

### Summary of the detailed site assessment

#### List of the sites that were submitted for allocation in the Neighbourhood Plan

##### Housing allocations – policy 2

1. Land at Robell (Paula Rosa), Sullington (housing numbers but not allocated)
2. Land at Old London Road (Vineyards), Washington
3. Land off North Street (Old Ryecroft Allotments), Storrington
4. Ravenscroft allotment site, Storrington (superseded by site; 4a)
5. Former sandpit off Water Lane, Sullington
6. Land at Old Mill Drive, Storrington
7. Land at the Post Office Depot, Storrington

##### Employment allocation – policy 3

8. North Farm, near Washington

#### Housing sites rejected for inclusion in the Plan


9. The Glebe Field, Monastery Lane, Storrington
10. Storrington Squash Club, Greyfriars Lane, Storrington
11. The Yard, The Street, Washington
12. Chantry Industrial Estate, Storrington
13. Land off Amberley Road, Storrington
14. RAFA Site, Washington Road, Sullington
15. Field at the end of Downsview Avenue, Sullington
16. Fryern Road Field, North of Melton Drive, Storrington
17. Oak House, Rock Road, Washington
18. Land Adjacent to Clay Lane, Storrington
19. Capel, Hampers Lane
20. Hartswood House, Water Lane, Sullington
21. West Wantley Farm, Fryern Road, Storrington
22. Land at Rock Road, Heath Common
23. Lucking's Yard, Old London Road, Washington
24. Land at High Chaparral, London Road, Washington
25. Land at Spring Gardens, London Road Washington
26. The Hut, Hampers Lane, Washington
27. Sandhill Farm House, Sandhill Lane, Washington
28. Sandhill Lodge, Sandhill Lane, Washington
29. Chalk Pit on land east of A24, near Washington (Rock Common Quarry)
30. The Bostal Field, Washington
31. Greenacres Farm, Washington Road, Sullington
32. Former army camp, Barns Farm Lane, Sullington
33. Field on A283 opposite Milford Grange, Storrington Road, Washington
34. Old Clayton Kennels, Old Storrington Road, Washington

#### **Additional sites submitted at Regulation 14**

- 35. Land off of Fryern Road, Storrington
- 36. Land off Kithurst Lane, Storrington
- 37. Land at Chantry Quarry, off of A283, Storrington

## Sites allocated for development - Policy 2

### Site 1 – Land at Robell Way, Sullington (Paula Rosa site)


|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | Water Lane Industrial Estate, Robell Way, Storrington, Pulborough RH20 3DS   |
| <b>Site Area</b>               | 3.2 Hectares   |
| <b>Description</b>             |  <p>Submitted by Agents on behalf of the Landowner as part of the Call for Sites process. This site is allocated as a “Key Employment Area” in the HDPF. Planning permission for 98 dwellings was granted on 15 December 2016 (DC/15/2788). Evidence was submitted as part of the application, which addressed the issue of loss of employment.</p> |
| <b>Amount of Development</b>   | 98 homes including smaller open market homes up to 3 bedrooms.   |
| <b>Planning Policy/history</b> | DC/15/2788 consent for 98 dwellings<br>HDPF policy 9 seeks to protect employment sites.  |
| <b>SHLAA/SHELAA Status</b>     | SA518 Not currently developable.   |
| <b>Opportunities</b>           | Provision of smaller, affordable homes within the built up area boundary. This site is in a sustainable location with access to facilities in Storrington and public transport. The size of the site gives the opportunity to provide affordable homes.  |
| <b>Constraints</b>             | Designated as a key employment area by Horsham District Council. Access to the site sits within flood zones 2 & 3.   |
| <b>Scoring</b>                 | N/A  |
| <b>Conclusion</b>              | <p>Site is suitable Yes; given the planning consent</p> <p>Site is achievable Yes</p> <p>Site is available Yes</p> <p>The number of dwellings that are subject to the consent can be included in the housing numbers for the Plan</p>  |

|   |   |
|---|---|
| <b>Land at Robell Way, (Paula Rosa) Sullington</b>          | <b>Planning consent already granted</b>   |
| Size of site  | 3.2 ha  |
| SHLAA/SHELAA  | SA518 not developable   |
| Potential nos. of dwellings                                 | 98  |
| Site planning history                                       | DC/15/2788 - application submitted for 98 new dwellings with associated amenity space. Permission granted in December 2016 with detail provided to satisfy the planning policy objection over the loss of a key employment site |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | -   |
| Previous uses (mixed use or previously developed land)      | Previously used land - industrial   |
| Surrounding land uses                                       | N/NE industrial estate. Part W boundary is a field. Remainder of W/S residential  |
| Site boundary   | Trees surrounding site  |
| General character - open countryside/rural/suburban         | Urban   |
| Topography - flat/sloping or undulating/steep gradient      | Flat  |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Yes   |
| Able to provide a range of housing types, sizes and tenures | Size of site can accommodate range of house types and sizes   |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe 0.8km/ Storrington Primary School 2.25km  |
| Distance to village centre/shop(s)                          | Approximately 900m  |
| Distance health facilities                                  | Approximately 1.3km to Glebe  |
| Distance to open space/recreation facilities                | Open countryside adjacent. Leisure centre approx. 1km   |
| Distance to community facilities                            | Village centre approximately 900m   |
| Loss community/recreation facilities                        |   |
| Opportunity open space/ recreation/ community facility      | Open space provision  |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         | Potential if there is additional landscaping  |
| <b>Landscape</b>  |   |

|   |   |
|---|---|
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       | Screened  |
| Views out of the site (wide/framed/screened/long/short) | Screened  |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             | Adjacent to W boundary  |
| Opportunity to enhance landscape                        | Potential for additional boundary planting  |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly service)   | Approximately 200/300m  |
| Access to highway                                       | Access via Sullington Copse and Robell Way  |
| Site generate significant additional traffic/congestion | Unlikely to be significantly more than current uses   |
| Pedestrian access                                       | Accessible  |
| Public rights of way present                            |   |
| Access by bike  | Accessible  |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | NE boundary & village centre 8/900m   |
| Loss of employment site                                 | Key Employment Site   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             | Within 100m of northern boundary  |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | Without mitigation potential size of development potential cumulative impact on poor air quality  |
| Agricultural land classification                        |   |
| Potential contaminated land                             | Previous commercial use   |
| <b>SUMMARY</b>  | <b>Within BUAB not nr SDNP. No impact heritage assets etc. Results in loss of key employment site but site now has planning permission for 98 dwellings</b> |

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## Site 2 – Land at Old London Road (Vineyards), Washington

|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Old London Road, Washington (within Washington Parish)  |
| <b>Site Area</b>               | 0.8 hectares  |
| <b>Description</b>             | <p>The site is currently occupied by one detached property with a large garden. 900 from the built up area of Washington. The boundary of the South Downs National Park lies 200m to the south west but the site is well screened. There are residential properties on 2 sides of the site. To the north is an orchard/open land. Existing housing in the vicinity are mostly detached/ semi-detached. There is direct highway access to Old London Road. Pedestrian access to community facilities in Washington (a school, village hall, recreation ground and public house) is via a subway and a 10/15 minute walk (1km). Ashington (2.5km to the north) has more facilities (Post Office, shops) but pedestrian access is poor (adjacent to A24)</p>  |
| <b>Amount of Development</b>   | Suitable for up to 15 homes   |
| <b>Planning Policy/history</b> | <p>Washington village has a defined built up area boundary both in the Core Strategy and the SDNP Local Plan – Preferred Options. The site lies some distance from this boundary. Under Policy CP5 it is a Category 2 settlement where only small scale developments or minor extensions would be permitted to address specific local needs.</p> <p>DC/16/1720 (Withdrawn) Demolition of existing residential dwelling and ancillary buildings and the erection of 14 residential dwellings with associated access, parking, services and landscaping.</p>  |
| <b>SHLAA/SHELAA Status</b>     | SA519 – developable within 6-10 years.  |
| <b>Opportunities</b>           | <p>The Housing Needs Survey for Washington identifies that 13 affordable homes are required in the parish. As Washington village is in the National Park and much of the village is within a Conservation Area which limits opportunities to meet this need. No other suitable and available sites were identified through the Call for Sites/SHLAA. Given the presence of houses in the immediate vicinity a medium scale residential development could provide affordable housing for the parish which would not have a detrimental impact on the landscape of the SDNP or the wider countryside. Although the site is not within the main settlement a limited number of facilities are located within 900m of the site.</p>   |
| <b>Constraints</b>             | <p>Outside the built up area boundary where residential development can only be justified to meet a defined housing need. Site is 200m from the boundary with the SDNP but is well screened. Increased traffic at Old London Road / Rock Road junction requires a Transport Assessment.</p>   |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <p>Site is suitable Yes</p> <p>Site is achievable Yes</p> <p>Site is available Yes</p> <p>Allocate site for a medium sized (no more than 15) housing development to provide affordable housing for Washington parish. The site is within a small residential enclave and not open countryside; there is housing on 2 sides of the site and it is not visible from the National Park. This development would provide affordable housing to meet the local housing need for Washington village where development opportunities are limited by a high value landscape and heritage assets.</p>   |

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| <b>Land at Old London Road (The Vineyard), Washington</b>   |  |
| Size of site  | 0.8 ha   |
| SHLAA/SHELAA  | SA519 6-10 yrs.  |
| Potential nos. of dwellings                                 | Up to 15 homes   |
| Site planning history                                       | Application (DC/16/1720) on this site for 14 dwellings was withdrawn 26 October 2016. DC/12/0113 – Application for 8 dwellings to N of the site (3 & 4 bed) was permitted 10 May 2012 (cessation of unauthorised travellers' pitches). |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | One detached dwelling  |
| Previous uses (mixed use or previously developed land)      |  |
| Surrounding land uses                                       | Residential to south east and north east - lower density, Orchard to the north   |
| Site boundary   | Large trees on all boundaries  |
| General character - open countryside/rural/suburban         | Rural  |
| Topography - flat/sloping or undulating/steep gradient      | Flat   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Size of site = could accommodate a small nos.  |
| Able to provide a range of housing types, sizes and tenures | Location means medium/large properties more suitable   |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | 950m to St Mary's School in Washington (Steyning Grammar School, Rock Road Annexe – 3.05km Storrington Primary School – 4.5km)   |
| Distance to village centre/shop(s)                          | Centre of Washington 1km but nearest shop Ashington (2/3km). Shop at garden centre does not have good pedestrian access  |
| Distance health facilities                                  | Ashington 2.5/3km  |
| Distance to open space/recreation facilities                | Washington - 900m  |
| Distance to community facilities                            | Village hall/pub Washington –900m  |
| Loss community/recreation facilities                        |  |
| Opportunity for open space/ recreation/community facility   | Small site = no  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 |  |
| Local designation - SNCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              |  |
| Record of protected species                                 |  |



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| Opportunity to enhance biodiversity                             | Potential with landscaping   |
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  | Approximately 200m to the south  |
| Views into site (wide/framed/screened/long/short)               | Screened   |
| Views out of the site (wide/framed/screened/long/short)         | Screened   |
| Inter village gap   |  |
| Relationship to designated local greenspace                     |  |
| Opportunity to enhance landscape                                | Boundary planting mostly large conifer trees; opportunity for landscaping  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                                     |  |
| Conservation Area - within or nearby                            |  |
| Distance to locally listed building                             |  |
| Distance to Scheduled Ancient Monument                          |  |
| Archaeological site   |  |
| Opportunity to enhance heritage assets                          |  |
| <b>Transport</b>  |  |
| Distance to public transport with regular service (min. hourly) | 800m Washington  |
| Access to highway   | Access onto Old London Road; 2 way but parked cars. Would impact onto traffic using junction with Rock Road & A24  |
| Site generate significant additional traffic/congestion         | Not significant but could be cumulatively with other sites in Old London Road  |
| Pedestrian access   | Access can be provided but not all facilities are accessible by foot   |
| Public rights of way present                                    |  |
| Access by bike  | Access could be provided but facilities not easily accessible by bike (A24)  |
| <b>Economic Development</b>                                     |  |
| Distance to employment sites                                    | Limited employment in Washington. Main centres are Storrington (3/4km) & Ashington (2/3km)   |
| Loss of employment site   |  |
| Opportunity for employment                                      |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                                  |  |
| Flood zone 2 (medium risk)                                      |  |
| Flood zone 3 (highest risk)                                     |  |
| <b>Environmental Quality</b>                                    |  |
| Within AQMA   |  |
| Agricultural land classification; grade 1/2/3                   |  |
| Potential contaminated land                                     |  |
| <b>SUMMARY</b>  | Outside BUAB. Nr boundary SDNP. Some facilities are accessible in Washington village as well as public transport. Rural location but could provide affordable housing as per planning policy |

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### Site 3 – Land off North Street (Old Ryecroft allotments), Storrington


|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Ryecroft Lane, Storrington, RH20 4PA  |
| <b>Site Area</b>               | 0.2 Hectares  |
| <b>Description</b>             | <p>Also known as Bellacre this site is formerly allotment land within the built up area boundary which is now overgrown. It provides an opportunity for a scheme with smaller homes / flats. There is residential in close proximity to the site which is located within easy reach of the village centre, local school and recreation ground, as well as employment and public transport.</p> <p>Ryecroft Lane is a narrow lane and access would need to be via the North Street car park.</p> <p>Part of the site is within flood zone 2 &amp; 3 (which has the highest risk of flooding). Mitigation measures to reduce the risk of flooding may reduce the number of houses that can be accommodated on the site.</p> |
| <b>Amount of Development</b>   | Up to 10 units  |
| <b>Planning Policy/history</b> | Planning application for up to 42 later living homes (DC/12/2260) was refused as it was considered overdevelopment of this site.  |
| <b>SHLAA/SHELAA Status</b>     | Ref SA379 up to 20 homes Developable – 6-10 years   |
| <b>Opportunities</b>           | Provision of smaller, affordable homes within the built up area boundary and close to the village centre  |
| <b>Constraints</b>             | Part of the site is within a flood zone 2 & 3 which would require mitigation (a sequential test has set out the measures that would be required). Ryecroft Lane is narrow and access would need to be provided through the North Street public car park but the layout would need to ensure safe pedestrian access.   |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <p>Site is suitable Yes</p> <p>Site is achievable Yes</p> <p>Site is available Yes</p> <p>This site is appropriate as an allocation in the Neighbourhood Plan but with mitigation to reduce the risk of flooding which could impact on the number of dwellings that could be provided. A sequential and exceptions test has been completed for the Plan which, on balance, accepts the allocation of this site, despite the presence of Flood Zone 2&amp;3. Additions to the site policy are suggested to ensure that flood risk is mitigated.</p>  |

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| <b>Land off N Street (Old Ryecroft Allotments), Storrington</b> |  |
| Size of site  | 0.2ha  |
| SHLAA/SHELAA  | SA379 6-10 yrs.  |
| Potential nos. of dwellings                                     | Up to 10   |
| Site planning history   | Planning application for 42 later living homes refused - overdevelopment   |
| <b>Context</b>  |  |
| Current use (state if greenfield)                               | Greenfield   |
| Previous uses (mixed use or previously developed land)          | Allotment - now overgrown  |
| Surrounding land uses   | Residential with a former health centre, library and car park near S boundary. Application for veterinary surgery (DC 17/1066) submitted 11 May 2017 on adjacent site. |
| Site boundary   | All but north west boundary mature trees   |
| General character - open countryside/rural/suburban             | Village centre   |
| Topography - flat/sloping or undulating/steep gradient          | Flat   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                          | Potential but limited number due to size of site   |
| Able to provide a range of housing types, sizes and tenures     | Limited due to size of site - smaller units near village centre  |
| <b>Community Facilities</b>                                     |  |
| Distance to schools   | Storrington Primary School 0.48km/Steining Grammar School, Rock Road Annexe 1.61km   |
| Distance to village centre/shop(s)                              | 200m   |
| Distance health facilities                                      | 500m to health centre  |
| Distance to open space/recreation facilities                    | 300m to leisure centre   |
| Distance to community facilities                                | 200m to village hall   |
| Loss community/recreation facilities                            |  |
| Provide open space/ recreation/ community facility              | Limited due to size of site  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                           |  |
| National designation - SSSI                                     |  |
| Local designation - SNCI/LNR                                    |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)                  |  |
| Record of protected species                                     |  |
| Opportunity to enhance biodiversity                             | Potential to retain some mature trees  |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       | Screened  |
| Views out of the site (wide/framed/screened/long/short) | Screened  |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | Potential to retain some existing mature trees for landscaping  |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly service)   | 160m  |
| Access to highway                                       | Ryecroft Lane narrow; access would be via North Street Car Park   |
| Site generate significant additional traffic/congestion | Additional traffic generated but unlikely significant   |
| Pedestrian access                                       | Accessible  |
| Public rights of way present                            |   |
| Access by bike  | Accessible  |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Village centre 250m   |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              | Approximately 50% of the site lies within flood zone 2  |
| Flood zone 3 (highest risk)                             | Approximately 50% of the site lies within flood zone 3  |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | 100m from boundary but would not generate significant additional traffic                                      |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | <b>Within BUAB. Not nr SDNP. No impact heritage assets. Nr facilities but part of site within flood zone.</b> |

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**Site 4 – Ravenscroft allotment site, Storrington (NOTE THE SIZE AND LAYOUT OF THE SITE HAS BEEN SUPERSEDED)**


|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | Ravenscroft, Storrington, RH20   |
| <b>Site Area</b>               | 0.8 Hectare  |
| <b>Description</b>             |  <p>Owned by West Sussex County Council (WSCC) and leased to Storrington &amp; Sullington Parish Council part of the site is used as allotment gardens. A new proposal has been submitted since the previous consultation on the Neighbourhood Plan which increases the size of the site, number of houses and changes the location of the replacement allotment. The developer has indicated that alternative allotment provision would be made in the immediate vicinity but on land within the SDNP.</p> <p>The site is outside but adjacent to the built up area and is within 200/300m of the facilities and public transport in the village centre. At present there is limited screening along the southern boundary of the site. Residential properties with mixed densities lie adjacent to the north, east and part of the western boundaries.</p> |
| <b>Amount of Development</b>   | Up to 70 homes   |
| <b>Planning Policy/history</b> | <p>No relevant planning history.</p> <p>A potential change to the built up area boundary in this location could be defended in planning policy terms as the proposed development is of a scale that retains the existing settlement pattern. Though the impact on the SDNP would also need to be considered against policy 2 and 4 of the HDPF (protecting the landscape) and policy 25 in terms of need to conserve the setting of the SDNP and policy 30 which relates to protected landscapes</p>   |
| <b>SHLAA/SHELAA Status</b>     | SA067 up to 20 homes developable 11+ years.  |
| <b>Opportunities</b>           | Provision of affordable homes in a location which is accessible to the village centre. This would contribute to the housing needs for Storrington (as described in the Housing Needs Survey). An alternative site for the allotment has been identified within the vicinity of the existing site.  |
| <b>Constraints</b>             | Proximity to the SDNP and in the case of the proposed allotment within the Park. South Downs National Park Authority has raised concerns in terms of visual impact without the provision of a transitional buffer. A comprehensive landscape strategy would need to be produced as part of any planning application. Existing allotment holders must be given alternative and improved facilities and the ability to cultivate the new ground for a period before existing plots are removed.  |
| <b>Scoring</b>                 |  |
| <b>Conclusion</b>              | <p>Site is suitable Yes</p> <p>Site is achievable Yes</p> <p>Site is available Yes – with notice period.</p> <p>This site is appropriate as an allocation in the Neighbourhood Plan subject to the provision of an alternative allotment site and a landscape strategy.</p>  |

|  |   |
|--|---|
| <b>Ravenscroft allotment site, Storrington</b>         |   |
| Size of site   | 2.43 ha housing site 2.8 ha allotment site  |
| SHLAA/SHELAA   | SA067 11+ yrs.  |
| Potential nos. of dwellings                            | Up to 70  |
| Site planning history                                  | None relevant   |
| <b>Context</b>   |   |
| Current use (state if greenfield)                      | Greenfield and allotments   |
| Previous uses (mixed use or previously developed land) |   |
| Surrounding land uses                                  | Countryside to south. Residential area to north and adjacent to part of the east and west of site |
| Site boundary  | Trees E & W boundary. Some individual trees to N & S  |
| General character - open countryside/rural/suburban    | Edge of village   |
| Topography - flat/sloping or undulating/steep gradient | Flat  |
| <b>Suitability</b>                                     |   |
| Within BUAB  |   |
| Adjacent to BUAB                                       |   |
| Outside BUAB   |   |
| <b>Housing</b>   |   |
| Able to accommodate affordable housing                 | Two thirds to be affordable (as developer would be a Housing Association)                         |
| Provide a range of housing types, sizes & tenures      | House types/sizes likely be smaller due density of surrounding area                               |
| <b>Community Facilities</b>                            |   |
| Distance to schools                                    | Steyning Grammar School, Rock Road Annexe – 1.93km Storrington Primary School – 0.9656km          |
| Distance to village centre/shop(s)                     | 200/300m  |
| Distance health facilities                             | 500m  |
| Distance to open space/recreation facilities           | 600m to leisure centre  |
| Distance to community facilities                       | 400m to village hall  |
| Loss community/recreation facilities                   |   |
| Provide open space/ recreation/ community facility     | Replacement allotment and potential open space within development                                 |
| <b>Biodiversity</b>                                    |   |
| European designation - SAC/SPA/Ramsar                  |   |
| National designation - SSSI                            |   |
| Local designation - SNCI/LNR                           |   |
| Ancient woodland                                       |   |
| Tree Preservation Order (within site/boundary)         |   |
| Record of protected species                            |   |
| Opportunity to enhance biodiversity                    |   |
| <b>Landscape</b>                                       |   |




|   |   |
|---|---|
| Within SDNP   | Allotment   |
| Adjacent to SDNP  | Housing   |
| Views into site (wide/framed/screened/long/short)       | Long views from south   |
| Views out of site (wide/framed/screened/long/short)     | Long views from south   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | S boundary as open views to the National Park   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | Western boundary of site 50m from listed building (St Joseph's Abbey)   |
| Conservation Area - within or nearby                    | Western boundary adjacent to Storrington Conservation Area  |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly service)   | 300m  |
| Access to highway                                       | Access onto Ravenscroft   |
| Site generate significant additional traffic/congestion | Additional traffic generated due to size of development but unlikely significant  |
| Pedestrian access                                       | Accessible  |
| Public rights of way present                            | Adjacent E boundary   |
| Access by bike  | Accessible  |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Village centre 200/300m   |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | Approximately 200m from boundary but would not generate significant additional traffic  |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Adjacent to BUAB. No impact natural assets. Proximity to SDNP (new allotments would be within) means that landscaping strategy for site essential |

