

Comments received on the SA during the Regulation 14 consultation

Two comments were received on the SA during the consultation on the Pre-Submission draft of the Neighbourhood Plan. Comments were also received on the related Site Assessment Report and these are dealt with via updates to the latter Report. The following table summarises the representations and comments on these; including any subsequent changes to the SA.

Person/organisation	Summary of representation	Comment (including changes to the SA)
Agent for land off of Fryern Road, Storrington	A comparative and equal assessment of each reasonable alternative should be included in the SA in the same level of detail as both the chosen and rejected alternatives. The objector did not consider that the sites that have been tested through the SA can be considered to be reasonable alternatives.	At the strategic level the SA tests the total number of dwellings in the Plan if all of the sites adjacent or within the built up area boundary were allocated against the total number in the proposed Plan. The SA has now been updated to give a full appraisal all of the sites that are either within, or adjacent to the built up area boundary (and not in the national park) against the SA objectives. This is considered to be a reasonable alternative as this complies with the strategic approach of the HDPF and the Neighbourhood Plan. The previous SA included a cross reference to the information in the site assessment report and a summary of why the sites were rejected. The update, therefore, gives a fuller appraisal of these sites. This includes the land off of Fryern Road, Storrington as this is adjacent to the built-up area boundary.
Agent for the land off of Chantry Lane and Chantry Quarry, Storrington	The SA does not take into account the information that has been submitted for both of these sites as part of previous consultations on the Neighbourhood Plan. In terms of the appraisal of Chantry Lane Industrial Estate the conclusions for the following SA objectives are questioned:- <ul style="list-style-type: none"> • biodiversity • existing woodland • landscape • heritage • transport • economic development • flooding • environmental quality. 	<p>A review of the appraisal with the additional information provided and the inclusion of Chantry Quarry for employment use has been undertaken. Most of the appraisal remains the same.</p> <p>Biodiversity (including geology and woodland) – change to neutral It is acknowledged that the SSSI in the Quarry would not be affected by the redevelopment of the Industrial Estate. There is an area of ancient woodland adjacent to the Quarry which would not be affected by redevelopment of the Industrial Estate. There is potential for a negative impact if the Quarry site was redeveloped but it might be possible to mitigate against this through the layout of the development (though this is yet to be confirmed by Natural England). Woodland adjacent to the Industrial Estate which could have biological interest but is not designated for its ecological value. If the site is allocated the need for an ecological survey should be included in the site specific policy.</p> <p>Landscape – retain as neutral. It is acknowledged that the existing site (and the Quarry) has a detrimental impact on the landscape and that most of the site is well screened. However, due to the proximity of the site to a national park, and the views of the site from the South Downs, the scoring should be remain as neutral. If the site is allocated the need for a full landscape and visual assessment and strategy should be reflected in the site specific policy.</p> <p>Heritage – retain as negative. There is a Listed Building near to the northern boundary of the site. Although the presence of the existing uses and buildings</p>

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		<p>adjacent to this boundary is acknowledged; any redevelopment scheme should not cause significant harm to the Listed Building. This issue has not been addressed in the submissions supporting the site.</p> <p>The land to the west of the site has the potential for archaeological interest. Therefore, whilst the current scheme does not affect this area, any development proposals which results in changes to Chantry Lane and which affect this land would require an archaeological survey.</p> <p>Transport – retain as negative.</p> <p>The potential significant negative effect arises from the difficulty in providing pedestrian and cycle access. There is a public right of way between the Industrial Estate and Quarry site. This continues into Storrington on the western side of Chantry Lane. The redevelopment of the quarry site gives potential for a new pedestrian and cycle access but this redevelopment is not certain given the constraints on this site. Without this option it is not clear how safe access into the village centre could be provided for both pedestrians and cyclists. There is also concern that the existing junction onto the A283 which would be used by traffic from the Industrial Estate does not meet modern highway standards; with restricted visibility to the east.</p> <p>Economic Development – retain as negative</p> <p>If the proposal to redevelop the quarry is acceptable this assists to some extent with the loss of the Industrial Estate. However, there are businesses currently operating from the Industrial Estate which would not be suitable for a new commercial or commercial/leisure area. No evidence has been provided over the future of these businesses. In addition, the principle of redeveloping the quarry is not certain given the unresolved constraints with the site.</p> <p>Flooding – retain as negative.</p> <p>The northern part of Chantry Lane is within Flood Zone 2 and 3 which would provide the access to the proposed residential development. Confirmation from the Environment Agency would, therefore, be required that the measures proposed by the landowner are sufficient to reduce flood risk in this area. If the site is allocated the site specific policy would need to refer to the need for Flood Risk Assessment prior to any planning consent. This would need to consider all sources of flooding.</p> <p>Environmental quality – retain as neutral.</p> <p>Given the current uses on the site more information would need to be provided in relation to potential contamination. There is still an Air Quality Management Area covering the centre of Storrington. Although the movement of Heavy Goods Vehicles is likely to reduce if the Industrial Estate and Quarry are redeveloped the cumulative effect on air of traffic movements from the new development (and other developments in Storrington) would need to be assessed.</p>
	<p>Objects to the omission of Chantry Quarry to be redeveloped for commercial use.</p>	<p>This Chantry Quarry site has now been included in the Site Assessment Report as well as the Sustainability Appraisal. The site was proposed for both a mixed commercial and leisure use with a floorspace of 6000m² but the current representation indicates a commercial scheme with 5775m² floorspace. The redevelopment of Chantry Quarry is linked to the redevelopment of Chantry Lane Industrial Estate.</p>