appeal decision)	X
Transport	Some facilities in Storrington village centre are within walking distance of the site. However, the centre of the village and the schools are more than a 15 minute walk. The site is accessible by bus. There is potential for highway issues with the access via Bax Close onto Amberley Road and an associated increase in traffic generated from the development. However, the Highway Authority did not object to residential development in this location	-
Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. However, this contribution is not likely to be significant giving this a neutral score in terms of this objective.	-
Flooding	The site is within Flood Zone 1 which has a low risk of flooding	-
Environmental Quality	The site is unlikely to have contamination issues and is not classified as having good agricultural quality. Storrington village centre has issues with poor air quality but a development of this size is not likely to have a significant effect on this issue	-
Conclusion	The site was allocated in the first iteration of the Neighbourhood Plan. However, there are considerable constraints with the site and two appeals for 35 and 45 units on the site were dismissed due to the impact on the National park, the detrimental impact on the rural character of the area and also on an adjoining Listed Building. The decision reiterated the negative impacts of the development of this site in terms of the sustainability of residential development in this location. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

RAFA site, Washington Road, Sullington (site 14)		
SA Objective	Comment	Potential effect
Housing	The site has the potential to accommodate up to 15 dwellings, giving the potential for some affordable housing. The site is within walking distance of many of the facilities in the centre of Storrington. Overall this would make a positive contribution to this objective	+
Community Facilities	No additional facilities could be provided. However, no facilities would be lost giving a neutral score against this objective	-
Biodiversity	Land to the south is an SSSI for its geological value so this is not relevant to this proposal; giving a neutral score against this objective	-
Landscape	The National Park lies 80m to the east of the site but as this is a quarry so there are not extensive views either into or out of the site	-
Heritage	There are no buildings or land with heritage designations within or adjacent to the site	-
Transport	The site is within walking distance of the facilities in the centre of Storrington and close to a bus stop. Access to the site would be onto the A283 which does experience congestion	-
Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. However, this contribution is not likely to be significant giving a neutral score in terms of this objective.	-
Flooding	The site is within Flood Zone 1 which is at low risk of flooding	-
Environmental Quality	The site is approximately 600m to the centre of the village which has an Air Quality Management Area. However, the size of the scheme would not have a significant effect on this objective. West Sussex County Council has confirmed that the quarry sides are unstable. Until a resolution can be identified for this the site cannot be developed.	X
Conclusion	Although the site is in a sustainable location in terms of access to facilities, could provide housing and is not likely to have a significant impact on the adjoining National Park the sides of the quarry are unstable. Until a resolution can be identified for this the site development in this location is not likely to be delivered within the plan period. As this aspect is so fundamental to the redevelopment of the site it is would have a negative effect on the sustainability objectives in the SA framework.	

Field at the end of Downsview Avenue , Sullington (site 15)		
SA Objective	Comment	Potential effect
Housing	The site on the edge of Storrington could accommodate up to 60 dwellings. Given the size of the development the scheme could include affordable housing. Overall this would make a positive contribution to this objective	+
Community Facilities	Given the size of the site open space could be provided as part of the scheme. The Neighbourhood Plan has designated this site as a Local Greenspace. This is because the site is important informal recreation area. Due to additional information being provided, the site was re-evaluated. The designation was confirmed when judged against the criteria for Local Greenspace designation	X
Biodiversity	There are no designated sites either within or adjacent to the site. Protected trees are located adjacent to the eastern boundary of the site. However, overall the contribution to this objective would be neutral	-
Landscape	This site is currently a field with open views to the south and north but with hedgerows/trees to the eastern and western boundaries. Given the presence of forthcoming residential properties to the east and existing housing to the south the impact on the landscape is not as harmful as proposed sites further west.	-
Heritage	A Listed Building is situated 150m to the north east of the site which could be affected by the proposed development. However, several buildings and an area of trees lies between the development site and the Listed Building	-
Transport	Some of the facilities in Storrington are accessible by sustainable modes of transport. Vehicular access would be via Downsview Avenue which would increase traffic through the adjoining residential area. A public right of way also crosses the site. Despite these issues the impacts are unlikely to be significant in terms of this objective	-
Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. Given the size of the development this could have a significant effect on this objective.	+
Flooding	Site lies within Flood Zone 1	-
Environmental Quality	The site is unlikely to have contamination issues and is not classified as having good agricultural quality. Storrington village centre has issues with poor air quality but a development of this size is not likely to have a significant effect on this issue	-
Conclusion	Although residential development on this site would make a positive contribution to two of the objectives in the SA framework (housing and economic development) there is also potential for a significant negative effects. The site has been designated as Local Greenspace in the Neighbourhood Plan primarily due to its value as informal recreation for the local community. This would be lost if the site was developed. This effect is significant and gives an overall negative effect in terms of this proposed site.	