### Site 4a – Ravenscroft allotment, Storrington (latest version – site reduced in size)

|  |   |
|--|---|
| <b>Address</b>   | Ravenscroft, Storrington, RH20  |
| <b>Site Area</b>   | 2.36ha  |
| <b>Description</b><br> | <p>Owned by West Sussex County Council (WSCC) and leased to Storrington &amp; Sullington Parish Council, part of the site is used as allotment gardens. The site is outside but adjacent to the built up area and is within 200/300m of the facilities and public transport in the village centre. At present there is limited screening along the southern boundary of the site. Residential properties with mixed densities lie adjacent to the north, east and part of the western boundaries.</p> <p>The size of the site has been reduced following representations at Regulation 14. It now broadly reflects a previous iteration for development in this location. The allotment site would be redeveloped for housing and the allotment relocated to an area directly to the south of the allotment. There would also be some housing along the eastern edge of the new allotments. Access would be from Ravenscroft. This would overcome the objection from the South Downs National Park Authority at Regulation 14</p> |
| <b>Amount of Development</b>   | Up to 35 homes  |
| <b>Planning Policy/history</b>   | <p>No relevant planning history.</p> <p>A potential change to the built up area boundary in this location could be defended in planning policy terms as the proposed development is of a scale that retains the existing settlement pattern. Though the impact on the SDNP would also need to be considered against policy 2 and 4 of the HDPF (protecting the landscape) and policy 25 in terms of need to conserve the setting of the SDNP and policy 30 which relates to protected landscapes</p>  |
| <b>SHLAA/SHELAA Status</b>   | SA067 up to 20 homes developable 11+ years.   |
| <b>Opportunities</b>   | Provision of affordable homes in a location which is accessible to the village centre. This would contribute to the housing needs for Storrington (as described in the Housing Needs Survey). An alternative site for the allotment has been identified within the vicinity of the existing site.   |
| <b>Constraints</b>   | Proximity to the SDNP means that a comprehensive landscape strategy would need to be produced as part of any planning application. This should also include extensive buffer planting on the southern boundary. Existing allotment holders must be given alternative and improved facilities and the ability to cultivate the new ground for a period before existing plots are removed.  |
| <b>Scoring</b>   |   |
| <b>Conclusion</b>  | <p>Site is suitable Yes</p> <p>Site is achievable Yes</p> <p>Site is available Yes – with notice period.</p> <p>This site is appropriate as an allocation in the Neighbourhood Plan subject to the provision of an alternative allotment site and a landscape strategy.</p>   |

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## Site 5 - Former Sand Pit off of Water Lane, Sullington

|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | Water Lane, Sullington RH20 3LX  |
| <b>Site Area</b>               | 1 Hectare  |
| <b>Description</b>             |  <p>Formerly a sand-pit, this area was the subject of a restoration plan including the erection of 4 homes under planning application reference DC/05/1714 which was granted on appeal on 23<sup>rd</sup> January 2006 and of planning reference DC/08/2359 which was granted on appeal on 10<sup>th</sup> March 2010. The proposed area for development abuts the built up area boundary. An SSSI known as Sullington Warren (SSSI) lies directly to the north. This is designated for heathland, scrub and woodland habitats and for supporting breeding birds. Highway access would be via a narrow lane to the west of the site.</p> |
| <b>Amount of Development</b>   | Up to 6 houses   |
| <b>Planning Policy/history</b> | The Design and Access statement submitted by the landowner's agents for consideration as part of planning application reference DC/08/2359 states that the land has been the subject of a remediation and restoration scheme to the satisfaction of the Environment Agency (it implements a planning permission G/18/99). The previous SSWNP considered development of the site for 20 dwellings and was not allocated for housing.  |
| <b>SHLAA/SHELAA Status</b>     | SA561 site total 6 developable within 11+ years.   |
| <b>Opportunities</b>           | Provision of housing adjacent to the built up area boundary and within 1km of the village centre with good access to facilities. Given the size of the site there is the potential for a mix of house types and sizes. Access would need to be via Heather Way (which is in the ownership of the developer).   |
| <b>Constraints</b>             | Adjacent to Sullington Warren SSSI but a 20m landscape buffer is proposed which Natural England has agreed is acceptable. Open views to Listed Buildings to the east of the site which gives potential for a detrimental impact. Heritage England has proposed criteria to restrict the number of storeys of the houses and a buffer zone/vegetation along the boundary to retain the seclusion of the Listed Building. The boundary of the National Park is 100m from the site; hence views into the site from the Downs also need to be considered in the design and layout of any potential development   |
| <b>Scoring</b>                 |  |
| <b>Conclusion</b>              | <p>Site is suitable                      Yes</p> <p>Site is achievable                  Yes</p> <p>Site is available                    Yes</p> <p>This site is adjacent to the BUAB with access to most facilities, services and public transport. A mix of house types and sizes could be provided. An SSSI and a Listed Building adjoin the site but these constraints can be overcome. Views from the South Downs National Park also need to be addressed in the layout and design</p>   |

|   |   |
|---|---|
| <b>Former Sand Pit off of Water Lane, Sullington</b>        |   |
| Size of site  | 1 ha  |
| SHLAA/SHELAA  | SA561 developable within 11+ years  |
| Potential nos. of dwellings                                 | 6   |
| Site planning history                                       | SG/509/04 & subsequent applications to amend conditions - restoration plan & water surface drainage. Mentions restore to amenity heathland.   |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Edge of settlement  |
| Previous uses (mixed use or previously developed land)      | Formerly a sandpit  |
| Surrounding land uses                                       | Residential to the south  |
| Site boundary   | Most boundaries have mature trees. Part of southern boundary open and gaps on eastern boundary  |
| General character - open countryside/rural/suburban         | Edge of settlement  |
| Topography - flat/sloping or undulating/steep gradient      |   |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  | S & W boundary  |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Current proposal would be unlikely to deliver housing on site but size of site could deliver this tenure                                      |
| Able to provide a range of housing types, sizes and tenures | A mix of house types and sizes could be provided  |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 0.4828km / Storrington Primary School – 1.93km  |
| Distance to village centre/shop(s)                          | 900 m to village centre   |
| Distance health facilities                                  | 1.5km to health centre  |
| Distance to open space/recreation facilities                | Adjacent countryside/1.6km to leisure centre  |
| Distance to community facilities                            | 900 m to village centre   |
| Loss of community/recreation facilities                     |   |
| Opportunity for open space/ recreation/community facility   | Depends on the layout of the scheme   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 | Sullington Warren N - heathland habitats, grassland, scrub and woodland; latter supports breeding birds. Status - unfavourable but recovering |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         | Buffer zone to SSSI with appropriate planting   |
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |

|   |   |
|---|---|
| Views into site (wide/framed/screened/long/short)       | Mostly screened with trees apart from E where LB situated. Some views from the South Downs (boundary 100m)  |
| Views out of the site (wide/framed/screened/long/short) | Some views to south (new development) and E to LB's. Are also views to the South Downs  |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity enhance landscape                           | Any planting would need to be in keeping with the adjoining SSSI  |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | Chestnut Cottage and School Cottage to E potential to affect the setting of this LB   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     | Within SSSI to N  |
| Opportunity enhance heritage assets                     |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 200m (junction with A283)   |
| Access to highway                                       | Via narrow lane to west of site   |
| Site generate significant additional traffic/congestion | Additional traffic minimal as proposal is for 6 dwellings   |
| Pedestrian access                                       | Existing Lane is narrow   |
| Public rights of way present                            |   |
| Access by bike  | Access to facilities but via busy road  |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | 900m to village centre (Chantry Lane Ind Estate 1.5km & Water Lane Ind Estate 1km)  |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             | Site subject to a restoration plan  |
| <b>SUMMARY</b>  | <b>Abuts BUAB with access to most facilities. Adjacent to SSSI but extensive buffer suggested. Potential impact on setting of LB depending on layout of the development. Latter also needs to reduce impact on potential views from SDNP (site is 100m from boundary)</b> |

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## Site 6 – Land at Old Mill Drive, Storrington (reserve site)

|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Old Mill Drive, Storrington, West Sussex RH20 4RH   |
| <b>Site Area</b>               | 0.8 Hectares  |
| <b>Description</b>             | <p>This is a brownfield site within the built up area boundary which is currently a mixture of residential and commercial, close to the village centre. There is a small shopping centre and an associated car park directly to the south of the site. Residential uses lie to the north, west and east of the site with a mix of densities.</p> <p>The site came forward as part of the “Call for Sites” process. It cannot be redeveloped immediately but may become available during the lifetime of the Neighbourhood Plan.</p> |
| <b>Amount of Development</b>   | Up to 20 net additional dwellings   |
| <b>Planning Policy/history</b> | Horsham District Council adopted a planning brief for the whole area known as the “Diamond” site in 2008 - 2018 to set out further guidance for development proposal on this site. Proposals for the redevelopment of the lower portion of the site have been approved. (Application 17/0126 for change of use from A1 to beauty salon granted 20 March 2017)   |
| <b>SHLAA/SHELAA Status</b>     | SA549 Suitable and expected to deliver 20 homes within 6-10 years   |
| <b>Opportunities</b>           | Provision of 2/3 bed houses and flats close to the village centre giving good access to facilities and public transport.  |
| <b>Constraints</b>             | Site is currently unavailable. Commercial floor space should be retained. A footpath traverses the site.  |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <p>Site is suitable                      Yes</p> <p>Site is achievable                Yes</p> <p>Site is available                  No</p> <p>The site could provide smaller residential units in the centre of the village. Any redevelopment scheme would need to retain a commercial element but there are no other significant constraints. However, as the site is not currently available it is included as a reserve site in the Plan.</p>   |




|   |  |
|---|--|
| <b>Land at Old Mill Drive Storrington RH20 4RH</b>          |  |
| Size of site  | 0.8ha  |
| SHLAA/SHELAA  | SA549 6-10yrs.   |
| Potential nos. of dwellings                                 | 20 (net)   |
| Site planning history                                       | SPD - Planning Brief for Old Mill Drive Diamond (2008) comprehensive redevelopment of the area; includes residential |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | Residential and commercial with associated car park  |
| Previous uses (mixed use or previously developed land)      | Still in use   |
| Surrounding land uses                                       | Residential to N, E & W & shops/garage to S. Car park adjacent S boundary serves shopping centre                     |
| Site boundary   | Mostly open with some mature trees on part of north west boundary  |
| General character - open countryside/rural/suburban         | Urban  |
| Topography - flat/sloping or undulating/steep gradient      | Flat   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Yes  |
| Able to provide a range of housing types, sizes and tenures | Yes - 2/3 bed houses and flats   |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 1.45km / Storrington Primary School – 0.64km                             |
| Distance to village centre/shop(s)                          | Adjacent   |
| Distance health facilities                                  | Approximately 500m   |
| Distance to open space/recreation facilities                | Approximately 600m to leisure centre   |
| Distance to community facilities                            | In village centre  |
| Loss community/recreation facilities                        |  |
| Opportunity; open space/ recreation/ community facility     | Small site = no  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 |  |
| Local designation - SNCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              |  |
| Record of protected species                                 |  |
| Opportunity to enhance biodiversity                         |  |

|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  |  |
| Views into site (wide/framed/screened/long/short)       | Short views  |
| Views out of the site (wide/framed/screened/long/short) | Short views  |
| Inter village gap                                       |  |
| Relationship to designated local greenspace             |  |
| Opportunity to enhance landscape                        | Potential for additional boundary planting   |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             |  |
| Conservation Area - within or nearby                    | Boundary approx. 60m W   |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     | Approx. 60m S  |
| Opportunity to enhance heritage assets                  |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly service)   | 100m   |
| Access to highway                                       | Good access onto Old Mill Drive or Mill Parade   |
| Site generate significant additional traffic/congestion | Unlikely to be significantly more than current uses  |
| Pedestrian access                                       | Accessible   |
| Public rights of way present                            | Middle of the site E to W  |
| Access by bike  | Accessible   |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | Shops adjacent to site and centre of village approximately 60m to south                                      |
| Loss of employment site                                 | Some commercial loss possible  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | Area is approximately 60m from southern site boundary level of additional traffic generation not significant |
| Agricultural land classification; grade 1/2/3           |  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | Within BUAB, nr facilities no negative impact on heritage assets etc   |

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### Site 7 – Land at the Post Office Depot, Storrington (reserve site)

|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | Royal Mail Sorting Office, North Street, Storrington   |
| <b>Site Area</b>               | 0.1 Hectare  |
| <b>Description</b>             | <p>Currently used as a post office depot, the site is within the centre of the village close to facilities, employment and public transport. The southern part of the site is currently the Post Office and is within a Conservation Area. There are numerous Listed Buildings opposite the Post Office. Access to the site would be via North Street</p>  <p>This site was submitted as part of the “Call for Sites” process to plan for the possibility of the land becoming available during the lifetime of the Neighbourhood Plan.</p>  |
| <b>Amount of Development</b>   | Retention of frontage for retail use plus courtyard style development of up to 10 small dwellings.   |
| <b>Planning Policy/history</b> | None relevant  |
| <b>SHLAA/SHELAA Status</b>     | SA550 – up to 10 homes developable within 6-10 years.  |
| <b>Opportunities</b>           | Provision of smaller, affordable homes within the built up area boundary and close to facilities, employment and public transport.   |
| <b>Constraints</b>             | Site is not currently available. Part of the site is within the Conservation Area but there would be minimal impact if the main Post Office building which provides the road frontage is retained. Adjacent to the Air Quality Management Area but traffic generation would be small.  |
| <b>Scoring</b>                 |  |
| <b>Conclusion</b>              | <p>Site is suitable                      Yes<br/>         Site is achievable                Yes<br/>         Site is available                  No</p> <p>The depot site is partly within a Conservation Area but its refurbishment would have a minimal impact. If the Post Office frontage was included the impact on the neighbouring Conservation Area would be an important consideration. As the site provides an opportunity to provide smaller residential units in a village centre location it should be allocated. However, the NP Steering Group understands that the site is not currently available and should, therefore, be included as a reserve site in the plan. Redevelopment would require the PO finding an alternative depot.</p> |


|   |  |
|---|--|
| <b>Post Office Sorting site, Storrington</b>              |  |
| Size of site  | 0.1ha  |
| SHLAA/SHELAA  | SA550 6-10 yrs.  |
| Potential nos. of dwellings                               | Up to 10 dwellings   |
| Site planning history                                     | None relevant  |
| <b>Context</b>  |  |
| Current use (state if greenfield)                         | Post Office Depot  |
| Previous uses (mixed use or previously developed land)    | Still in use   |
| Surrounding land uses                                     | Shops and residential  |
| Site boundary   | Bounded by other buildings   |
| General character - open countryside/rural/suburban       | Village centre   |
| Topography - flat/sloping or undulating/steep gradient    | Flat   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                    | Potential given location but small site  |
| Able to provide a range of housing types, sizes & tenures | Smaller units more suitable  |
| <b>Community Facilities</b>                               |  |
| Distance to schools                                       | Steyning Grammar School, Rock Road Annexe – 1.61km / Storrington Primary School – 0.64km |
| Distance to village centre/shop(s)                        | In village centre  |
| Distance health facilities                                | 270m to health centre  |
| Distance to open space/recreation facilities              | 470 to leisure centre  |
| Distance to community facilities                          | 220m to village hall   |
| Loss community/recreation facilities                      |  |
| Opportunity open space/ recreation/ community facility    | Small site = no  |
| <b>Biodiversity</b>                                       |  |
| European designation - SAC/SPA/Ramsar                     |  |
| National designation - SSSI                               |  |
| Local designation - SNCI/LNR                              |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)            |  |
| Record of protected species                               |  |
| Opportunity to enhance biodiversity                       |  |

|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  |  |
| Views into site (wide/framed/screened/long/short)       | Short views  |
| Views out of site (wide/framed/screened/long/short)     | Short views  |
| Inter village gap                                       |  |
| Relationship to designated local greenspace             |  |
| Opportunity to enhance landscape                        |  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             | Various within 20m; impact if Post Office is redeveloped                             |
| Conservation Area - within or nearby                    | Southern part of site within   |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     | Archeological Notification Area  |
| Opportunity to enhance heritage assets                  |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly service)   | 160m   |
| Access to highway                                       | Access onto North Street   |
| Site generate significant additional traffic/congestion | Unlikely to be significantly more than current uses                                  |
| Pedestrian access                                       | Accessible   |
| Public rights of way present                            |  |
| Access by bike  | Accessible   |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | Within village centre  |
| Loss of employment site                                 |  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | Adjacent to AQMA but level of additional traffic generation would not be significant |
| Agricultural land classification; grade 1/2/3           |  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | Within BUAB. Not nr SDNP. Village centre. Southern Part of site within CA.           |

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## Allocation of employment site - Policy 3

### Site 8 – North Farm, near Washington

|   |   |
|---|---|
| <b>Address</b>  | North Farm, near Washington   |
| <b>Site Area</b>  | 7.6 hectares  |
| <b>Description</b><br> | <p>The site is a rural location within the South Downs National Park. It is currently a rural business park, anchored by the Wiston Estate Winery that also hosts an integrated blend of production, services, direct sales, visitor and event facilities. Wiston Estate wishes to extend the current business uses. However, the site is located in a very sensitive location for the extension and intensification of employment uses only. New development in this location should meet the purposes and duties of the National Park.</p>  |
| <b>Planning Policy/history</b>  | <p>South Downs Management Plan. The Partnership Management Plan (PMP) is the first overarching five-year strategy for the management of the South Downs National Park. The PMP does not contain planning policies, but does provide a framework for the emerging Park-wide Local Plan. The key policy framework is the South Downs National Plan Authority Local Plan – Preferred Options. The most relevant policy in this Plan is Policy SD22 (Development Strategy) which addresses development within country estates and large farm enterprises. It makes reference to comprehensive estate and farm plans that deliver multiple benefits in line with the Purposes and Duty of the National Park and in regard to Ecosystem Services. Whole Estate Plans are not a statutory planning document but Estate Plans endorsed by SDNPA will carry additional material weight. The Wiston Estate Plan has been developed in conjunction with the landowner and the South Downs National Park Authority.</p> |
| <b>Opportunities</b>  | An opportunity to put in exemplar rural employment including new high end employment space and tourism facilities which enhances the duties of the National Park  |
| <b>Constraints</b>  | <p>Increased transport movement.</p> <p>Risks to the SDNP in terms of loss of tranquillity and damage to the rural character of the area at a very narrow part of the National Park.</p>  |
| <b>Conclusion</b>   | Providing development is undertaken sensitively which also enhances the duties of the National Park, development at North Farm will improve the local employment provision  |




|   |  |
|---|--|
| <b>North Farm, Washington</b>                   |  |
| Size of site                                    | 7.6 hectares   |
| SHLAA (if included)                             |  |
| Potential development                           | Extend current business uses   |
| Site Planning history/policy                    | DC/04/2837 equestrian use. DC/09/0485 B1, B2 & B8 use. DC/10/1166 COU to winery.                   |
| <b>Context</b>                                  |  |
| Current use                                     | Rural business park  |
| Previous use (mixed use/previously developed    |  |
| Surrounding land uses                           | Agricultural land. Adjacent to A24   |
| Site boundary                                   | Open   |
| General character                               | Rural within downland but adjacent to strategic highway. Several buildings already within the site |
| Topography                                      | Flat   |
| <b>Suitability</b>                              |  |
| Within BUAB                                     |  |
| Adjacent to BUAB                                |  |
| Outside BUAB                                    |  |
| <b>Housing</b>                                  |  |
| Able to accommodate affordable housing          | N/A  |
| Provide range of housing types, sizes & tenures | N/A  |
| <b>Community facilities</b>                     |  |
| Distance to schools                             | Not relevant as commercial use   |
| Distance to village centre/shops                | 1.94km to centre of Washington   |
| Distance to health facilities                   | Not relevant as commercial use   |
| Distance to open space/recreation facilities    | Not relevant as commercial use   |
| Distance to community facilities                | Not relevant as commercial use   |
| Loss of community facilities                    | Not relevant   |
| <b>Biodiversity</b>                             |  |
| European designation - SAC/SPA/Ramsar           |  |
| National designation - SSSI                     |  |
| Local designation - SNCI/LNR                    |  |
| Ancient woodland                                | On W side of A24   |
| Tree Preservation Order                         |  |
| Opportunity to enhance biodiversity             |  |
| <b>Landscape</b>                                |  |
| Within SDNP                                     |  |
| Adjacent to SDNP                                |  |

|   |   |
|---|---|
| Not relevant  |   |
| Views into site   |   |
| Views out of the site                                   |   |
| Inter village gap                                       |   |
| Relationship to Local Greenspace                        |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area                                       |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage asset                   |   |
| <b>Transport</b>  |   |
| Distance to public transport with regular service       | Bus stop on the slip road to the site   |
| Access to highway                                       | 2 access points from A24; including slipway and access from north bound carriageway   |
| Site generate significant additional traffic/congestion | Proposals likely to increase traffic but site served by direct onto & from a dual carriageway   |
| Pedestrian access                                       | Given rural location limited opportunity to provide   |
| Public rights of way                                    | Through the middle of the site  |
| Access by bike  | Likely to be limited given access is via A24  |
| <b>Economic development</b>                             |   |
| Distance to employment site                             |   |
| Loss of employment site                                 |   |
| Opportunity for additional employment                   | Significant benefit in terms of this proposal   |
| <b>Flooding</b>   |   |
| Flood Zone 1 (low risk)                                 | Whole site  |
| Flood Zone 2 (medium risk)                              |   |
| Flood Zone 3 (high risk)                                |   |
| <b>Environmental Quality</b>                            |   |
| AQMA  | Not relevant  |
| Agricultural land classification - grade 1/2/3          | Not relevant  |
| Potential contaminated land                             | Not relevant  |
| <b>SUMMARY</b>  | Main constraints are that the site is some distance from Washington village and within the South Downs National Park. The proposal for extended the current business uses provides an opportunity for new employment in this rural location. The uses and associated development would need to be strictly controlled and would be tied to an Estate Plan that has been produced in conjunction with the South Downs National Park. |

## Sites rejected for inclusion in Policy 2

### Site 9 – The Glebe Field, Monastery Lane, Storrington


|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Glebe Field, Monastery Lane, Storrington  |
| <b>Site Area</b>               | 2.1 Hectares  |
| <b>Description</b>             | <p>This site was submitted on behalf of the Chichester Diocese after the “Call for Sites” process had concluded and in response to the 2<sup>nd</sup> Public consultation period which saw this field included in the Local Green Spaces policy of the SSWNP.</p>  <p>This area is the last remaining greenfield area within the village centre which is well used and its retention is supported by the local community. It is a sensitive site in terms of townscape, the southern part of the site is within a conservation area and two listed buildings adjoin the site.</p> <p>Access would be onto Monastery Lane which is a single track road and adjoins the A283 via a mini-roundabout. The local community is concerned about the visibility at this roundabout.</p> |
| <b>Amount of Development</b>   | Up to 32 homes  |
| <b>Planning Policy/history</b> | DC/16/2108 - demolition of existing surgery. New doctor's surgery, pharmacy and parking. 24 new dwellings (8 affordable), car parking and new public open space. Application amended to reduce size of site and number of dwellings to 9. Consent granted 21 March 2017 subject to s106.  |
| <b>SHLAA/SHELAA Status</b>     | SA086 – not currently developable   |
| <b>Opportunities</b>           | Development on part of the site could support the expansion of the existing doctors surgery adjacent to the northern boundary of the site   |
| <b>Constraints</b>             | Southern part of the site is within a conservation area and 2 Listed Buildings adjoin the site (one to the south east and another to the west. Access would be via Monastery Lane which is narrow. A transport assessment would be required to overcome potential issues from the narrow access road and visibility at the mini roundabout. Local Green Space forms part of the site.   |
| <b>Scoring</b>                 | <b>For the larger site</b>  |
| <b>Conclusion</b>              | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available Yes</p> <p>Development of the whole site is not considered appropriate due to the impact on the adjoining Listed Building and Conservation Area.</p>   |

|   |   |
|---|---|
| <b>The Glebe Field, Storrington</b>                         | <b>Consent granted 21 March 2017 for 9 dwellings on a smaller site</b>  |
| Size of site  | 2.1 ha  |
| SHLAA/SHELAA  | SA086 not developable (SE corner)   |
| Potential nos. of dwellings                                 | Up to 32 homes  |
| Site planning history                                       | DC/16/2108 - demolition of existing surgery. New doctor's surgery, pharmacy and parking. 24 new dwellings (8 affordable), car parking and new public open space. Application amended to 9 dwellings with smaller site area. 21/3/17 consent granted subject to s106 |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Greenfield  |
| Previous uses (mixed use or previously developed land)      |   |
| Surrounding land uses                                       | Health centre part of N boundary. Church & monastery to S & SE. Another church & graveyard to S & W. Predominantly residential; mixed densities   |
| Site boundary   | Part open but with mature trees on several parts of the boundary  |
| General character - open countryside/rural/suburban         | Village centre  |
| Topography - flat/sloping or undulating/steep gradient      | Flat  |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Potential for affordable units  |
| Able to provide a range of housing types, sizes and tenures | Sensitive location means unlikely to be a range of house types/sizes  |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 1.93km / Storrington Primary School – 0.48km  |
| Distance to village centre/shop(s)                          | 300m  |
| Distance health facilities                                  | Adjacent to site  |
| Distance to open space/recreation facilities                | Approximately 100m  |
| Distance to community facilities                            | Village hall near site boundary   |
| Loss of community/recreation facilities                     |   |
| Opportunity for open space/ recreation/community facility   | Opportunity for replacement health centre   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SSCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              | Abuts part of western boundary (grounds of Catholic Church)   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |

|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  | Approx. 300m SE  |
| Views into site (wide/framed/screened/long/short)       | Views from Downs – long view   |
| Views out of the site (wide/framed/screened/long/short) | Views of LB and wider views of Downs   |
| Inter village gap                                       |  |
| Relationship to designated local greenspace             | Part of the site   |
| Opportunity to enhance landscape                        |  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             | Lady Place Grade II LB approxi 30m from W boundary; size of this proposal would affect setting of the LB   |
| Conservation Area - within or nearby                    | Abuts part of E & S boundary   |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     | Archeological Notification Area  |
| Opportunity to enhance heritage assets                  |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly)           | Within 100m  |
| Access to highway                                       | Onto Monastery Lane which is a narrow lane.  |
| Site generate significant additional traffic/congestion | Would generate additional traffic onto main road through Storrington which is already congested  |
| Pedestrian access                                       | Access via footpath onto West Street   |
| Public rights of way present                            | S boundary & middle of site  |
| Access by bike  | Cycle access via Monastery Lane which is narrow  |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | Centre of Storrington 300m east  |
| Loss of employment site                                 |  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | Abuts the northern boundary  |
| Agricultural land classification; grade 1/2/3           |  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | Within BUAB. Nr boundary SDNP. Potential negative impact on setting of LB and CA. Access road narrow. Part of site is designated Local Green Space |

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## Site 10 – Storrington Squash Club, Greyfriars Lane, Storrington

|  |   |
|--|---|
| <b>Address</b>   | Greyfriars Lane Storrington RH20 4HE  |
| <b>Site Area</b>   |   |
| <b>Description</b><br> | <p>Currently a privately owned Squash club with 2 high standard courts, it also houses a bar, a lounge and catering facilities and a Gym has recently been installed. The club is open to members and non-members.</p> <p>This club has been identified as a valued facility amongst the community.</p> <p>The site is near the village centre with access to facilities. It is adjacent to two listed buildings and a conservation area. The SDNP boundary is 100m to the south.</p> <p>Access from the site is narrow and comes onto a single track lane. This could restrict the amount of development on this site.</p> |
| <b>Amount of Development</b>   | Not stated  |
| <b>Planning Policy/history</b>   | <p>DC/15/1992 - demolition and erection of 8x2 bed flats &amp; 1x1 bed flat. Application refused at Committee 16 May 2017 due to lack of sufficient parking for proposed residential units.</p> <p>HDPF policy 43 restricts the loss of community or leisure facilities until equally useable facilities are provided nearby.</p>   |
| <b>SHLAA/SHELAA Status</b>   | Not in the SHLAA  |
| <b>Opportunities</b>   | Close to the village centre with access to facilities and public transport. Potential conversion to provide smaller units   |
| <b>Constraints</b>   | Adjacent to 2 Listed Buildings and a Conservation Area. The site has a narrow access directly onto Greyfriars Lane  |
| <b>Scoring</b>   |   |
| <b>Conclusion</b>  | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available Yes</p> <p>Loss of community facility and potential impact on Listed Buildings and Conservation Area</p>   |


|   |   |
|---|---|
| <b>Storrington Squash Club, Greyfriars Lane Storrington</b> |   |
| Size of site  | Not stated  |
| SHLAA/SHELAA  | No  |
| Potential nos. of dwellings                                 | Not stated  |
| Site planning history                                       | DC/15/1992 - demolition and erection of 8x2 bed flats & 1x1 bed flat. Application refused at Committee due to lack of parking provision on 16 May 2017. |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Squash Club - 2 courts, a gym, lounge and catering facilities.  |
| Previous uses (mixed use or previously developed land)      |   |
| Surrounding land uses                                       | Tennis club W. Community centre/museum N. Predominantly residential with church & graveyard further N.  |
| Site boundary   | Mature trees/hedge on all boundaries  |
| General character - open countryside/rural/suburban         | Village centre  |
| Topography - flat/sloping or undulating/steep gradient      | Flat  |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Depending on number of units potential for some affordable.   |
| Able to provide a range of housing types, sizes and tenures | Likely to be a conversion or redevelopment = larger units likely  |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 2.25km / Storrington Primary School – 1.287k  |
| Distance to village centre/shop(s)                          | Approximately 300m  |
| Distance health facilities                                  | Approximately 280 to health centre  |
| Distance to open space/recreation facilities                | Approximately 500m to leisure centre  |
| Distance to community facilities                            | Approx. 280 to village centre   |
| Loss of community/recreation facilities                     | Loss of this asset without a replacement would be contrary to policy 43 in HDPF   |
| Opportunity open space/ recreation/community facility       |   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              | Adjacent to western boundary  |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |



|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  | Approx. 150m to boundary  |
| Views into site (wide/framed/screened/long/short)       | Restricted  |
| Views out of site (wide/framed/screened/long/short)     | Restricted  |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | St Mary's Church Grade II* LB approx 30m to NE. The Horsecroft Grade II LB approx. 20m to E   |
| Conservation Area - within or nearby                    | Abuts the eastern boundary  |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     | Archaeological notification   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | Approximately 300m  |
| Access to highway                                       | Access via narrow entrance onto Greyfriars Lane   |
| Site generate significant additional traffic/congestion | Unknown without details on size of the development  |
| Pedestrian access                                       | Access narrow   |
| Public rights of way present                            |   |
| Access by bike  | Cycle access to village centre possible but narrow access   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Centre of Storrington 280m N  |
| Loss of employment site                                 | Limited from existing use   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | 2/300m from boundary but small development  |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Within BUAB. Nr boundary SDNP. Adjacent CA and nr LB. Loss of community facility without a replacement being provided is contrary to policy in the HDPF |

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## Site 11 – The Yard, The Street, Washington

|  |  |                  |    |                    |    |                   |     |
|--|--|------------------|----|--------------------|----|-------------------|-----|
| <b>Address</b>   | The Yard, The Street, Washington   |                  |    |                    |    |                   |     |
| <b>Site Area</b>   | 0.2 Hectares   |                  |    |                    |    |                   |     |
| <b>Description</b><br> | <p>Site is within the built up area of Washington and hence the South Downs National Park. It is a small area of rough ground currently used as garages which are let on a short term basis. The site sits within the conservation area and is surrounded by listed buildings. The landowner has also included portions of gardens that lie to the north of three neighbouring properties.</p> |                  |    |                    |    |                   |     |
| <b>Amount of Development</b>   | Not stated   |                  |    |                    |    |                   |     |
| <b>Planning Policy/history</b>   | No relevant history. Planning policy constraints due to location in National Park, Conservation Area and impact on Listed Buildings  |                  |    |                    |    |                   |     |
| <b>SHLAA/SHELAA Status</b>   | SA044 – excluded from further assessment as potential yield falls below SHELAA threshold.  |                  |    |                    |    |                   |     |
| <b>Opportunities</b>   | Rare opportunity to provide new homes within the heart of Washington Village   |                  |    |                    |    |                   |     |
| <b>Constraints</b>   | <p>Development of the site would impact on the setting of the listed buildings and is within a Conservation Area. There could be access issues as the entrance to the site is narrow. It leads directly on The Street which is also narrow.</p> <p>This site would only be suitable for windfall development.</p>  |                  |    |                    |    |                   |     |
| <b>Scoring</b>   |  |                  |    |                    |    |                   |     |
| <b>Conclusion</b>  | <table> <tr> <td>Site is suitable</td><td>No</td></tr> <tr> <td>Site is achievable</td><td>No</td></tr> <tr> <td>Site is available</td><td>Yes</td></tr> </table> <p>The site is not considered appropriate for allocation in the Plan</p>   | Site is suitable | No | Site is achievable | No | Site is available | Yes |
| Site is suitable   | No   |                  |    |                    |    |                   |     |
| Site is achievable   | No   |                  |    |                    |    |                   |     |
| Site is available  | Yes  |                  |    |                    |    |                   |     |

|   |   |
|---|---|
| <b>The Yard, The Street, Washington</b>                     |   |
| Size of site  | 0.2 ha  |
| SHLAA/SHELAA  | SA044 too small   |
| Potential nos. of dwellings                                 | Unknown   |
| Site planning history                                       | None relevant   |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Mixed   |
| Previous uses (mixed use or previously developed land)      | Rough ground/some garages/residential gardens                                 |
| Surrounding land uses                                       | In the centre of Washington with residential properties surrounding the site. |
| Site boundary   | Some trees on W and S boundary. Rest largely open                             |
| General character - open countryside/rural/suburban         | Village centre  |
| Topography - flat/sloping or undulating/steep gradient      | Flat  |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Size of development   |
| Able to provide a range of housing types, sizes and tenures | Could be some smaller units   |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | 160m to St Mary's Primary School  |
| Distance to village centre/shop(s)                          | Site is in the centre of Washington but shops in Ashington 3km                |
| Distance health facilities                                  | Ashington 3km   |
| Distance to open space/recreation facilities                | 200m to playing field/sports hall   |
| Distance to community facilities                            | 200m to village hall  |
| Loss of community/recreation facilities                     |   |
| Opportunity for open space/ recreation/community facility   | Small site - none   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |
| <b>Landscape</b>  |   |

|   |   |
|---|---|
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       | Restricted as behind buildings; no street frontage                                  |
| Views out of the site (wide/framed/screened/long/short) | Restricted; other buildings/trees   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | Limited due to density of development in this area                                  |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | Weavers Cottage immediately adjacent to the site & Bank Cottage opposite the access |
| Conservation Area - within or nearby                    | Access and part of the site   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 400m  |
| Access to highway                                       | Access onto narrow road   |
| Site generate significant additional traffic/congestion | Unlikely due to size of development   |
| Pedestrian access                                       | Can be provided but not all facilities accessible by foot                           |
| Public rights of way present                            |   |
| Access by bike  | Can be provided but not all facilities accessible by bike                           |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Limited in Washington.  |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Within BUAB & SDNP. Potential negative impact on CA & LB.                           |