Fryern Road field, north of Melton Drive, Storrington (site 16)		
SA Objective	Comment	Potential effect
Housing	The site on the edge of Storrington could accommodate up to 100 dwellings. Given the size of the development the scheme could include affordable housing. Overall this would make a positive contribution to this objective	+
Community Facilities	Given the size of the site open space and play equipment could be provided as part of the scheme.	+
Biodiversity	There are no designated sites either within or adjacent to the site. Protected trees are located adjacent to the southern boundary of the site. However, overall the contribution to this objective would be neutral	-
Landscape	The landscape to the north, east and west of the site has a rural character which would be significantly negatively affected by large scale development of this site	X
Heritage	A Grade II* Listed Building lies 100m to the north of the site. There could be harm to the setting of this Listed Building giving a negative effect on this objective (this was argued in an appeal for 102 dwellings which was dismissed partly on these grounds).	X
Transport	Some of the facilities in Storrington are accessible by sustainable modes of transport. Vehicular access would be via a narrow road onto Melton Drive between some existing residential properties. There would be an increase in traffic through this residential area. The alternative would be via Fryern Road which is a country lane.	X
Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. Given the size of the development this could have a significant effect on this objective.	+
Flooding	Site lies within Flood Zone 1 but Flood Zone 2 lies 100m from the northern boundary. Overall the effect on this objective would be neutral	-
Environmental Quality	The site is unlikely to have contamination issues. Part of the site is classified as having grade 3 quality agricultural land. Storrington village centre has issues with poor air quality and development of this size could have a cumulative effect on this without the appropriate mitigation	X
Conclusion	The proposed development site would bring benefits of a significant level of housing and likely associated community facilities and the contribution to the local economy. However, the site also has constraints and potential negative effects via the impact on a Listed Building and the rural character of the area. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

Oak House, Rock Road, Washington (site 17)		
SA Objective	Comment	Potential effect
Housing	The area has low density housing so the number of houses on the site would not be large but could nevertheless contribute to the housing needs of the parish and, therefore, this objective	+
Community Facilities	No facilities would be lost as part of the proposal but it is unlikely that any would be provided	-
Biodiversity	There are no designated sites either within or adjacent to the site. Protected trees are located opposite the access road. However, overall the contribution to this objective would be neutral	-
Landscape	The site does not lie within an area designated for its landscape value. It is a rural area with some large detached properties. Hedgerows and trees are present on all of the boundaries of the site. Any significant amount of housing in this location would change the character of the area; giving a negative effect on this objective.	X
Heritage	No heritage assets would be affected by development of the site; giving a neutral effect on this objective	-
Transport	The site is not easily accessible by bike or foot to the facilities in Storrington. Due to the distance of the site from the centre of the village and that access would also be via a country road with no pavements. Access would rely on non-sustainable modes of transport	X
Economic development	The contribution to this objective would depend on the number of dwellings developed on the site. As this is not likely to be large the contribution to this objective in terms of supporting local retail and businesses would not be significant	-
Flooding	The site lies within flood zone 1 which at low risk of flooding	-
Environmental Quality	The site is unlikely to have contamination issues. Storrington village centre has issues with poor air quality but a development of this size is not likely to have a significant effect on this issue	-
Conclusion	The only positive effect on the sustainability objectives is to provide housing for the parish. The number, mix of sizes and tenures is not known. In most cases the effect of residential development on the objectives would be neutral. However, the site is not accessible to facilities in the centre of Storrington by sustainable forms of transport making this an unsustainable location. It is a rural area with detached properties set in large gardens. A large number of additional residential properties in this location would have a negative effect on the character of the area. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