## Site 12 – Chantry Lane Industrial Estate, Storrington

|   |  |
|---|--|
| <b>Address</b>  | Chantry Lane Industrial Estate, Storrington, RH20 4AB  |
| <b>Site Area</b>  | 3.95 Hectares  |
| <b>Description</b><br> | <p>The site is an industrial estate which lies outside the built up area boundary. It is less than 1km from the centre of Storrington village with its range of facilities and public transport. It is adjacent to the SDNP and an SSSI adjoins the eastern boundary. This designation is for geological interest and relates to the quarry. There is a Listed Building 50m from the northern boundary.</p> <p>The industrial estate is currently under-occupied. It is not identified as a Key Employment area in the HDPF but evidence would still be required on why the employment site is no longer needed or viable. The access road is narrow (single track in places) with poor visibility at the junction onto the A283. There is no pedestrian footpath. Heavy Goods Vehicles currently use this access route. There is a public footpath adjacent to the northern boundary. Flood Zone 2 covers Chantry Lane for most of the road that would provide access to the site</p> |
| <b>Amount of Development</b>  | Up to 90 dwellings   |
| <b>Planning Policy/history</b>  | <p>Policy 2 and 4 – proposals for development outside the built up area boundary</p> <p>Policy 9 – redevelopment of employment sites; demonstrate site is no longer needed or viable for employment</p> <p>Policy 25 – conserve and enhance the setting of the South Downs</p> <p>Policy 30 – Protected Landscapes; requires demonstration that there will be no adverse impact the natural beauty of these landscapes</p> <p>Policy 34 – cultural and heritage assets</p> <p>Policy 38 - flooding</p>   |
| <b>SHLAA/SHELAA Status</b>  | SA544 up to 50 homes (with additional employment units) developable within 6-10 years.   |
| <b>Opportunities</b>  | Opportunity to provide homes with a range of sizes and tenures given the size of the site and in close proximity to the village centre. The industrial estate is not fully occupied.   |
| <b>Constraints</b>  | <p>The loss of an employment site with no evidence provided that the site is not needed or no longer viable. The current uses would be difficult to relocate given the nature of the uses and would not be suitable for the employment site identified in the</p> <p>Neighbourhood Plan at North Farm which is in the SDNP.</p> <p>Flood Zone 2/3 covers the southern part of Chantry Lane which is the access road to the site. Access to the site is via a narrow lane and visibility at the access onto the A283 is poor; though HGV's currently use this access and the increase in car use is unlikely to be higher than the current industrial use. Pedestrian and cycle access is very poor. The landowner has indicated that this could be provided via the adjoining commercial redevelopment. Without this option it is unlikely that safe pedestrian and cycle access could be provided.</p> <p>The site adjoins the National Park making a Landscape</p>                   |


|                   |   |
|-------------------|---|
|                   | <p>Character</p> <p>Assessment essential to accompany any subsequent planning application. It is acknowledged that residential in this location could be less visually intrusive in the landscape than the current industrial estate.</p> <p>There could be an impact on the setting of an existing Listed Building directly to the north of the site; though there are trees along this boundary.</p> <p>Geological and archaeological studies would be required to assess and reduce any impact on the SSSI; though the proposal which just relates to the industrial estate is not likely to affect the geological SSSI in the adjacent quarry.</p> <p>There is an Air Quality Management Area in the centre of Storrington village close to the site (within 300m) which could be impacted by this development particularly if the Quarry site is also redeveloped.</p>   |
| <b>Scoring</b>    |   |
| <b>Conclusion</b> | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available Yes</p> <p>The major constraints are loss of employment and flooding with concerns over achieving pedestrian and cycle access to the site and visibility at the junction to the A283 (these concerns have been raised by the Highway Authority). Use of sustainable transport is particularly important given a AQMA in the centre of Storrington and the size of the proposed development.</p> <p>Landscape is an important factor given the proximity to the SDNP; though the current use has a detrimental impact on views from the Downs. There could be an impact on the setting of a Listed Building; though existing boundary planting could reduce this impact. The SSSI would only be affected if the landowner seeks to implement a “linked” scheme with the adjacent quarry. Natural England has concerns over the negative impact on this geological SSSI.</p> |

|   |  |
|---|--|
| <b>Chantry Lane Industrial Estate, Storrington</b>          |  |
| Size of site  | 3.95 Ha  |
| SHLAA/SHELAA  | SA544 not developable  |
| Potential nos. of dwellings                                 | Up to 90 dwellings   |
| Site planning history                                       | None relevant  |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | Industrial units. Some vacant  |
| Previous uses (mixed use or previously developed land)      |  |
| Surrounding land uses                                       | Wooded & countryside to E, W and S. W side of Chantry Lane detached properties in larger plots. Residential 100m N |
| Site boundary   | Woodland to north and east. Mature trees to south and east   |
| General character - open countryside/rural/suburban         | Edge of village  |
| Topography - flat/sloping or undulating/steep gradient      | Flat at N end gentle slope at southern end   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Size of the development  |
| Able to provide a range of housing types, sizes and tenures | Size of the development  |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 2.25km / Storrington Primary School – 1.77km                           |
| Distance to village centre/shop(s)                          | 600m   |
| Distance health facilities                                  | 900m to health centre  |
| Distance to open space/recreation facilities                | 1.2km to leisure centre  |
| Distance to community facilities                            | 900m (village hall)  |
| Loss community/recreation facilities                        |  |
| Opportunity for open space/ recreation/community facility   | Size of site = open space provision  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 | 100m NE - Geological designation   |
| Local designation - SSCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              |  |
| Record of protected species                                 |  |
| Opportunity to enhance biodiversity                         | Potential with landscaping   |
| <b>Landscape</b>  |  |
| Within SDNP   |  |



|   |  |
|---|--|
| Adjacent to SDNP  | Adjacent to all but NE boundary  |
| Views into site (wide/framed/screened/long/short)               | Can be viewed from Downs.  |
| Views out of the site (wide/framed/screened/long/short)         | Screened by trees.   |
| Inter village gap   |  |
| Relationship to designated local greenspace                     |  |
| Opportunity to enhance landscape                                | Potential for landscaping within site and boundary planting  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                                     | Chantry Mill is a Grade II Listed Building approximately 50m to N  |
| Conservation Area - within or nearby                            |  |
| Distance to locally listed building                             |  |
| Distance to Scheduled Ancient Monument                          |  |
| Archaeological site   | Site adjacent to Chantry Lane (W boundary)   |
| Opportunity to enhance heritage assets                          |  |
| <b>Transport</b>  |  |
| Distance to public transport with regular service (min. hourly) | Approximately 600m   |
| Access to highway   | Chantry Lane narrow road; single track in places. Joins onto A283 which is often congested has poor visibility   |
| Site generate significant additional traffic/congestion         | Would generate significant traffic but unlikely to be more than current use  |
| Pedestrian access   | Narrow road with no pavement. Direct link from the site to an adjoining public footpath may allow access to the village centre if upgraded   |
| Public rights of way present                                    | Adjacent to northern boundary  |
| Access by bike  | Access restricted due to narrow access road  |
| <b>Economic Development</b>                                     |  |
| Distance to employment sites                                    | Employment in Storrington; centre 600m   |
| Loss of employment site   | Not a key employment site but policy still requires - no longer needed or viable for employment uses   |
| Opportunity for employment                                      |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                                  |  |
| Flood zone 2 (medium risk)                                      | Within 50m of N boundary and also covers Chantry Lane which would provide access to the site   |
| Flood zone 3 (highest risk)                                     |  |
| <b>Environmental Quality</b>                                    |  |
| Within AQMA   | 2/300m from boundary. Without mitigation potential size of development could have a cumulative (but already HGV traffic  |
| Agricultural land classification; grade 1/2 /3                  |  |
| Potential contaminated land                                     | Current industrial uses  |
| <b>SUMMARY</b>  | Outside BUAB. Adj SDNP, SSSI (geology) & archaeological designation. Nr facilities. Road not accessible for pedestrians/cyclists but potential for former via alternative footpath. Junction to A283 poor visibility. Loss of employment site. Existing uses need to be relocated. Flooding issues near entrance |

## Site 13 – Land off Amberley Road. Storrington

|                              |   |
|------------------------------|---|
| <b>Address</b>               | Amberley Road, Storrington, RH20  |
| <b>Site Area</b>             | 2.4 Hectares  |
| <b>Description</b>           |  <p>This greenfield site is adjacent to the built up area site was submitted on behalf of Bovis Homes. It was originally allocated for development in policy 2 of the SSWNP for a scheme of up to 45 homes with access from the Amberley Road. However, appeals for the development of this site have been dismissed.</p> |
| <b>Amount of Development</b> | Up to 45 homes  |
| <b>Planning Policy</b>       | 2 planning applications for this site were refused (DC/15/0107 & DC/15/1995) for 45 homes and 35 homes respectively and the appeals were dismissed.   |
| <b>SHLAA/SHLAA Status</b>    | SA485 up to 20 homes developable 11+ years  |
| <b>Opportunities</b>         | Adjacent to the built up area boundary and the Neighbourhood Plan Steering group originally envisaged a scheme that would provide traffic calming opportunities along the Amberley Road.  |
| <b>Constraints</b>           | Greenfield site in close proximity to the National Park. The impact on the rural character of the area and views into and from the SDNP, as well as the impact on the Listed Building were used as the basis to dismiss both appeals. Significant level of objections from local residents.   |
| <b>Scoring</b>               |   |
| <b>Conclusion</b>            | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available Yes</p> <p>Although initially assessed as an appropriate allocation in a previous iteration of the SSWNP, the constraints that have since been identified and the refusal of the appeal make this site inappropriate for inclusion in the Plan.</p>  |

|   |   |
|---|---|
| <b>Land off Amberley Road, Storrington</b>                  | <b>APPEAL DISMISSED</b>   |
| Size of site  | 2.4ha   |
| SHLAA/SHELAA  | SA485 11+ years   |
| Potential nos. of dwellings                                 | Up to 20 homes  |
| Site planning history                                       | 2 appeals dismissed for 35 & 45 units - impact on the SDNP, rural character of the area and the neighbouring LB |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Greenfield  |
| Previous uses (mixed use or previously developed land)      |   |
| Surrounding land uses                                       | Residential to E & part N. Rest countryside   |
| Site boundary   |   |
| General character - open countryside/rural/suburban         | Edge of settlement  |
| Topography - flat/sloping or undulating/steep gradient      | Flat  |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Size of site = could accommodate a small number of units  |
| Able to provide a range of housing types, sizes and tenures | Location means medium/large properties more suitable  |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 3.0577km / Storrington Primary School – 1.1265km                    |
| Distance to village centre/shop(s)                          | Village centre 1.2km  |
| Distance health facilities                                  | 700m to health centre   |
| Distance to open space/recreation facilities                | 500m to leisure centre  |
| Distance to community facilities                            | 700m to village hall  |
| Loss community/recreation facilities                        |   |
| Opportunity for open space/ recreation/community facility   | Limited   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              | Adj. N boundary   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |

|  |   |
|--|---|
| <b>Landscape</b>   |   |
| Within SDNP  |   |
| Adjacent to SDNP   |   |
| Views into site (wide/framed/screened/long/short)              | Can be viewed from Downs.   |
| Views out of the site (wide/framed/screened/long/short)        | Some screening  |
| Inter village gap  |   |
| Relationship to designated local greenspace                    |   |
| Opportunity to enhance landscape                               |   |
| <b>Heritage</b>  |   |
| Distance to Listed Building                                    | Adjacent to boundary  |
| Conservation Area - within or nearby                           |   |
| Distance to locally listed building                            |   |
| Distance to Scheduled Ancient Monument                         |   |
| Archaeological site  |   |
| Opportunity to enhance heritage assets                         |   |
| <b>Transport</b>   |   |
| Distance to public transport with regular service (min hourly) | 800m  |
| Access to highway  | Via Amberley Road or Bax Close, former can be busy                              |
| Site generate significant additional traffic/congestion        |   |
| Pedestrian access  | Accessible  |
| Public rights of way present                                   | Adj N boundary  |
| Access by bike   | Accessible  |
| <b>Economic Development</b>                                    |   |
| Distance to employment sites                                   | Employment in Storrington; centre is 1.2 km                                     |
| Loss of employment site  |   |
| Opportunity for employment                                     |   |
| <b>Flooding</b>  |   |
| Within Flood zone 1 (low risk)                                 |   |
| Flood zone 2 (medium risk)                                     |   |
| Flood zone 3 (highest risk)                                    |   |
| <b>Environmental Quality</b>                                   |   |
| Within AQMA  |   |
| Agricultural land classification; grade 1/2/3                  |   |
| Potential contaminated land                                    |   |
| <b>SUMMARY</b>   | Adjacent to BUAB but appeal decisions = negative impact on SDNP, landscape & LB |

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## Site 14 – RAFA Site, Washington Road, Sullington

|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Washington Road, Sullington, RH20 4RB   |
| <b>Site Area</b>               | 0.5 Hectare   |
| <b>Description</b>             | <p>This greenfield site sits within the built up area and within easy reach of Storrington Village Centre. It is identified in the SHLAA and has, therefore, been considered for allocation in the SSWNP.</p> <p>The southern edge of the site is adjacent to Chantry Quarry's edge and advice from WSCC is that the quarry sides are unstable. Development on or near to this edge of the site could be dangerous and irresponsible until the quarry has been made safe.</p> <p>Any development would need to be lower density given the generally lower density of properties fronting the road. Access to the site would be from the A283 which experiences congestion/queuing traffic into the centre of Storrington.</p> |
| <b>Amount of Development</b>   | SA153 15 homes developable 6-10 years.  |
| <b>Planning Policy/History</b> | No relevant history (SG/40/75 application for 32 units permitted)   |
| <b>SHLAA/SHLAA Status</b>      | SHLAA reference SA153 Developable within 6-10 years   |
| <b>Opportunities</b>           | Provision of housing within walking distance to the village centre  |
| <b>Constraints</b>             | Main constraint is the unstable condition of the quarry sides. Site is adjacent to the Chantry Mill SSSI which is designated due to its geological interest. Development here should not impact on this designation. It is in close proximity to a designated Air Quality Management Area but access by bike/foot would be possible as the site is within 1km from the centre of the village.   |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available Yes</p> <p>Site is not considered appropriate for inclusion in the Plan at this time due to the issues with the Quarry edge which is not likely to be resolved during the lifetime of the Plan.</p>  |

|   |   |
|---|---|
| <b>RAFA site, Washington Road, Sullington</b>               |   |
| Size of site  | 0.5 ha  |
| SHLAA/SHELAA  | SA153 6-10 yrs.   |
| Potential nos. of dwellings                                 | 15  |
| Site planning history                                       | None relevant   |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Greenfield  |
| Previous uses (mixed use or previously developed land)      |   |
| Surrounding land uses                                       | Residential north & west. Former quarry to south  |
| Site boundary   | Quarry to S unstable sides - WSCC advice = safety issues to develop site                  |
| General character - open countryside/rural/suburban         | Edge of settlement S & E of site not developed  |
| Topography - flat/sloping or undulating/steep gradient      |   |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Less suitable given density of development in this location                               |
| Able to provide a range of housing types, sizes and tenures | Mostly larger detached properties in the vicinity   |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 1.77km / Storrington Primary School – 1.287km |
| Distance to village centre/shop(s)                          | 600m  |
| Distance health facilities                                  | 1km to health centre  |
| Distance to open space/recreation facilities                | 100m open space over 1.5km to leisure centre  |
| Distance to community facilities                            | 1km village hall  |
| Loss of community/recreation facilities                     |   |
| Opportunity open space/ recreation/community facility       | Limited due to size of site   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 | S ofsite - relates to geology   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |

|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  | Approximately 80m to east  |
| Views into site (wide/framed/screened/long/short)       | Short (trees)  |
| Views out of the site (wide/framed/screened/long/short) | Short (trees)  |
| Inter village gap                                       |  |
| Relationship to designated local greenspace             |  |
| Opportunity to enhance landscape                        |  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             |  |
| Conservation Area - within or nearby                    |  |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     |  |
| Opportunity to enhance heritage assets                  |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly)           | Approximately 50m  |
| Access to highway                                       | Directly onto A283 - already congested                                       |
| Site generate significant additional traffic/congestion | 20 dwellings could add to congestion but not significant                     |
| Pedestrian access                                       | Highway has footpath   |
| Public rights of way present                            |  |
| Access by bike  | Close to facilities but road is congested                                    |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | Storrington centre is 600m   |
| Loss of employment site                                 |  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | 500m from boundary   |
| Agricultural land classification; grade 1/2/3           |  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | Within BUAB. Nr boundary SDNP. Main issue is safety of adjoining quarry wall |



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## Site 15 – Field at the end of Downsview Avenue, Sullington


|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | Field at the end of Downsview Avenue,<br>Sullington, RH20 4PS  |
| <b>Site Area</b>               | 2.6 Hectares   |
| <b>Description</b>             | <p>This is a greenfield site that abuts the built up area boundary. Residential lies to the south of the site and planning permission has granted for 98 dwellings to the east (this is currently an industrial).</p> <p>Listed Building (East Wantley) lies approximately 150m to the north. Public footpath crosses the western side of the site.</p> <p>Currently used and valued as amenity space by nearby residents, the site has been designated in the updated Local Green Space report.</p> |
| <b>Amount of Development</b>   | Up to 60 homes   |
| <b>Planning Policy/history</b> | <p>No planning history.</p> <p>Policy 2 and 4 – development outside the built up area boundary and adjacent to existing settlements</p> <p>NPPF – local greenspace designation</p>   |
| <b>SHLAA/SHELAA Status</b>     | Not included in SHLAA  |
| <b>Opportunities</b>           | Provision of housing site which could accommodate affordable homes adjacent to the built up area boundary  |
| <b>Constraints</b>             | <p>Last area of greenspace before the industrial estate serving the local community and designated as Local Green Space.</p> <p>There is a Listed Building to the north but this is situated behind other buildings and an area of trees</p>   |
| <b>Scoring</b>                 |  |
| <b>Conclusion</b>              | <p>Site is suitable                      No</p> <p>Site is achievable                No</p> <p>Site is available                  Yes</p> <p>Site is not considered suitable for inclusion in the Plan primarily due to its designation as Local Green Space.</p>  |

|   |  |
|---|--|
| <b>Field at the end of Downsview Avenue, Sullington</b>     |  |
| Size of site  | 2.6ha  |
| SHLAA/SHELAA  | SA618 not developable (could consider in NP)   |
| Potential nos. of dwellings                                 | 60   |
| Site planning history                                       | DC/16/2788 - permission granted for 98 dwellings on part of the industrial estate adjoining the site |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | Greenfield   |
| Previous uses (mixed use or previously developed land)      |  |
| Surrounding land uses                                       | Residential to S. Industrial estate to N & E but see planning history                                |
| Site boundary   | N & S boundary open. Tree lined to east and west boundary  |
| General character - open countryside/rural/suburban         | Rural  |
| Topography - flat/sloping or undulating/steep gradient      | Flat   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  | S & E boundary   |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Size of site would allow   |
| Able to provide a range of housing types, sizes and tenures | Size of site would allow   |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 1.77km / Storrington Primary School – 1.287km            |
| Distance to village centre/shop(s)                          | Approximately 900m   |
| Distance health facilities                                  | Approximately 1.5km  |
| Distance to open space/recreation facilities                | Adjacent open space/900m leisure centre  |
| Distance to community facilities                            | Approximately 900m (village centre)  |
| Loss of community/recreation facilities                     |  |
| Opportunity for open space/ recreation/community facility   | Size of site = potential for open space provision  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 |  |
| Local designation - SNCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              | TPO adjacent to part of the eastern boundary   |
| Record of protected species                                 |  |
| Opportunity to enhance biodiversity                         | Additional landscaping could provide opportunities   |

|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  |  |
| Views into site (wide/framed/screened/long/short)       |  |
| Views out of the site (wide/framed/screened/long/short) |  |
| Inter village gap                                       | Storrington & West Chiltington   |
| Relationship to designated local greenspace             | Designated   |
| Opportunity enhance landscape                           | Additional landscaping would be required to S boundary   |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             | Approximately 150m N East Wantley Farmhouse Grade II LB  |
| Conservation Area - within or nearby                    |  |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     |  |
| Opportunity enhance heritage assets                     |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly)           | Approximately 500m   |
| Access to highway                                       | Potential access via Downsview Avenue  |
| Site generate significant additional traffic/congestion | Additional traffic through residential development   |
| Pedestrian access                                       | Highway has footpath   |
| Public rights of way present                            | Yes - across W part of the site  |
| Access by bike  | Accessible   |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | Adjoins an employment site. Village centre 1km   |
| Loss of employment site                                 |  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | Not within but size of site means additional traffic could impact on poor air quality in Storrington |
| Agricultural land classification                        |  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | <b>Abuts BUAB. Not nr SDNP. Facilities accessible. LB 150m to NE. Designated as local greenspace</b> |

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## Site 16 – Fryern Road Field, North of Melton Drive, Storrington

|  |  |                  |    |                    |    |                   |     |
|--|--|------------------|----|--------------------|----|-------------------|-----|
| <b>Address</b>   | Fryern Road Field, North of Melton Drive, Storrington  |                  |    |                    |    |                   |     |
| <b>Site Area</b>   | 4.7 Hectares   |                  |    |                    |    |                   |     |
| <b>Description</b><br> | <p>This is a greenfield site to the north of Storrington adjacent to the built up area. A Grade II listed building lies 100m to the north of the site. Development of this site would significantly impact upon the aims of the SSWNP to retain the green gaps between the settlements.</p> <p>Access would either via a narrow road between properties onto Melton Drive or directly onto Fryern Road which is a country lane with no pavement.</p>   |                  |    |                    |    |                   |     |
| <b>Amount of Development</b>   | Submitted with proposal of up to 100 dwellings   |                  |    |                    |    |                   |     |
| <b>Planning Policy/history</b>   | <p>This site was the subject of a planning application for 102 units (DC/13/0752) and subsequent appeal which was dismissed in 2014. A second planning application was submitted and withdrawn in 2015.</p> <p>DC/15/1186 - refused for 67 units including 40% affordable (access was via Fryern Road). Refusal was on the grounds of the harm to the setting of a Listed Building and not sympathetic to local landscape</p> <p>HDPF Policy 27 seeks to prevent coalescence between settlements</p> |                  |    |                    |    |                   |     |
| <b>SHLAA/SHELAA Status</b>   | SA361 up to 40 homes 11+ years   |                  |    |                    |    |                   |     |
| <b>Opportunities</b>   | Site is relatively flat and is available. It could make a significant contribution to Storrington's housing needs but other less constrained sites are available   |                  |    |                    |    |                   |     |
| <b>Constraints</b>   | Inappropriate density, poor access to site, adjacent to grade II listed building and potential impact on the local landscape.  |                  |    |                    |    |                   |     |
| <b>Scoring</b>   |  |                  |    |                    |    |                   |     |
| <b>Conclusion</b>  | <table> <tr> <td>Site is suitable</td> <td>No</td> </tr> <tr> <td>Site is achievable</td> <td>No</td> </tr> <tr> <td>Site is available</td> <td>Yes</td> </tr> </table> <p>Site is not considered suitable for allocation in the Plan due to its impact on the local landscape and a grade II Listed Building as well having poor access</p>   | Site is suitable | No | Site is achievable | No | Site is available | Yes |
| Site is suitable   | No   |                  |    |                    |    |                   |     |
| Site is achievable   | No   |                  |    |                    |    |                   |     |
| Site is available  | Yes  |                  |    |                    |    |                   |     |


|   |  |
|---|--|
| <b>Fryern Road Field, North of Melton Drive,</b>          |  |
| Size of site  | 4.7 ha   |
| SHLAA/SHELAA  | SA361 11+ (40 units)   |
| Potential nos of dwellings                                | Up to 100 dwellings  |
| Site planning history                                     | DC/15/1186 - refused for 67 units including 40% affordable. Access via Fryern Road. Harm setting of a Listed Building and not sympathetic to local landscape |
| <b>Context</b>  |  |
| Current use (state if greenfield)                         | Greenfield   |
| Previous uses (mixed use or previously developed land)    |  |
| Surrounding land uses                                     | Residential properties to S. Countryside adjacent to the other boundaries. Detached dwellings in large plots further N                                       |
| Site boundary   | Trees on S, E and part of N boundary. Remainder of the northern boundary is open.  |
| General character - open countryside/rural/suburban       | Rural  |
| Topography - flat/sloping or undulating/steep gradient    | Flat   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  | S boundary   |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                    | Size of the development  |
| Able to provide a range of housing types, sizes & tenures | Size of the development  |
| <b>Community Facilities</b>                               |  |
| Distance to schools                                       | Steyning Grammar School, Rock Road Annexe – 1.93km / Storrington Primary School – 0.8km  |
| Distance to village centre/shop(s)                        | 900m centre of Storrington   |
| Distance health facilities                                | 900m centre of Storrington   |
| Distance to open space/recreation facilities              | Adjacent to countryside/700m leisure centre  |
| Distance to community facilities                          | 900m village centre  |
| Loss of community/recreation facilities                   |  |
| Opportunity open space/ recreation/community facility     | With scale of development open space could be provided   |
| <b>Biodiversity</b>                                       |  |
| European designation - SAC/SPA/Ramsar                     |  |
| National designation - SSSI                               |  |
| Local designation - SNCI/LNR                              |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)            | Trees adjacent to S boundary   |
| Record of protected species                               |  |
| Opportunity to enhance biodiversity                       | Additional landscaping could provide opportunity   |

|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  |  |
| Views into site (wide/framed/screened/long/short)       | Screened apart from western boundary   |
| Views out of site (wide/framed/screened/long/short)     | Short  |
| Inter village gap                                       | Storrington & West Chiltington   |
| Relationship to designated local greenspace             |  |
| Opportunity enhance landscape                           | Potential on N & W boundaries  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             | Approximately 100m north is a Grade II Listed Building   |
| Conservation Area - within or nearby                    |  |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     |  |
| Opportunity enhance heritage assets                     |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly)           | 100m junction with Melton Drive (hourly service)   |
| Access to highway                                       | Access onto Melton Drive via narrow road between existing residential properties                                     |
| Site generate significant additional traffic/congestion | Site would generate significant traffic through an established residential area                                      |
| Pedestrian access                                       | New access road would need to accommodate this. If onto Fryern Road it is a narrow country lane                      |
| Public rights of way present                            |  |
| Access by bike  | New access road would need to accommodate this. If onto Fryern Road = country lane                                   |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | 900m centre of Storrington. Industrial estate 600m   |
| Loss of employment site                                 |  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              | 100m from N boundary   |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | Not within but size of this development could have cumulative impact on poor air quality without mitigation          |
| Agricultural land classification; grade 1/2/3           | Part of site is grade 3 (good or moderate land)  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | Abuts BUAB. Not nr SDNP. Potential negative impact LB, countryside landscape and narrow access (if via Melton Drive) |



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## Site 17 – Oak House, Rock Road, Washington

|  |  |
|--|--|
| <b>Address</b>   | Oak House, Rock Road, Washington   |
| <b>Site Area</b>   | 1.6 Hectares   |
| <b>Description</b><br> | <p>The site comprises gardens of the existing property and an adjacent paddock. It adjoins the built up area boundary along its western edge. The centre of Storrington is 2/3km meaning facilities are not very accessible.</p> <p>Access would be via a private lane off Rock Road. The site is surrounded by other individual properties with large gardens. In order for any development to be in keeping with surrounding area the number of homes would likely be considered under HDC's windfall sites.</p> |
| <b>Amount of Development</b>   | Not stated   |
| <b>Planning Policy/history</b>   | No recent planning history. T/6/65 Refused Estate road and site for forty six detached dwellings. Appeal dismissed 26/04/65 WS/6/65 Refused. Estate road and site for forty six detached dwellings. Appeal dismissed 26/04/65. HDPF restricts development outside the built up area boundary   |
| <b>SHLAA/SHELAA Status</b>   | Not listed in SHLAA  |
| <b>Opportunities</b>   | Provide housing for Storrington but other more suitable sites are available  |
| <b>Constraints</b>   | Outside built up area with poor access to facilities due to distance and Rock Road is a narrow road with no pavement. Area has larger detached properties in large plots; low density  |
| <b>Scoring</b>   |  |
| <b>Conclusion</b>  | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>Site is not appropriate for allocation in the Plan</p>   |

|   |  |
|---|--|
| <b>Oak House, Rock Road, Washington</b>                     |  |
| Size of site  | 1.6 ha   |
| SHLAA/SHELAA  | No   |
| Potential nos of dwellings                                  | Not stated   |
| Site planning history                                       | None relevant  |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | Existing dwelling  |
| Previous uses (mixed use or previously developed land)      |  |
| Surrounding land uses                                       | A residential area with large detached properties.                                       |
| Site boundary   | Wooded on most boundaries  |
| General character - open countryside/rural/suburban         | Rural  |
| Topography - flat/sloping or undulating/steep gradient      |  |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  | W boundary   |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Unknown  |
| Able to provide a range of housing types, sizes and tenures | Unknown  |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 1.77km / Storrington Primary School – 3.86km |
| Distance to village centre/shop(s)                          | 2.5km to centre of Storrington   |
| Distance health facilities                                  | Approximately 3km  |
| Distance to open space/recreation facilities                | Approximately 3km (leisure centre) but open space nearby                                 |
| Distance to community facilities                            | 2.5km to centre of Storrington   |
| Loss of community/recreation facilities                     |  |
| Opportunity for open space/ recreation/community facility   | Small site - none  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 |  |
| Local designation - SNCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              | Opposite the access road to S of Rock Road   |
| Record of protected species                                 |  |
| Opportunity to enhance biodiversity                         |  |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity enhance landscape                           | Wooded area   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity enhance heritage assets                     |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 1.5km junction George Lane & A283   |
| Access to highway                                       | Access directly onto Rock Road - narrow country lane with no pavement           |
| Site generate significant additional traffic/congestion | Would depend on the number of dwellings developed on the site                   |
| Pedestrian access                                       | Poor as via narrow country lane and not near facilities                         |
| Public rights of way present                            |   |
| Access by bike  | Could be provided but access to facilities via narrow country lane              |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | 2.5km to centre of Storrington  |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Abuts BUAB. Not nr SDNP. Not nr facilities. Low density development in the area |

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## Site 18 - Land Adjacent to Clay Lane, Storrington

|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | Clay Lane, Storrington   |
| <b>Site Area</b>               | 6.2 Hectares   |
| <b>Description</b>             | <p>This greenfield site lies in a rural setting to the south-west of Storrington Village abutting the built up area boundary within 1km of the facilities in the centre of the village.</p> <p>Site is close to the boundary of the National Park (300m to the south and to the west of Clay Lane). It borders the grounds of Parham House and Park, (Grade I Listed and archaeological parkscape) and is accessed by a narrow lane with no pavements. The land is split into two sections as a result of a public footpath.</p> |
| <b>Amount of Development</b>   | 100 homes  |
| <b>Planning Policy/history</b> | Site to south-east – two appeals were dismissed for 45 & 35 residential units (Land at Bax Close) on the impact of the development on the character and appearance of the area   |
| <b>SHLAA/SHELAA Status</b>     | SA486 Not currently developable  |
| <b>Opportunities</b>           | Site is located adjacent to the built up area boundary with access to facilities and could provide a significant number of houses.   |
| <b>Constraints</b>             | This large scale development on a greenfield site has met with significant objections from the community. It is adjacent to the setting of Parham Park and the boundary of the National Park. Development on this site would impact upon the rural setting of this part of the settlement.   |
| <b>Scoring</b>                 |  |
| <b>Conclusion</b>              | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available Yes</p> <p>Site is not considered suitable for inclusion in the Plan</p>  |


|  |  |
|--|--|
| <b>Land adjacent to Clay Lane, Storrington</b>             |  |
| Size of site   | 6.2 ha   |
| SHLAA/SHELAA   | SA486 not developable  |
| Potential nos. of dwellings                                | 100  |
| Site planning history                                      | None. Site to south-east appeals dismissed for 45 & 35 residential units (Land at Bax Close). Character and appearance of area |
| <b>Context</b>   |  |
| Current use (state if greenfield)                          | Greenfield   |
| Previous uses (mixed use or previously developed land)     |  |
| Surrounding land uses                                      | Adjoins built up area with residential to N & E. Farmland to S & small copse adjacent to part of N boundary                    |
| Site boundary  | Open to south, tree lined to east. Some trees along part of N & W boundary.  |
| General character - open countryside/rural/suburban        | Rural  |
| Topography - flat/sloping or undulating/steep gradient     |  |
| <b>Suitability</b>   |  |
| Within BUAB  |  |
| Adjacent to BUAB   | N & E boundary   |
| Outside BUAB   |  |
| <b>Housing</b>   |  |
| Able to accommodate affordable housing                     | Size of the development  |
| Able to provide a range of housing types, sizes & tenures  | Size of the development  |
| <b>Community facilities</b>                                |  |
| Distance to schools  | Steyning Grammar School, Rock Road Annexe – 3.22km / Storrington Primary School – 1.448km                                      |
| Distance to village centre/ shop(s)                        | 1.4 km (village centre)  |
| Distance health facilities                                 | 900m to health centre  |
| Distance to open space/recreation facilities               | 500 to leisure centre  |
| Distance to community facilities                           | 1km to village hall  |
| Loss of community/ recreation facilities                   |  |
| Opportunity for open space/ recreation/ community facility | Size of site = open space provision  |
| <b>Biodiversity</b>  |  |
| European designation - SAC/SPA/Ramsar                      |  |
| National designation - SSSI                                |  |
| Local designation - SNCI/LNR                               |  |
| Ancient woodland   |  |
| Tree Preservation Order (within site/boundary)             | TPO adjacent to part of the eastern boundary   |
| Record of protected species                                |  |
| Opportunity to enhance biodiversity                        | Boundary landscaping could provide opportunities   |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  | W side of site & 300m S of development site   |
| Views into site (wide/framed/screened/long/short)       | Long views from the Downs   |
| Views out of the site (wide/framed/screened/long/short) | Long  |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | Site boundaries would require enhancement given proximity to SDNP   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | 2 buildings western side of Clay Lane. Parham Park 300m from site; Grade I LB with an archaeological parkscape  |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 100m  |
| Access to highway                                       | Could be onto Clay Lane but this is a narrow rural lane   |
| Site generate significant additional traffic/congestion | Size of site could generate significant traffic. Issue of congestion if via Clay Lane   |
| Pedestrian access                                       | Clay Lane has no footpath; could access facilities via public right of way but no lighting  |
| Public rights of way present                            | Crosses the site  |
| Access by bike  | Clay Lane is narrow   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Employment in Storrington 1/1.5km   |
| Loss of employment site                                 |   |
| Opportunity for additional employment                   |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | Not within but size of development could have cumulative impact   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Abuts BUAB & SDNP. Nr facilities. Potential negative impact on setting of Grade I LB & archaeological parkscape (Parham Park) & rural landscape in this area. Access via narrow country road. |



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## Site 19 – Capel, Hampers Lane


|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Capel, Hampers Lane, RH20 3HY   |
| <b>Site Area</b>               | 1.06 Hectares   |
| <b>Description</b>             |  <p>One of several sites put forward in this country lane. This is a rural site outside the Built Up Area (the boundary is on the eastern side of Hampers Lane). It is currently occupied by one dwelling. The area is wooded with some isolated detached properties in large plots. Access would be via a narrow country lane and any significant development would be out of keeping with the surrounding area.</p> |
| <b>Amount of Development</b>   | Not stated  |
| <b>Planning Policy/history</b> | No relevant history. HDPF restricts development outside the built up area boundary  |
| <b>SHLAA/SHELAA Status</b>     | Not listed in the SHLAA   |
| <b>Opportunities</b>           | Housing would need to be low density given the surrounding area   |
| <b>Constraints</b>             | Site is in a semi-rural location with poor access to facilities (it is 2km to the centre of Storrington). Access would be via a narrow country lane. Part of the site has archaeological interest. The site lies within a Local Green Space designation.  |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>Site is not suitable for inclusion in the Plan.</p>   |

|  |  |
|--|--|
| <b>Capel, Hampers Lane</b>                                 |  |
| Size of site   | 1.06 ha  |
| SHLAA/SHELAA   | No   |
| Potential nos. of dwellings                                | Not stated   |
| Site planning history                                      | None   |
| <b>Context</b>   |  |
| Current use (state if greenfield)                          | Dwelling   |
| Previous uses (mixed use or previously developed land)     | Large detached dwelling and grounds & woodland   |
| Surrounding land uses                                      | Large detached properties onto W side of Hampers Lane. Detached properties in large grounds to N & S. N & E wooded |
| Site boundary  | Mature trees on all boundaries   |
| General character - open countryside/rural/suburban        | Rural  |
| Topography - flat/sloping or undulating/steep gradient     |  |
| <b>Suitability</b>   |  |
| Within BUAB  |  |
| Adjacent to BUAB   |  |
| Outside BUAB   | E side Hampers Lane  |
| <b>Housing</b>   |  |
| Able to accommodate affordable housing                     | Limited - given size of development  |
| Able to provide a range of housing types, sizes & tenures  | Unlikely given density of development in this area   |
| <b>Community Facilities</b>                                |  |
| Distance to schools  | Steyning Grammar School, Rock Road Annexe – 1.2875km / Storrington Primary School – 3.22km                         |
| Distance to village centre/ shop(s)                        | 2km centre of Storrington  |
| Distance health facilities                                 | 2.5km centre of Storrington  |
| Distance to open space/recreation facilities               | Open space nearby but 2.5km leisure centre   |
| Distance to community facilities                           | 2km centre of Storrington  |
| Loss of community/ recreation facilities                   |  |
| Opportunity for open space/ recreation/ community facility | Limited due to size of site  |
| <b>Biodiversity</b>  |  |
| European designation - SAC/SPA/Ramsar                      |  |
| National designation - SSSI                                |  |
| Local designation - SNCI/LNR                               |  |
| Ancient woodland   |  |
| Tree Preservation Order (within site/boundary)             |  |
| Record of protected species                                |  |
| Opportunity to enhance biodiversity                        |  |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       | Wooded on all boundaries  |
| Views out of the site (wide/framed/screened/long/short) | Wooded on all boundaries  |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             | Within Longbury Hill designation  |
| Opportunity to enhance landscape                        | Wooded area   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     | Part of the site (south eastern)  |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 1km junction with A283  |
| Access to highway                                       | Access would be onto Hampers Lane which is narrow country lane  |
| Site generate significant additional traffic/congestion | Additional traffic onto a narrow country lane would be detrimental to the character of the area   |
| Pedestrian access                                       | Poor due to narrow lane and not near facilities   |
| Public rights of way present                            |   |
| Access by bike  | Poor due to narrow lane and not near facilities   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | 2km to centre of Storrington/1.5km Water Lane Ind Estate  |
| Loss of employment site                                 |   |
| Opportunity for additional employment                   |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | <b>Outside BUAB (on W side of road). Not nr SDNP Part of site archaeological designation. Not accessible to facilities. Low density development in woodland setting</b> |

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## Site 20 - Hartswood House, Water Lane, Sullington

|  |  |
|--|--|
| <b>Address</b>   | Hartswood House, Water Lane, Sullington, RH20 3LY  |
| <b>Site Area</b>   | 1.5 Hectares   |
| <b>Description</b><br> | <p>This site comprises 1 dwelling house along with garages and outbuildings approximately 1.5/2km from Storrington village. It lies outside of the built up area with individual properties located on the opposite side of Water Lane. Part of the site is located within Sullington Warren (SSSI) and has archaeological interest.</p> |
| <b>Amount of Development</b>   | Not stated   |
| <b>Planning Policy/history</b>   | No relevant history. HDPF restricts development outside the built up area boundary   |
| <b>SHLAA/SHELAA Status</b>   | Not listed in SHLAA  |
| <b>Opportunities</b>   | Provide housing for Storrington but other more suitable sites are available  |
| <b>Constraints</b>   | Any significant development of this land would not be in keeping with surrounding areas. Site is within Sullington Warren SSSI and some distance from facilities in Storrington. It is also within a Local Green Space designation.  |
| <b>Scoring</b>   |  |
| <b>Conclusion</b>  | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>Site is not considered appropriate for allocation in the Plan</p>  |

|  |   |
|--|---|
| <b>Hartswood House, Water Lane, Sullington</b>             |   |
| Size of site   | 1.5ha   |
| SHLAA/SHELAA   | SA617 not developable (could consider in NP)  |
| Potential nos. of dwellings                                | Not stated  |
| Site planning history                                      | None relevant   |
| <b>Context</b>   |   |
| Current use (state if greenfield)                          | Existing dwelling   |
| Previous uses (mixed use or previously developed land)     |   |
| Surrounding land uses                                      | Woodland and heathland to N, W & S of the site. Detached residential properties to E        |
| Site boundary  | Trees on all boundaries of the site   |
| General character - open countryside/rural/suburban        | Rural   |
| Topography - flat/sloping or undulating/steep gradient     |   |
| <b>Suitability</b>   |   |
| Within BUAB  |   |
| Adjacent to BUAB   |   |
| Outside BUAB   |   |
| <b>Housing</b>   |   |
| Able to accommodate affordable housing                     | Unlikely given density of development in the area   |
| Able to provide a range of housing types, sizes & tenures  | Unlikely given lower density of development in the area                                     |
| <b>Community Facilities</b>                                |   |
| Distance to schools  | Steyning Grammar School, Rock Road Annexe – 0.9656km / Storrington Primary School – 2.253km |
| Distance to village centre/ shop(s)                        | 1.5km to village centre   |
| Distance health facilities                                 | Approximately 2km   |
| Distance to open space/recreation facilities               | Open space nearby/2km leisure centre  |
| Distance to community facilities                           | 1.5km to village centre   |
| Loss of community/ recreation facilities                   |   |
| Opportunity for open space/ recreation/ community facility | Unlikely  |
| <b>Biodiversity</b>  |   |
| European designation - SAC/SPA/Ramsar                      |   |
| National designation - SSSI                                | Part of the site (western) lies within Sullington Warren SSSI                               |
| Local designation - SNCI/LNR                               |   |
| Ancient woodland   |   |
| Tree Preservation Order (within site/boundary)             |   |
| Record of protected species                                |   |
| Opportunity to enhance biodiversity                        |   |

|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  |  |
| Views into site (wide/framed/screened/long/short)       |  |
| Views out of the site (wide/framed/screened/long/short) |  |
| Inter village gap                                       |  |
| Relationship to designated local greenspace             | Within Longbury Hill designation   |
| Opportunity to enhance landscape                        | Wooded area  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             |  |
| Conservation Area - within or nearby                    |  |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  | Ancient Monuments 100m to W  |
| Archaeological site                                     | Archaeological site covers part of site; W   |
| Opportunity to enhance heritage assets                  |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly)           | Within 100m (on Water Lane)  |
| Access to highway                                       | Access onto Water Lane - no pavements  |
| Site generate significant additional traffic/congestion | Unknown number of dwellings but unlikely to be large development = not significant increase in traffic                 |
| Pedestrian access                                       | Poor road with no pavement and not near facilities   |
| Public rights of way present                            | Runs along the south eastern edge of the site  |
| Access by bike  | Could be provided and facilities could be reached by bike  |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | 1.5km to centre of Storrington 1km to industrial estate  |
| Loss of employment site                                 |  |
| Opportunity for additional employment                   |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   |  |
| Agricultural land classification; grade 1/2/3           |  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | Outside BUAB. Not nr SDNP. Part of site within an SSSI. Not nr most facilities & poor pedestrian access as no pavement |