Land adjacent to Clay Lane, Storrington (site 18)		
SA Objective	Comment	Potential effect
Housing	The size of the site would allow the development of at least 100 dwellings with the potential for a mix of sizes and tenures and making a significant contribution to this objective	+
Community Facilities	No community facilities would be lost through the development of this site. Given the size of the development there would be the opportunity to provide new community facilities	+
Biodiversity	There are no designated sites affected by this development but there are trees with a Tree Preservation Order adjacent to part of the eastern boundary of the site	-
Landscape	The area has a rural character and the site lies adjacent to the South Downs National Park along its western boundary and is 300m from the Park along its southern boundary. There are open views of the site from the National Park which would be negatively affected by development of this site.	X
Heritage	Parham Park is designated archaeological parkland lying 300m from the western boundary of the site. Parham House is a grade I Listed Building. Development in this location could have a detrimental effect on this parkland; particularly if Clay Lane is used for the vehicular access. There are also two Listed Buildings on the western side of Clay Lane.	X
Transport	Many of the facilities in Storrington are within a distance that can be accessed by foot or bike from this site. Access by these forms of transport could be provided via Chapel Lane. Vehicular access is likely to be via Clay Lane which is a narrow country road with no pavement. Upgrading this road would change the character of the area.	X
Economic development	Development of this size could make a positive contribution to this objective with new residents supporting local shops and businesses	+
Flooding	The site lies within flood zone 1 which has low risk of flooding	-
Environmental Quality	The site is unlikely to have contamination issues. Storrington village centre has issues with poor air quality and a development of this size could have a cumulatively significant effect on this issue.	X
Conclusion	Although this large site could make a positive contribution to the housing and economic development objectives of the SA it also has the potential for several negative effects. These relate to landscape due to the close proximity of the National Park and the rural character of the area. The presence of Parham Park, with its Grade I listed building and designated parkland, to the west of the site mean that heritage could be significantly affected. Finally, the impact on the transport objective is negative due to the narrow lane that would provide vehicular access to the site. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

Additional sites (submitted during Pre-Submission consultation)

The following sites were submitted during the Pre-Submission consultation and are located adjacent to the built up area boundary; they are therefore, considered to be reasonable alternatives to the allocated sites in the Plan.

Land off of Fryern Road, Storrington (site 35)		
SA Objective	Comment	Potential effect
Housing	This is a large site which has the potential to deliver a significant number of housing (160) for Storrington village. With this scale of development and range of tenures (including affordable housing) and mix of house sizes could be achieved. Overall this would make a strong positive contribution to this objective	+
Community Facilities	No community facilities would be lost if this site was developed but given the scale of the proposed development provision of open space and play equipment etc. is likely to form part of this scheme	+
Biodiversity	The site is not within or adjacent to an area with a biological designation.	X
Landscape	Although there is no landscape designation covering this site it is open to the north and development in this location would have a negative effect on the rural character of this area; as well reducing the gap between Storrington and West Chiltington Common. This site can also be viewed from the National Park to the south. Development in this location would significantly alter the existing pattern of development.	X
Heritage	There are no designated sites within or adjacent to the site	-
Transport	A range of facilities are within cycling and in theory, walking distance of the proposed site. However, the Highway Authority has previously objected to the lack of safe and secure pedestrian access to the site. Fryern Road does not have a continuous footpath and the use of the existing Public Rights of Way from the site to the centre of the village is not considered to be a safe and secure option as the route is secluded. There is local concern over the level of traffic along Fryern Road but the Highway Authority did not object to a previous application on this basis. Although traffic flows would increase they are unlikely to be severe (in terms of the requirements of the NPPF)	X
Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. Given the size of the development this could have a significant effect on this objective.	+
Flooding	Flood zone 3 is located adjacent to the south west boundary of the site. A flood risk assessment should be a requirement of a site specific policy if this development is allocated in the Plan	-
Environmental Quality	The site is unlikely to have contamination issues. The site is classified as having grade 3 quality agricultural land. Storrington village centre has issues with poor air quality. Without the appropriate mitigation development of this size could have a cumulative effect on this objective.	X
Conclusion	Although the site could make a significant contribution for additional housing for Storrington and is within close proximity to the village centre there are potential negative effects which override this benefit. The main potential negative effects are on views from the National Park, impact on the rural character of the area and due to the scale of development reducing the gap between two villages. Evidence has not been provided that safe and secure pedestrian access can be provided from the site to the centre of Storrington. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