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## Site 21 – West Wantley Farm, Fryern Road, Storrington


|                                |  |                  |    |                    |    |                   |     |
|--------------------------------|--|------------------|----|--------------------|----|-------------------|-----|
| <b>Address</b>                 | West Wantley Farm, Fryern Road, Storrington RH20   |                  |    |                    |    |                   |     |
| <b>Site Area</b>               | 39 Hectares  |                  |    |                    |    |                   |     |
| <b>Description</b>             | <p>This extensive tract of greenfield to the north of Storrington village outside of the built up area. Given the size of the site and the potential number of dwellings this would be considered to be a strategic site in the HDPF and is, therefore, not appropriate to be allocated in a Neighbourhood Plan.</p> <p>It lies within the setting of a Grade II listed building. Development of this site would significantly impact upon the aims of the SSWNP to retain the green gaps between the settlements. The surrounding area is rural in nature with individual, established homes and any significant development would be totally out of keeping.</p> |                  |    |                    |    |                   |     |
| <b>Amount of Development</b>   | Up to 1,000 homes  |                  |    |                    |    |                   |     |
| <b>Planning Policy/history</b> | HDPF restricts development outside the built up area and policy 27 seeks to prevent coalescence between settlements  |                  |    |                    |    |                   |     |
| <b>SHLAA/SHELAA Status</b>     | Not listed in SHLAA  |                  |    |                    |    |                   |     |
| <b>Opportunities</b>           | The site would make a significant contribution to providing housing for Storrington but the size of the site makes this a strategic allocation which should be considered through the Local Plan and not the Neighbourhood Plan  |                  |    |                    |    |                   |     |
| <b>Constraints</b>             | The size of this site would make it a strategic allocation. Greenfield site which is outside the built up area and has potential for significant landscape impact as well as affecting the setting of a grade II listed building. There could be access issues as the roads in this area consist of country lanes  |                  |    |                    |    |                   |     |
| <b>Scoring</b>                 |  |                  |    |                    |    |                   |     |
| <b>Conclusion</b>              | <table> <tr> <td>Site is suitable</td><td>No</td></tr> <tr> <td>Site is achievable</td><td>No</td></tr> <tr> <td>Site is available</td><td>Yes</td></tr> </table> <p>This site is not considered appropriate for allocation in the Plan</p>  | Site is suitable | No | Site is achievable | No | Site is available | Yes |
| Site is suitable               | No   |                  |    |                    |    |                   |     |
| Site is achievable             | No   |                  |    |                    |    |                   |     |
| Site is available              | Yes  |                  |    |                    |    |                   |     |

|  |  |
|--|--|
| <b>West Wantley Farm, Fryern Road, Storrington</b>         |  |
| Size of site   | 39 ha  |
| SHLAA/SHELAA   | No   |
| Potential nos. of dwellings                                | Up to 1,000 homes  |
| Site planning history                                      | None relevant  |
| <b>Context</b>   |  |
| Current use (state if greenfield)                          | Greenfield   |
| Previous uses (mixed use or previously developed land)     |  |
| Surrounding land uses                                      | Countryside with farms & individual detached properties. BUAB lies 300m to S of the site (narrowest point) |
| Site boundary  | Most boundaries trees & hedgerows. Site consists several small fields; mostly bounded by trees & hedgerows |
| General character - open countryside/rural/suburban        | Countryside  |
| Topography - flat/sloping or undulating/steep gradient     |  |
| <b>Suitability</b>   |  |
| Within BUAB  |  |
| Adjacent to BUAB   |  |
| Outside BUAB   |  |
| <b>Housing</b>   |  |
| Able to accommodate affordable housing                     | Size of site could accommodate affordable housing  |
| Able to provide a range of housing types, sizes & tenures  | Size of site could accommodate a range of house types and sizes  |
| <b>Community Facilities</b>                                |  |
| Distance to schools  | Steyning Grammar School, Rock Road Annexe – 2.414km / Storrington Primary School – 1.2875km                |
| Distance to village centre/ shop(s)                        | 2km to centre of Storrington   |
| Distance health facilities                                 | 2.5km  |
| Distance to open space/recreation facilities               | Near open countryside/leisure centre 2.5km   |
| Distance to community facilities                           | 2km to centre of Storrington   |
| Loss of community/ recreation facilities                   |  |
| Opportunity for open space/ recreation/ community facility | Size of site gives opportunities for provision of additional recreation and community facilities           |
| <b>Biodiversity</b>  |  |
| European designation - SAC/SPA/Ramsar                      |  |
| National designation - SSSI                                |  |
| Local designation - SNCI/LNR                               | Within north of E part of site (east of Northlands Lane).  |
| Ancient woodland   | Adjacent to S & W boundary of the site (east of Fryern Road)   |
| Tree Preservation Order (within site/boundary)             |  |
| Record of protected species                                |  |
| Opportunity to enhance biodiversity                        | Size of site would give opportunities for enhancement  |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       | Storrington and West Chiltington  |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | Size of this size would give opportunities for additional landscaping   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | West Wantley Farmhouse House Grade II* Listed Building approx 20m from S boundary. East Wantley House Grade II LB; curtilage abuts S boundary. Group of three Grade II Listed Buildings approximately 100m from NW boundary |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     | Not within - W side of Fryern Road to the NW of the site  |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 400m in Fryern Road 800m Thakeham Road  |
| Access to highway                                       | Not indicated but via either Fryern Road or Northlands Lane these are both country roads without pavements  |
| Site generate significant additional traffic/congestion | Development of this scale would generate significant additional traffic   |
| Pedestrian access                                       | Some distance from facilities by foot. Fryern Road does not have a pavement   |
| Public rights of way present                            | Along S edge of E part of the site (east of the Northlands Lane) and traverses part of this area of the site  |
| Access by bike  | Cycle access to village is possible but Fryern Road is a country lane   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | 1.5 km to centre of Storrington. 200m to industrial estate  |
| Loss of employment site                                 |   |
| Opportunity for additional employment                   |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             | Covers significant part of W side of the site (to the west of Northlands Lane)  |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | Not within but size of development could have cumulative impact   |
| Agricultural land classification; grade 1/2/3           | Grade 3   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB countryside location. Not nr SDNP. Not nr facilities. Potential negative impact on LB. Flood zone.   |

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## Site 22 – Land at Rock Road, Heath Common

|  |  |
|--|--|
| <b>Address</b>   | Land at Rock Road, Heath Common (Washington)   |
| <b>Site Area</b>   | 1 Hectare  |
| <b>Description</b><br> | <p>A greenfield site which is some distance from the built up area boundary of Washington. The eastern part is an orchard with the remainder described as an overgrown paddock.</p> <p>This site provides shielding between the already developed areas along Old London Road and the rural aesthetic of Rock Road. The proposed development size would not be in keeping with the established individual properties on the other side of Rock Road.</p> |
| <b>Amount of Development</b>   | Up to 15 homes   |
| <b>Planning Policy/history</b>   | No relevant planning history. HDPF restricts development outside the built up area boundary  |
| <b>SHLAA/SHELAA Status</b>   | Not listed in SHLAA  |
| <b>Opportunities</b>   | Opportunity to provide housing within the Washington parish to meet its housing need   |
| <b>Constraints</b>   | Outside the built up area boundary and a greenfield site. Road access from A24 would require a Traffic Assessment  |
| <b>Scoring</b>   |  |
| <b>Conclusion</b>  | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>This site is not considered appropriate for inclusion in the Plan</p>  |


|   |  |
|---|--|
| <b>Land at Rock Road (Heath Common)</b>                     |  |
| Size of site  | 1.0 ha   |
| SHLAA/SHELAA  | SA486 not developable  |
| Potential nos. of dwellings                                 | 15   |
| Site planning history                                       | None   |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | Greenfield   |
| Previous uses (mixed use or previously developed land)      | Eastern part is an orchard, remainder is an overgrown paddock  |
| Surrounding land uses                                       | Detached residential properties face onto Rock Road. Detached & semi-detached properties to S  |
| Site boundary   | Open site with large trees adjacent to W & N northern boundary   |
| General character - open countryside/rural/suburban         | Rural  |
| Topography - flat/sloping or undulating/steep gradient      |  |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Limited - given size of development  |
| Able to provide a range of housing types, sizes and tenures | Unlikely given density of development in this area   |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | 900 to St Mary's Primary School in Washington (Steining Grammar School, Rock Road Annexe – 2.9km Storrington Primary School 4.667km) |
| Distance to village centre/shop(s)                          | 900m to Washington but no shop; nearest in Ashington (2/3km)   |
| Distance health facilities                                  | Ashington (2/3km)  |
| Distance to open space/recreation facilities                | 900m Washington pub/village hall   |
| Distance to community facilities                            | 900m Washington  |
| Loss of community/recreation facilities                     |  |
| Opportunity for open space/ recreation/community facility   | Limited due to size of site  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 |  |
| Local designation - SNCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              |  |
| Record of protected species                                 |  |
| Opportunity to enhance biodiversity                         | If additional planting provided  |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  | Approximately 150m south west   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | Sympathetic boundary planting would be required   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | 20m N boundary (road between) & 100m NW boundary  |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity enhance heritage assets                     |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly service)   | 800m Washington 2km Ashington   |
| Access to highway                                       | Either via Rock Road or Old London Road. The former provides access onto A24  |
| Site generate significant additional traffic/congestion | Potential for some congestion due to cumulative impact with existing development  |
| Pedestrian access                                       | Access can be provided but not all facilities are accessible by foot  |
| Public rights of way present                            |   |
| Access by bike  | Access could be provided but facilities not easily accessible by bike (A24)   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Some employment 40m to N along A24 & new units to E of A24  |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | <b>Outside BUAB in rural setting. Nr SDNP boundary. Some facilities in Washington. Open aspect would require low density development. Development would change character of Rock Rd</b> |



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## Site 23 – Lucking's Yard, Old London Road, Washington


|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Lucking's Yard, Old London Road, Washington   |
| <b>Site Area</b>               | 2 Hectares  |
| <b>Description</b>             |  <p>Site is currently partly employment, storage and there is an empty house within the north west part of the site. It is not identified as a Key Employment Area. Part of the site has been unused for at least 15 years. It lies outside the built up area of Washington and is adjacent to the boundary of the SDNP. However, this boundary has woodland adjoining it which screens the site from the rest of the Park. Access would be onto the Old London Road and then onto the A24.</p> |
| <b>Amount of Development</b>   | Up to 15 units  |
| <b>Planning Policy/history</b> | The site was previously allocated for a mixed housing/employment use in the SSWNP but the Examiner was concerned that this is an unsustainable location. WS/28/01 Withdrawn. Erection of 65 dwellings (outline)   |
| <b>SHLAA/SHELAA Status</b>     | SA551 developable 11+ years   |
| <b>Opportunities</b>           | The site was previously allocated for a mixed housing/employment use in the SSWNP but the Examiner was concerned that this is an unsustainable location.  |
| <b>Constraints</b>             | <p>Approximately 600m from the built up area boundary and the main settlement of Washington and therefore, in a rural location and access to a limited number of facilities and public transport.</p> <p>Access would be via an existing employment site.</p>   |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available Yes</p> <p>The amount of housing development proposed on this site in conjunction with that proposed at Vineyards would intensify development in this rural area.</p>  |

|   |   |
|---|---|
| <b>Lucking's Yard, Old London Road, Washington</b>          |   |
| Size of site  | 2 ha  |
| SHLAA/SHELAA  | SA551 11+ yrs.  |
| Potential nos. of dwellings                                 | Up to 20 plus employment area   |
| Site planning history                                       | Appeal dismissed for 3 dwellings to south of Old London Road (DC/14/1720) few 80 m from entrance to this site; unsustainable location |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Commercial land - business units & one detached property  |
| Previous uses (mixed use or previously developed land)      |   |
| Surrounding land uses                                       | Residential to north, east and part of south; lower density. Wooded to south west   |
| Site boundary   | Trees on most boundaries. Woodland to SW. Parts of N boundary open  |
| General character - open countryside/rural/suburban         | Rural   |
| Topography - flat/sloping or undulating/steep gradient      | Slopes from north to south  |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Size of site = could accommodate a small number of units  |
| Able to provide a range of housing types, sizes and tenures | Potential for mix but not smaller dwellings   |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | 600m To St Mary's School in Washington (Steyning Grammar School, Rock Road Annexe – 3.22km /Storrington Primary School – 4.345km)     |
| Distance to village centre/shop(s)                          | 600m in Washington but no shop Ashington nearest (2/3km).   |
| Distance health facilities                                  | Ashington (2/3km)   |
| Distance to open space/recreation facilities                | 600m Washington pub/village hall  |
| Distance to community facilities                            | 600m Washington   |
| Loss community/recreation facilities                        |   |
| Opportunity for open space/ recreation/community facility   | Small site = no   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              | Within site ( NE boundary)  |
| Record of protected species                                 |   |

|  |   |
|--|---|
| Opportunity to enhance biodiversity                            | Potential with landscaping  |
| <b>Landscape</b>   |   |
| Within SDNP  |   |
| Adjacent to SDNP   | Abuts SW boundary of site   |
| Views into site (wide/framed/screened/long/short)              | Screened  |
| Views out of the site (wide/framed/screened/long/short)        | Screened  |
| Inter village gap  |   |
| Relationship to designated local greenspace                    |   |
| Opportunity to enhance landscape                               | Potential for additional landscaping especially given location next to SDNP   |
| <b>Heritage</b>  |   |
| Distance to Listed Building                                    | Rock Place Farmhouse Grade II Listed Building approximately 100m to N   |
| Conservation Area - within or nearby                           |   |
| Distance to locally listed building                            |   |
| Distance to Scheduled Ancient Monument                         |   |
| Archaeological site  |   |
| Opportunity to enhance heritage assets                         |   |
| <b>Transport</b>   |   |
| Distance to public transport with regular service (min hourly) | 800m Washington   |
| Access to highway  | Access onto Old London Road; 2 way but parked cars. Would impact onto traffic using junction with Rock Road & A24                               |
| Site generate significant additional traffic/congestion        | Not significant but could be cumulatively with other sites in Old London Road   |
| Pedestrian access  | Access can be provided but not all facilities are accessible by foot & would be via an employment site  |
| Public rights of way present                                   |   |
| Access by bike   | Access could be provided but facilities not easily accessible by bike (A24)   |
| <b>Economic Development</b>                                    |   |
| Distance to employment sites                                   | Limited employment in Washington. Main centres are Storrington (3/4km) and Ashington (2/3km)  |
| Loss of employment site  | Loss of storage but not used for a long time (business units not affected)  |
| Opportunity for employment                                     |   |
| <b>Flooding</b>  |   |
| Within Flood zone 1 (low risk)                                 |   |
| Flood zone 2 (medium risk)                                     |   |
| Flood zone 3 (highest risk)                                    |   |
| <b>Environmental Quality</b>                                   |   |
| Within AQMA  |   |
| Agricultural land classification; grade 1/2/3                  |   |
| Potential contaminated land                                    | Depends on previous commercial use  |
| <b>SUMMARY</b>   | <b>Outside BUAB. Nr boundary SDNP. Although some facilities are accessible area does not relate well to Washington village; rural location.</b> |

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## Site 24 - Land at High Chaparral, London Road, Washington

|  |  |
|--|--|
| <b>Address</b>   | High Chapparral, London Road, Washington, RH20 3BP   |
| <b>Site Area</b>   | 0.88 Hectares  |
| <b>Description</b><br> | <p>Site is outside the built up area of Washington (approximately 1.5/2km to the south) in the grounds of a large house with narrow access. There are some facilities in Washington and more in Ashington. Both settlements are approximately 1.5/2km away; making this an unsustainable location.</p> |
| <b>Amount of Development</b>   | 8 dwellings  |
| <b>Planning Policy/history</b>   | <p>Current application (DC/16/1963) for 7 dwellings was refused.</p> <p>HDPF policies 2 and 4 restrict development outside the built up area boundary and in a countryside location</p>  |
| <b>SHLAA/SHELAA Status</b>   | SA457 Not currently developable  |
| <b>Opportunities</b>   | Opportunity to provide homes in the Washington Parish as identified within the Housing Needs Survey  |
| <b>Constraints</b>   | Outside the built up area in an unsustainable location some distance from the BUAB and from facilities and public transport  |
| <b>Scoring</b>   |  |
| <b>Conclusion</b>  | <p>Site is suitable                      No</p> <p>Site is achievable                No</p> <p>Site is available                  Yes</p> <p>This site is not considered appropriate for inclusion in the Plan.</p>  |


|   |  |
|---|--|
| <b>High Chaparral, London Road, Washington</b>            |  |
| Size of site  | 0.88 ha  |
| SHLAA/SHELAA  | SA457 not developable  |
| Potential nos. of dwellings                               | 8  |
| Site planning history                                     | Application (DC/16/1963) for 7 dwellings; appeal dismissed = countryside location/harmful to character& appearance of area     |
| <b>Context</b>  |  |
| Current use (state if greenfield)                         | Greenfield   |
| Previous uses (mixed use or previously developed land)    |  |
| Surrounding land uses                                     | Rural location some development nearby. Mostly larger detached properties, plant nursery & other employment uses NE            |
| Site boundary   | Trees on S & W boundary. N boundary open.  |
| General character - open countryside/rural/suburban       | Rural  |
| Topography - flat/sloping or undulating/steep gradient    |  |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                    | Unlikely given number of dwellings proposed  |
| Able to provide a range of housing types, sizes & tenures | Mostly larger detached properties in vicinity but small development of semi's and terraced to north-east                       |
| <b>Community Facilities</b>                               |  |
| Distance to schools                                       | 1.5/2km to St Mary's School, Washington (Steving Grammar School, Rock Road Annexe – 2.9km Storrington Primary School – 4.82km) |
| Distance to village centre/shop(s)                        | Between Ashington and Washington (1.5/2km to each)   |
| Distance health facilities                                | Between Ashington and Washington (1.5/2km to each)   |
| Distance to open space/recreation facilities              | 1.5/2km (Washington)   |
| Distance to community facilities                          | 1.5/2km (Washington pub & village hall))   |
| Loss of community/recreation facilities                   |  |
| Opportunity for open space/ recreation/community facility | Limited due to size of site  |
| <b>Biodiversity</b>                                       |  |
| European designation - SAC/SPA/Ramsar                     |  |
| National designation - SSSI                               |  |
| Local designation - SNCI/LNR                              |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)            |  |
| Record of protected species                               |  |

|   |  |
|---|--|
| Opportunity to enhance biodiversity                     |  |
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  | Approximately 300m to south west   |
| Views into site (wide/framed/screened/long/short)       |  |
| Views out of the site (wide/framed/screened/long/short) |  |
| Inter village gap                                       |  |
| Relationship to designated local greenspace             |  |
| Opportunity to enhance landscape                        |  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             |  |
| Conservation Area - within or nearby                    |  |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     |  |
| Opportunity enhance heritage assets                     |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly service)   | 1.5km Ashington and Washington   |
| Access to highway                                       | To and from A24 via narrow lane  |
| Site generate significant additional traffic/congestion | Small site = not generate large amount of traffic but access road narrow |
| Pedestrian access                                       | Limited as not near facilities   |
| Public rights of way present                            | Along the access road  |
| Access by bike  | Limited as not near facilities   |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | Some employment 40m to N along A24 & new units to E of A24               |
| Loss of employment site                                 |  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   |  |
| Agricultural land classification – grade 1/2/3          |  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | Outside BUAB in rural setting. SDNP boundary 300m. Not nr facilities.    |



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## Site 25 – Land Adjacent to Spring Gardens, London Road, Washington.


|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Land adjacent to Spring Gardens, High Chaparral, London Road, Washington, RH20 3BP  |
| <b>Site Area</b>               | 0.34 hectares   |
| <b>Description</b>             |  <p>This greenfield strip of land sits between Spring Gardens and the area submitted for allocation at High Chaparral. It is some distance from the Built Up Area boundary of Washington and Ashington (both 1.5/2km). Given the distance to facilities it is in an unsustainable location. Access to the site would be via a narrow road which comes directly off of the A24</p> |
| <b>Amount of Development</b>   | Not stated  |
| <b>Planning Policy/history</b> | <p>No relevant history.</p> <p>HDPF policies 2 and 4 restrict development outside the built up area boundary and in a countryside location</p>  |
| <b>SHLAA/SHELAA Status</b>     | SA318 – Not currently developable.  |
| <b>Opportunities</b>           | Opportunity to provide housing within the Washington parish to meet its housing need  |
| <b>Constraints</b>             | Some distance from the built up area boundary in an unsustainable location some distance from the BUAB and from facilities and public transport   |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <p>Site is suitable                      No</p> <p>Site is achievable                No</p> <p>Site is available                  Yes</p> <p>This site is not considered appropriate for inclusion in the Plan.</p>   |

|  |   |
|--|---|
| <b>Land adjacent Spring Gardens, London Road, Washington</b> |   |
| Size of site   | 0.34  |
| SHLAA/SHELAA   | SA318 not developable   |
| Potential nos. of dwellings                                  | Unknown   |
| Site planning history  | None relevant   |
| <b>Context</b>   |   |
| Current use (state if greenfield)                            | Greenfield. Narrow strip of land  |
| Previous uses (mixed use or previously developed land)       | Overgrown site  |
| Surrounding land uses  | Residential to north west and south east. Area has some commercial - plant nursery to west & business units to N                |
| Site boundary  | Narrow access road runs along south east boundary. NW has large trees   |
| General character - open countryside/rural/suburban          | Rural   |
| Topography - flat/sloping or undulating/steep gradient       |   |
| <b>Suitability</b>   |   |
| Within BUAB  |   |
| Adjacent to BUAB   |   |
| Outside BUAB   |   |
| <b>Housing</b>   |   |
| Able to accommodate affordable housing                       | Limited - given size of development   |
| Able to provide a range of housing types, sizes and tenures  | Some mix of types possible but unlikely to be smaller sizes given density of development in this area                           |
| <b>Community Facilities</b>                                  |   |
| Distance to schools  | 1.5/2km (St Marys Primary School Washington (Steining Grammar School, Rock Road Annexe 2.9km Storrington Primary School 4.82km) |
| Distance to village centre/shop(s)                           | Between Ashington and Washington (1.5/2km to each)  |
| Distance health facilities                                   | Between Ashington and Washington (1.5/2km to each)  |
| Distance to open space/recreation facilities                 | 1.5/2km (Washington)  |
| Distance to community facilities                             | 1.5/2km (Washington pub & village hall)   |
| Loss of community/recreation facilities                      |   |
| Opportunity for open space/ recreation/community facility    | Small site - none   |
| <b>Biodiversity</b>  |   |
| European designation - SAC/SPA/Ramsar                        |   |
| National designation - SSSI                                  |   |
| Local designation - SNCI/LNR                                 |   |
| Ancient woodland   |   |
| Tree Preservation Order (within site/boundary)               |   |
| Record of protected species                                  |   |

|   |   |
|---|---|
| Opportunity to enhance biodiversity                     | Potential if boundary planting  |
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  | Approximately 1km to south west   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | Potential for boundary planting but site is narrow  |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity enhance heritage assets                     |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly service)   | 1.5km Ashington and Washington  |
| Access to highway                                       | Via narrow lane onto A24.   |
| Site generate significant additional traffic/congestion | Development unlikely to significantly increase traffic; cumulative impact with nearby employment uses |
| Pedestrian access                                       | Could provide but not near facilities   |
| Public rights of way present                            | Directly to south east of site  |
| Access by bike  | Could provide but not near facilities   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Some employment 40m to N along A24 & new units to E of A24  |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification                        |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB in rural setting. Not nr facilities.   |

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## Site 26 – The Hut, Hampers Lane, Washington

|                                |  |                  |    |                    |    |                   |     |
|--------------------------------|--|------------------|----|--------------------|----|-------------------|-----|
| <b>Address</b>                 | The Hut, Hampers Lane, Washington RH20   |                  |    |                    |    |                   |     |
| <b>Site Area</b>               | 2 Hectares   |                  |    |                    |    |                   |     |
| <b>Description</b>             | <p>This is a greenfield site in a rural in its location outside Storrington's Built Up Area. It is approximately 1.2km from the centre of Storrington. Access onto Hampers Lane would be via a lane serving other properties. Hampers Lane is a narrow country road and any significant development would be totally out of keeping with the surrounding area. Archaeology designation covers part of the site.</p>  |                  |    |                    |    |                   |     |
| <b>Amount of Development</b>   | Unknown  |                  |    |                    |    |                   |     |
| <b>Planning Policy/history</b> | No relevant history. HDPF restricts development outside the built up area boundary   |                  |    |                    |    |                   |     |
| <b>SHLAA/SHELAA Status</b>     | SA540 – Not currently developable  |                  |    |                    |    |                   |     |
| <b>Opportunities</b>           | Provide housing for Storrington but other more suitable sites are available  |                  |    |                    |    |                   |     |
| <b>Constraints</b>             | Outside the built up area in a wooded rural location and in an area designated as Local Green Space. Access would be via a narrow country lane   |                  |    |                    |    |                   |     |
| <b>Scoring</b>                 |  |                  |    |                    |    |                   |     |
| <b>Conclusion</b>              | <table> <tr> <td>Site is suitable</td><td>No</td></tr> <tr> <td>Site is achievable</td><td>No</td></tr> <tr> <td>Site is available</td><td>Yes</td></tr> </table> <p>This site is not appropriate for allocation in the Plan.</p>  | Site is suitable | No | Site is achievable | No | Site is available | Yes |
| Site is suitable               | No   |                  |    |                    |    |                   |     |
| Site is achievable             | No   |                  |    |                    |    |                   |     |
| Site is available              | Yes  |                  |    |                    |    |                   |     |


|   |  |
|---|--|
| <b>The Hut, Hampers Lane, Washington</b>                    |  |
| Size of site  | 2.02 ha  |
| SHLAA/SHELAA  | SA540 not developable  |
| Potential nos. of dwellings                                 | Not stated   |
| Site planning history                                       | None   |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | Greenfield   |
| Previous uses (mixed use or previously developed land)      |  |
| Surrounding land uses                                       | Mostly detached properties in larger plots   |
| Site boundary   | Wooded on all boundaries   |
| General character - open countryside/rural/suburban         | Rural  |
| Topography - flat/sloping or undulating/steep gradient      |  |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Some potential   |
| Able to provide a range of housing types, sizes and tenures | Some mix possible but higher density/smaller housing. Unsuitable as area = properties are detached in larger plots |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 1.448km /Storrington Primary School – 3.38km                           |
| Distance to village centre/shop(s)                          | 2km to centre of Storrington   |
| Distance health facilities                                  | 2.5km  |
| Distance to open space/recreation facilities                | 2.5km to leisure centre  |
| Distance to community facilities                            | 2km to centre of Storrington   |
| Loss of community/recreation facilities                     |  |
| Opportunity for open space/ recreation/community facility   | Size of site gives potential   |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 |  |
| Local designation - SNCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              |  |
| Record of protected species                                 |  |
| Opportunity to enhance biodiversity                         |  |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  | Approximately 300m to east  |
| Views into site (wide/framed/screened/long/short)       | Limited as within wooded area   |
| Views out of the site (wide/framed/screened/long/short) | Limited as within wooded area   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             | Longbury Hill designation   |
| Opportunity to enhance landscape                        | Wooded area   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     | Part of site; W   |
| Opportunity enhance heritage assets                     |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly service)   | 1.2km junction with A283  |
| Access to highway                                       | Access via shared driveway and onto Hampers Lane (country road)   |
| Site generate significant additional traffic/congestion | Unknown as number of units not stated   |
| Pedestrian access                                       | Poor as onto country road & not near facilities   |
| Public rights of way present                            |   |
| Access by bike  | Could provide but narrow country lane   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | 2km to centre of Storrington  |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification – grade 1/2/3          |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB in rural setting. SDNP boundary 200m. No direct highway access. Limited access to facilities. Archaeological designation covers part of site |



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## Site 27 – Sandhill Farm House, Sandhill Lane, Washington


|  |  |
|--|--|
| <b>Address</b>   | Sandhill Farm House, Sandhill Lane, Washington, RH20 4TD   |
| <b>Site Area</b>   | 1.6 Hectares   |
| <b>Description</b><br> | <p>This site was submitted along with an adjoining area at Sandhill Lodge (site 28) by the landowners as part of the “Call for Sites” process.</p> <p>This is a greenfield site outside the built up area for Washington. There is a building on the site to store equipment and machinery associated with this agricultural holding. SDNP boundary is 200m to the south of the site. The site is adjacent to a Grade II listed building in Sandhill Lane. Access to the site would be a narrow cul de sac from the A283.</p> <p>The landowners propose the site for sheltered accommodation or retirement homes but it is not conveniently located for such development. Pedestrian access to Washington is severed by the busy A283.</p> |
| <b>Amount of Development</b>   | Not stated but site size would accommodate up to 40 homes.   |
| <b>Planning Policy/history</b>   | No relevant history. HDPF restricts development outside the built up area boundary   |
| <b>SHLAA/SHELAA Status</b>   | Not listed in the SHLAA  |
| <b>Opportunities</b>   | Opportunity to provide housing for a specific demographic within the Washington parish   |
| <b>Constraints</b>   | Outside the built up area boundary and not a suitable location for sheltered accommodation. Adjacent to a Listed Building  |
| <b>Scoring</b>   |  |
| <b>Conclusion</b>  | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>This site is not appropriate for allocation in the Plan.</p>   |

|   |   |
|---|---|
| <b>Sandhill Farm House, Sandhill Lane, Washington</b>       |   |
| Size of site  | 1.6 ha  |
| SHLAA/SHELAA  | No  |
| Potential nos. of dwellings                                 | Not stated  |
| Site planning history                                       | None relevant   |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Partly greenfield   |
| Previous uses (mixed use or previously developed land)      | Pond and a building on the site   |
| Surrounding land uses                                       | Minerals works beyond E boundary. Field & small collection of buildings including a nursery to N. Detached residential properties & caravan and camping park to S |
| Site boundary   | The site is well screened by trees on all of the boundaries and a copse to the east of the site   |
| General character - open countryside/rural/suburban         | Rural   |
| Topography - flat/sloping or undulating/steep gradient      |   |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Proposed for sheltered housing or retirement homes  |
| Able to provide a range of housing types, sizes and tenures | Location not suitable for higher density housing. Detached properties in large plots  |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | 500m to St Mary's Primary School Washington (Steyning Grammar School, Rock Road Annexe – 3.86km Storrington Primary School – 4.345km)                             |
| Distance to village centre/shop(s)                          | 600m Washington but no shop nearest Ashington (2/3km)   |
| Distance health facilities                                  | Ashington (2/3km)   |
| Distance to open space/recreation facilities                | 500m Washington   |
| Distance to community facilities                            | 500m Washington pub/village hall  |
| Loss of community/recreation facilities                     |   |
| Opportunity for open space/ recreation/community facility   | Small site - none   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |

|   |   |
|---|---|
| Opportunity to enhance biodiversity                     |   |
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  | West of site; other side of A24   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | Sandhill is a Grade II LB 20m from S boundary of the site   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 500m Washington   |
| Access to highway                                       | Access via Sandhill Lane which is a narrow cul-de-sac off of A283   |
| Site generate significant additional traffic/congestion | Would depend on the size of the development but access is narrow to accommodate additional traffic  |
| Pedestrian access                                       | Safer pedestrian access along Sandhill Lane would need to be provided   |
| Public rights of way present                            | Within the southern and eastern boundary  |
| Access by bike  | Safer cycle access along Sandhill Lane would need to be provided  |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Limited employment in Washington. Business units to N (Castle Farm Estate) & others further N on W side of A24 but not accessible by sustainable modes of transport |
| Loss of employment site                                 |   |
| Opportunity for employment                              | Sheltered homes = limited employment opportunities  |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB. Nr SDNP. Access to some facilities. Poor access. Adjacent to LB. Lies within a flood zone.  |

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## Site 28– Sandhill Lodge, Sandhill Lane, Washington

|  |  |
|--|--|
| <b>Address</b>   | Sandhill Lodge, Sandhill lane, Washington, RH20 4TD  |
| <b>Site Area</b>   | 0.17 Hectare   |
| <b>Description</b><br> | <p>Although a greenfield site temporary consent has been given for a mobile home on this land. It lies outside of the built up area of Washington and the SDNP boundary is 200m south. This site is within the curtilage of a Grade II listed building. Access to the site would be a narrow cul de sac from the A283.</p> |
| <b>Amount of Development</b>   | Not stated but site would accommodate up to 12 homes   |
| <b>Planning Policy/history</b>   | Temporary consent has been given for a mobile home on this land. HDPF restricts development outside the built up area boundary   |
| <b>SHLAA/SHELAA Status</b>   | Not listed in SHLAA  |
| <b>Opportunities</b>   | Opportunity to provide housing within the Washington parish to meet its housing need   |
| <b>Constraints</b>   | Outside the built up area boundary, impact on a Listed Building and poor access  |
| <b>Scoring</b>   |  |
| <b>Conclusion</b>  | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>This site is not appropriate for allocation in the Plan.</p>   |

|   |   |
|---|---|
| <b>Sandhill Lodge, Sandhill Lane, Washington</b>            |   |
| Size of site  | 0.17  |
| SHLAA/SHELAA  | No  |
| Potential nos. of dwellings                                 | Not stated  |
| Site planning history                                       | Consent for a mobile home   |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Greenfield  |
| Previous uses (mixed use or previously developed land)      |   |
| Surrounding land uses                                       | Some detached properties in larger plots in the immediate vicinity. Caravan and camping park to the south east.                       |
| Site boundary   | All boundaries are heavily wooded.  |
| General character - open countryside/rural/suburban         | Rural   |
| Topography - flat/sloping or undulating/steep gradient      |   |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Size of site  |
| Able to provide a range of housing types, sizes and tenures | Mix possible but location not suitable for higher density smaller housing. Detached properties in large plots                         |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | 500m St Mary's Primary School in Washington (Steining Grammar School, Rock Road Annexe – 3.86km Storrington Primary School – 4.345km) |
| Distance to village centre/shop(s)                          | 600m to centre of Washington but no shop; nearest Ashington (2/3km)   |
| Distance health facilities                                  | Ashington (2/3km)   |
| Distance to open space/recreation facilities                | 500m Washington   |
| Distance to community facilities                            | 500m Washington pub/village hall  |
| Loss of community/recreation facilities                     |   |
| Opportunity for open space/ recreation/community facility   | Small site - none   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  | W of site on the other side of A24  |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | Sandhill is a Grade II LB adjacent E boundary of the site   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 500m Washington   |
| Access to highway                                       | Access via Sandhill Lane which is a narrow cul-de-sac off of A283   |
| Site generate significant additional traffic/congestion | Would depend on the size of the development but access is narrow to accommodate additional traffic  |
| Pedestrian access                                       | Safer pedestrian access along Sandhill Lane would need to be provided   |
| Public rights of way present                            | Near northern boundary  |
| Access by bike  | Safer cycle access along Sandhill Lane would need to be provided  |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Limited employment in Washington. Business units to N (Castle Farm Estate) and others further N on W side of A24 but not accessible by sustainable modes of transport |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             | Flood zone beyond N boundary  |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB. Nr SDNP. Access to some facilities. Poor access. Adjacent to LB.  |



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## Site 29 – The Chalk Pit on land east of the A24, near Washington (Rock Common Quarry)

|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | The Chalk Pit, east of A24  |
| <b>Site Area</b>               | 6 Hectares  |
| <b>Description</b>             | <p>This site is currently rented for chalk quarrying. It sits within the South Downs National Park and outside of the built up area boundary for Washington.</p> <p>Washington lies approximately 600m from the site. The village has some facilities but access would be via a road with no footpaths. The site has a low visibility impact on the village. Access to the site would be via Washington Borstal which leads directly onto the A24 main road</p> <p>The owner claims that the land is unsuitable for any viable farming enterprise but it is not clear that he has submitted it for the purpose of housing development</p> |
| <b>Amount of Development</b>   | Unknown   |
| <b>Planning Policy/history</b> | No relevant history. National policy and the Core Strategy strictly control development in National Parks. The latter also restricts development outside built up area boundaries   |
| <b>SHLAA/SHELAA Status</b>     | Not listed in the SHLAA   |
| <b>Opportunities</b>           | Opportunity to provide housing within the Washington parish to meet its housing need  |
| <b>Constraints</b>             | Residential development within the SDNP is strictly controlled.   |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <p>Site is suitable No</p> <p>Site is achievable No</p> <p>Site is available No</p> <p>This site is not appropriate for allocation in the Plan.</p>   |


**ADDENDUM** - A representation was made by the Wiston Estate on the Pre-Submission draft of the Plan. The quarry site is owned by the Estate and currently has consent for mineral extraction. The representation stated that the proposal for the site was not solely for residential but also as offering potential for commercial, employment, tourism or leisure use. A Whole Estate Plan for the Wiston Estate was authorised by the South Downs National Park Authority on 20<sup>th</sup> July 2017. The Estate Plan envisages the site being used for a visitor centre which would provide a gateway to the national park and accommodation for eco-tourism, once the mineral reserves come to an end. However, no further details are provided in the estate plan or in the representation. The proposed uses provide an opportunity for a tourism and leisure use which one of the policies in the neighbourhood plan supports. However, this site is very constrained as it is located within the national park and is outside the built up area boundary. Without more details on the potential redevelopment these constraints mean that at this time the site is not suitable for allocation in the plan.