Land off of Kithurst Lane, Storrington (site 36)		
SA Objective	Comment	Potential effect
Housing	The site could deliver up to 12 units which could, therefore, include some affordable housing. The site is within walking distance of most facilities in Storrington. Development here would, therefore, make positive contribution to this objective.	+
Community Facilities	No facilities are proposed as part of the development and given the size and location of the site additional green space provision is likely to be limited. No community facilities would be lost; making the proposal neutral in relation to this objective.	-
Biodiversity	There are no designated sites either within or adjacent to the site.	-
Landscape	The site consists of two linked parcels of land. The more northern parcel of land is in an elevated position above Kithurst Lane and the neighbouring properties to the west of the site. This area is well screened in terms of views from the National Park by a line of trees adjacent to the cemetery. However, depending on the height of the buildings these could have a negative effect in terms of urbanising effect on this Lane. Furthermore, one of the proposed new access points could require the loss of a significant part of the existing hedgerow; changing the character of the Lane. An access from Cemetery Lane could alter the character of the lane which is part of the setting of the conservation area. The southern piece of land is open to the wider countryside and the National Park beyond. Development here would have a negative effect on the landscape objective but impacting on the rural character of this area and the visual amenity of the National Park.	X
Heritage	There is a Listed Building 120m south east of the site. Development on the northern part of the site would not impact on this building. However, development on the southern parcel of land has the potential to impact on the Listed Building as the eastern boundary of the site is open.	X
Transport	The site is close to the centre of Storrington and there is access by bike and for pedestrians. There are two potential access points for vehicular access but both could give rise to negative effects in terms of townscape and heritage. With constraints associated with both access points vehicular access to the site would be difficult to achieve. No evidence has been provided that the proposed new access points would be acceptable to the Highway Authority.	X
Economic development	Although additional housing could make a positive contribution to this objective by the residents supporting local shops and business, the size of this development means that this effect is unlikely to be significant.	-
Flooding	The site lies in Flood Zone 1.	-
Environmental Quality	The site is unlikely to have contamination issues. The site is classified as having grade 3 quality agricultural land. Storrington village centre has issues with poor air quality and development. However, the size of the development means that there is unlikely to be a significant effect on air quality.	-
Conclusion	Overall although the site is in a sustainable location in terms of access to the range of facilities in Storrington village centre there are other constraints which override this benefit. These main potential negative effects are likely to be on landscape and transport. Development on the southern parcel of land would have a negative effect on the National Park and the rural character of the area. The potential new access points could also have a negative impact. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

Chantry Quarry, off of A283, Storrington - proposed for commercial development (site 37)		
SA Objective	Comment	Potential effect
Housing	Not applicable as the proposal is for business units. The proposal would support resident of Storrington by providing employment opportunities.	-
Community Facilities	No facilities would be provided as part of the scheme as the proposal is for a commercial development. However, employees can access the facilities in Storrington which is close to the site.	-
Biodiversity (geology)	The SSSI designation is for a geological interest due to a layer of iron grit. The proposal suggests that this aspect of the SSSI can be retained with views of this layer retained. However, no comments have been received from Natural England to support this assertion which is vital in ensuring the future of the SSSI. The proposal to develop in the quarry is likely to secure the future of an area of woodland adjacent to the quarry which could be lost the mineral extraction continues.	X
Landscape	The site lies directly adjacent to the South Downs National Park. There are limited views of the site from high points on the Downs. The latest concept designs indicate that the access road would run through land within the National Park which could harm the special landscape character of this area.	X
Heritage	There are no Listed Buildings or land with archaeological interest either within or adjacent to the site.	-
Transport	A new access would be provided onto the A283. The most recent concept designs indicate that the access point could be at the junction with Water Lane and Sullington Lane. The access road would cross land adjacent to the quarry combined with improvements to the junction at Sullington Lane. No comments have been received from County Highways on this proposal to indicate that this proposal is acceptable in highway terms.	X
Economic development	The most recent proposal is for new commercial units this would make a strong positive contribution to this objective. A concept design suggests that 5775m ² of commercial floorspace could be accommodated within the quarry which would make a positive contribution to this objective.	+
Flooding	The site lies within Flood Zone 1 and neither the site nor the proposed access road are affected by flooding. However, surface water flooding could be an issue given the current use of the site and a surface water drainage scheme would need to form part of any site specific policy.	-
Environmental Quality	Storrington village centre has an Air Quality Management Area. Without mitigation traffic from the proposed use could have a cumulative effect with other developments in the Plan or with planning permission. The quarry would require remediation work and the sides of the quarry would need to be made safe prior to any development within the quarry.	X
Conclusion	The proposed development of the quarry for commercial use is linked to the potential residential scheme at Chantry Lane Industrial Estate. The site has current consent for mineral extraction. The new commercial uses would provide an opportunity for employment uses in the Neighbourhood Plan. However, the site has constraints. It is a designated SSSI due to its geological value. At this time Natural England has not indicated that a proposal to retain the layer of iron grit is acceptable (in size and location); though progress has been made on the principle of this approach. Access to the site has not been clarified. A concept design suggests an access road across a field that lies within the National Park which could have a significant negative effect on the landscape objective. The site has existing permission for use as a working quarry and the loss of this site would be contrary to minerals planning policy. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	