|  |  |
|--|--|
| <b>Chalk Pit on land east of A24, nr Washington (Rock Common Quarry)</b> |  |
| Size of site   | 6 ha   |
| SHLAA/SHELAA   | No   |
| Potential nos. of dwellings  | Not stated   |
| Site planning history  | Not relevant   |
| <b>Context</b>   |  |
| Current use (state if greenfield)  | A chalk quarry   |
| Previous uses (mixed use or previously developed land)                   | A previous landfill lies to the east of the site   |
| Surrounding land uses  | Countryside with a few residential properties to the west of the site  |
| Site boundary  | Trees on all boundaries  |
| General character - open countryside/rural/suburban                      | Countryside  |
| Topography - flat/sloping or undulating/steep gradient                   |  |
| <b>Suitability</b>   |  |
| Within BUAB  |  |
| Adjacent to BUAB   |  |
| Outside BUAB   | 180 S Washington   |
| <b>Housing</b>   |  |
| Able to accommodate affordable housing                                   | Potential given size of site   |
| Able to provide a range of housing types, sizes and tenures              | Unknown  |
| <b>Community Facilities</b>  |  |
| Distance to schools  | 600m to St Mary's Primary School in Washington (Steyning Grammar School, Rock Road Annexe 5km / Storrington Primary School 5.47km) |
| Distance to village centre/shop(s)                                       | 600m in Washington but no shop nearest in Ashington 3km  |
| Distance health facilities   | Ashington 3km  |
| Distance to open space/recreation facilities                             | 600m Washington pub/village hall   |
| Distance to community facilities   | 600m Washington  |
| Loss of community/recreation facilities                                  |  |
| Opportunity for open space/ recreation/community facility                | Size of site potential open space provision  |
| <b>Biodiversity</b>  |  |
| European designation - SAC/SPA/Ramsar                                    |  |
| National designation - SSSI  |  |
| Local designation - SNCI/LNR   |  |
| Ancient woodland   | Ancient woodland to the north and east of the site   |
| Tree Preservation Order (within site/boundary)                           |  |
| Record of protected species  |  |

|   |   |
|---|---|
| Opportunity to enhance biodiversity                     |   |
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        | Potential within the site   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 3/400m to bus stop in Washington  |
| Access to highway                                       | Access would be onto Washington Borstal country road no pavements   |
| Site generate significant additional traffic/congestion | This would depend on the number of dwellings developed on the site  |
| Pedestrian access                                       | Poor due to narrow country lane with no footpath  |
| Public rights of way present                            | Adjacent to the southern and eastern boundaries   |
| Access by bike  | Washington Borstal is a narrow road - cycle access poor   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Limited employment in Washington which is the nearest settlement. 3km Ashington 4km Storrington                                 |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             | Remedial works to the quarry required?  |
| <b>SUMMARY</b>  | <b>Outside BUAB within SDNP. Access to some facilities but pedestrian/cycle access poor - via narrow road with no pavements</b> |

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## Site 30 – The Bostal Field, Washington

|  |   |
|--|---|
| <b>Address</b>   | The Bostal Field, Washington  |
| <b>Site Area</b>   | 0.85 Hectares   |
| <b>Description</b><br> | <p>This is a greenfield site within the South Downs National Park. The site would have direct access onto Washington Bostal which is a country road with no pavements. The site is not clearly visible from the village of Washington.</p> <p>The landowner has submitted three separate sites but it is not clear that his vision was for residential development.</p> |
| <b>Amount of Development</b>   | Not stated  |
| <b>Planning Policy/history</b>   | <p>No relevant planning history.</p> <p>Residential development within the SDNP is strongly controlled by national planning policy and the Core Strategy. In addition, the site is outside the built up area boundary for Washington.</p>   |
| <b>SHLAA/SHLAA Status</b>  | Not listed in the SHLAA   |
| <b>Opportunities</b>   | Opportunity to provide housing within the Washington parish to meet its housing need  |
| <b>Constraints</b>   | Within the SDNP and outside the built up area boundary  |
| <b>Scoring</b>   |   |
| <b>Conclusion</b>  | <p>Site is suitable                      No</p> <p>Site is achievable                No</p> <p>Site is available                  Yes</p> <p>This site is not appropriate for allocation in the Plan.</p>   |

|   |  |
|---|--|
| <b>The Bostal Fields, Washington</b>                        |  |
| Size of site  | 0.85 ha  |
| SHLAA/SHELAA  | No   |
| Potential nos. of dwellings                                 | Not stated   |
| Site planning history                                       | None   |
| <b>Context</b>  |  |
| Current use (state if greenfield)                           | Greenfield   |
| Previous uses (mixed use or previously developed land)      |  |
| Surrounding land uses                                       | Fields to the N/NE. Woodland to the south/south east. Isolated detached properties lie further to the south and north east of the site |
| Site boundary   | Large individual tress on the north and western boundary. Trees forming part of a copse to the south and west                          |
| General character - open countryside/rural/suburban         | Countryside  |
| Topography - flat/sloping or undulating/steep gradient      |  |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  | 170m SW Washington   |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Not clear whether the site was submitted for residential development   |
| Able to provide a range of housing types, sizes and tenures | Not clear whether submitted for residential development  |
| <b>Community Facilities</b>                                 |  |
| Distance to schools   | 600m to St Mary's Primary School in Washington (Steyning Grammar School, Rock Road Annexe 4.828km Storrington Primary School 5.3km)    |
| Distance to village centre/shop(s)                          | 300/400m in Washington but no shop nearest in Ashington 3km  |
| Distance health facilities                                  | Ashington 3km  |
| Distance to open space/recreation facilities                | 600m Washington pub/village hall   |
| Distance to community facilities                            | 600m Washington  |
| Loss of community/recreation facilities                     |  |
| Opportunity for open space/ recreation/community facility   | Small site - none  |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       |  |
| National designation - SSSI                                 |  |
| Local designation - SNCI/LNR                                |  |
| Ancient woodland  |  |
| Tree Preservation Order (within site/boundary)              |  |
| Record of protected species                                 |  |
| Opportunity to enhance biodiversity                         |  |


|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       |   |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 3/400m to bus stop in Washington  |
| Access to highway                                       | Access would be onto Washington Borstal = country road with no pavement   |
| Site generate significant additional traffic/congestion | Depends on the size of the development  |
| Pedestrian access                                       | Poor due to narrow country lane with no footpath  |
| Public rights of way present                            | None on the site  |
| Access by bike  | Washington Borstal is a narrow road - cycle access poor   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | Limited employment in Washington which is the nearest settlement. 3km Ashington 4km Storrington                           |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   |   |
| Agricultural land classification; grade 1/2/3           | Grade 3   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB within SDNP. Access to some facilities but pedestrian/cycle access poor as via narrow road with no pavements |



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## Site 31 – Greenacres Farm, Washington Road, Sullington


|                              |  |
|------------------------------|--|
| <b>Address</b>               | Greenacres Farm, Washington Road, Sullington RH20 4AF  |
| <b>Site Area</b>             | 1.6 Hectares   |
| <b>Description</b>           |  <p>This site currently comprises 1 dwelling home, 1 mobile home, 4 letting cottages and several outbuildings. It lies outside of the built up area within the South Downs National Park. It is 1.5/2km from the centre of Storrington village. Any significant development would be totally out of keeping with this rural setting.</p> |
| <b>Amount of Development</b> | Up to 35 homes   |
| <b>Planning Policy</b>       | National planning policy strictly controls development on National Parks. HDPF restricts development outside the built up area boundary and policy 27 seeks to prevent coalescence between settlements. SG/6/97 Refused (Appeal withdrawn) Change of use of land to holiday accommodation for up to 22 plots.  |
| <b>SHLAA/SHELAA Status</b>   | Not listed in the SHLAA  |
| <b>Opportunities</b>         | Could provide houses for Storrington but there are more suitable locations   |
| <b>Constraints</b>           | This would result in residential development within the SDNP and in a countryside location. The site is not within easy walking distance to village centres, shops or schools.   |
| <b>Scoring</b>               |  |
| <b>Conclusion</b>            | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>This site is not appropriate for allocation in the Plan.</p>   |

|   |   |
|---|---|
| <b>Greenacres Farm, Washington Road, Sullington</b>         |   |
| Size of site  | 1.6 ha  |
| SHLAA/SHELAA  | No  |
| Potential nos. of dwellings                                 | 35  |
| Site planning history                                       | None relevant   |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | 1 dwelling house, 1 mobile home, 4 cottages and outbuildings  |
| Previous uses (mixed use or previously developed land)      | Previously developed land   |
| Surrounding land uses                                       | Detached properties to north & west fronting A283. Area is predominantly fields. Former quarry on the N side A283 |
| Site boundary   | Hedgerows and trees on all of the boundaries  |
| General character - open countryside/rural/suburban         | Open countryside  |
| Topography - flat/sloping or undulating/steep gradient      |   |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Potential due to size of development  |
| Able to provide a range of housing types, sizes and tenures | Potential mix but Location not suitable for higher density housing. Properties are detached in larger plots       |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 1.77km / Storrington Primary School – 2.253km                         |
| 2.5km to primary school in Storrington                      | 1.5km to centre of Storrington  |
| 2km to centre of Storrington                                | 1.5km to centre of Storrington  |
| 2.5km   | 1.5km to centre of Storrington  |
| 2km to centre of Storrington                                | 1.5km to centre of Storrington  |
| 2km to centre of Storrington                                |   |
| Opportunity for open space/ recreation/community facility   | Small site - none   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |

|   |   |
|---|---|
| <b>Landscape</b>  |   |
| Within SDNP   |   |
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       | Storrington and Washington  |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             |   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 200m junction with Barns Farm Lane  |
| Access to highway                                       | Access onto A283  |
| Site generate significant additional traffic/congestion | Not likely to be significant but would add to traffic on A283 and entering Storrington              |
| Pedestrian access                                       | Location means pedestrian access to Storrington/Washington unlikely                                 |
| Public rights of way present                            |   |
| Access by bike  | Cycle access to Storrington/ Washington via busy A283   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | 1.5km to centre of Storrington  |
| Loss of employment site                                 |   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | Not within but of development could have a cumulative impact on poor air quality without mitigation |
| Agricultural land classification; grade 1/2 /3          | Grade 3   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB. Countryside setting & within SDNP. Facilities not nearby.                             |

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## Site 32 – Former army camp, Barns Farm Lane Army, Sullington

|  |  |
|--|--|
| <b>Address</b>   | Barns Farm Lane, Sullington RH20 4AH   |
| <b>Site Area</b>   | 5.11 Hectares  |
| <b>Description</b><br> | <p>The site lies within the South Downs National Park and outside the built up area of Storrington in a countryside location. The facilities in Storrington lie approximately 1.5/2km to the west of the site.</p> <p>It is a brownfield site once used as an army camp and now as a retail country store with storage buildings. Access would be via Barns Farm Lane (which is narrow country lane) onto the A283</p> |
| <b>Amount of Development</b>   | Not stated   |
| <b>Planning Policy</b>   | National planning policy strictly controls development on National Parks. HDPP restricts development outside the built up area boundary and policy 27 seeks to prevent coalescence between settlements.  |
| <b>SHLAA/SHLAA Status</b>  | Not included   |
| <b>Opportunities</b>   | The site could make contribution to Storrington's housing needs  |
| <b>Constraints</b>   | Not within easy walking distance of village centres, shops or schools. Would result in residential development within the National Park.   |
| <b>Scoring</b>   |  |
| <b>Conclusion</b>  | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>This site is not considered appropriate for allocation in the Plan.</p>  |


|   |   |
|---|---|
| <b>Former army camp, Barns Farm Lane, Sullington</b>        |   |
| Size of site  | 5.11 ha   |
| SHLAA/SHELAA  | No  |
| Potential nos. of dwellings                                 | Not stated  |
| Site planning history                                       | Not relevant  |
| <b>Context</b>  |   |
| Current use (state if greenfield)                           | Previously developed land   |
| Previous uses (mixed use or previously developed land)      | Army camp & now retail country store with storage buildings   |
| Surrounding land uses                                       | Countryside with farm to S. Few detached properties in large plots further N  |
| Site boundary   | Generally open with some individual trees on N & S boundaries   |
| General character - open countryside/rural/suburban         | Open countryside  |
| Topography - flat/sloping or undulating/steep gradient      |   |
| <b>Suitability</b>  |   |
| Within BUAB   |   |
| Adjacent to BUAB  |   |
| Outside BUAB  |   |
| <b>Housing</b>  |   |
| Able to accommodate affordable housing                      | Size of site provides opportunities   |
| Able to provide a range of housing types, sizes and tenures | Mix possible but location would not be suitable for higher density housing. Properties are detached in larger plots |
| <b>Community Facilities</b>                                 |   |
| Distance to schools   | Steyning Grammar School, Rock Road Annexe – 2.253km / Storrington Primary School – 2.736km                          |
| Distance to village centre/shop(s)                          | 2km to centre of Storrington  |
| Distance health facilities                                  | 2.5km   |
| Distance to open space/recreation facilities                | 2km to centre of Storrington  |
| Distance to community facilities                            | 2km to centre of Storrington  |
| Loss of community/recreation facilities                     |   |
| Opportunity for open space/ recreation/community facility   | Size of site could accommodate open/play spaces   |
| <b>Biodiversity</b>   |   |
| European designation - SAC/SPA/Ramsar                       |   |
| National designation - SSSI                                 |   |
| Local designation - SNCI/LNR                                |   |
| Ancient woodland  |   |
| Tree Preservation Order (within site/boundary)              |   |
| Record of protected species                                 |   |
| Opportunity to enhance biodiversity                         |   |



|   |  |
|---|--|
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  |  |
| Views into site (wide/framed/screened/long/short)       |  |
| Views out of the site (wide/framed/screened/long/short) |  |
| Inter village gap                                       | Storrington and Washington   |
| Relationship to designated local greenspace             |  |
| Opportunity to enhance landscape                        |  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             |  |
| Conservation Area - within or nearby                    |  |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     |  |
| Opportunity to enhance heritage assets                  |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly)           | 400m (top of Lane)   |
| Access to highway                                       | Access via a single track bridleway onto A283  |
| Site generate significant additional traffic/congestion | As number of dwellings not stated cannot be definitive on this but additional traffic in this rural location would be incompatible with the area |
| Pedestrian access                                       | Along the existing public footpath but not within easy walking distance from either Storrington or Washington                                    |
| Public rights of way present                            | Along Barns Farm Lane  |
| Access by bike  | Cycle access to Storrington/ Washington via busy A283  |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | 1.5km to centre of Storrington   |
| Loss of employment site                                 | From existing retail country store   |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | Not within but size of development means traffic could have cumulative impact on poor air quality in Storrington                                 |
| Agricultural land classification; grade 1/2 /3          | Grade 3  |
| Potential contaminated land                             | Depends on uses within the former army base  |
| <b>SUMMARY</b>  | <b>Outside BUAB. Countryside setting &amp; within SDNP. Access along Barns Farm Lane poor as narrow country road. Facilities not nearby.</b>     |

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### Site 33 – Field on A283 opposite Milford Grange, Washington Road, Washington

|                                |   |
|--------------------------------|---|
| <b>Address</b>                 | Opposite Milford Grange, Washington   |
| <b>Site Area</b>               | 6 Hectares  |
| <b>Description</b>             |  <p>This greenfield site is located within the South Downs National Park. It is also located approximately 1.5 km from Storrington village Centre (which has the greater range of facilities) and 1.5/2km from Washington. It is, therefore, in an unsustainable location and conflicts with the aims of the SSWNP to retain the green gaps between the settlements (in this case between Storrington and Washington). A grade II Listed Buildings would be surrounded by the development site.</p> |
| <b>Amount of Development</b>   | Not stated but site would hold up to 150 homes  |
| <b>Planning Policy/history</b> | National planning policy strictly controls development on National Parks. HDPF restricts development outside the built up area boundary and policy 27 seeks to prevent coalescence between settlements.   |
| <b>SHLAA/SHLAA Status</b>      | Not listed in the SHLAA   |
| <b>Opportunities</b>           | Contribute to the housing need for Storrington but other more suitable sites with less constraints are available  |
| <b>Constraints</b>             | The size of the proposed development site is not suitable for its rural setting within the National Park. It lies some distance from the built up area of Storrington and Washington  |
| <b>Scoring</b>                 |   |
| <b>Conclusion</b>              | <div> <div>Site is suitable</div> <div>No</div> </div> <div> <div>Site is achievable</div> <div>No</div> </div> <div> <div>Site is available</div> <div>Yes</div> </div> <p>This site is not considered appropriate for allocation in the Plan</p>  |

|  |  |
|--|--|
| <b>Field on A283 opposite Milford Grange, Storrington Road, Washington</b> |  |
| Size of site   | 6 ha   |
| SHLAA/SHELAA   | No   |
| Potential nos. of dwellings  | Could accommodate 150  |
| Site planning history  | None   |
| <b>Context</b>   |  |
| Current use (state if greenfield)  | Greenfield   |
| Previous uses (mixed use or previously developed land)                     |  |
| Surrounding land uses  | Detached properties to W. Countryside to S & E. N side of A283 former quarry, new residential development & a kennels/cattery. |
| Site boundary  | Most boundaries have mature trees or hedgerows. S part of site is open   |
| General character - open countryside/rural/suburban                        | Open countryside   |
| Topography - flat/sloping or undulating/steep gradient                     |  |
| <b>Suitability</b>   |  |
| Within BUAB  |  |
| Adjacent to BUAB   |  |
| Outside BUAB   |  |
| <b>Housing</b>   |  |
| Able to accommodate affordable housing                                     | Size of site could accommodate   |
| Able to provide a range of housing types, sizes and tenures                | Potential given size of site   |
| <b>Community Facilities</b>  |  |
| Distance to schools  | Steyning Grammar School, Rock Road Annexe – 2.253km / Storrington Primary School – 2.7358km                                    |
| Distance to village centre/shop(s)   | 2km to centre of Storrington   |
| Distance health facilities   | 2.5km to centre of Storrington   |
| Distance to open space/recreation facilities                               | 2km to centre of Storrington   |
| Distance to community facilities   | 2km to centre of Storrington   |
| Loss of community/recreation facilities                                    |  |
| Opportunity for open space/ recreation/community facility                  | Size of site could accommodate open/play spaces  |
| <b>Biodiversity</b>  |  |
| European designation - SAC/SPA/Ramsar                                      |  |
| National designation - SSSI  |  |
| Local designation - SNCI/LNR   |  |
| Ancient woodland   |  |
| Tree Preservation Order (within site/boundary)                             |  |
| Record of protected species  |  |

|   |  |
|---|--|
| Opportunity to enhance biodiversity                     |  |
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  |  |
| Views into site (wide/framed/screened/long/short)       |  |
| Views out of the site (wide/framed/screened/long/short) |  |
| Inter village gap                                       | Storrington and Washington   |
| Relationship to designated local greenspace             |  |
| Opportunity to enhance landscape                        |  |
| <b>Heritage</b>   |  |
| Distance to Listed Building                             | Grade II LB (Chanctonbury Lodge) would be surrounded   |
| Conservation Area - within or nearby                    |  |
| Distance to locally listed building                     |  |
| Distance to Scheduled Ancient Monument                  |  |
| Archaeological site                                     |  |
| Opportunity to enhance heritage assets                  |  |
| <b>Transport</b>  |  |
| Distance to public transport (minimum hourly)           | 100/200m (top of Barns Farm Lane)  |
| Access to highway                                       | Direct access onto A283  |
| Site generate significant additional traffic/congestion | Size of site means development likely to generate significant additional traffic                         |
| Pedestrian access                                       | Location means pedestrian access to Storrington/Washington unlikely                                      |
| Public rights of way present                            |  |
| Access by bike  | Cycle access to Storrington/ Washington via busy A283  |
| <b>Economic Development</b>                             |  |
| Distance to employment sites                            | 1.5km to centre of Storrington   |
| Loss of employment site                                 |  |
| Opportunity for employment                              |  |
| <b>Flooding</b>   |  |
| Within Flood zone 1 (low risk)                          |  |
| Flood zone 2 (medium risk)                              |  |
| Flood zone 3 (highest risk)                             |  |
| <b>Environmental Quality</b>                            |  |
| Within AQMA   | Size of development additional traffic would have a cumulative impact on poor air quality in Storrington |
| Agricultural land classification; grade 1/2/3           | Grade 3  |
| Potential contaminated land                             |  |
| <b>SUMMARY</b>  | <b>Outside BUAB. Countryside setting &amp; within SDNP. Facilities not nearby. Site surrounds a LB</b>   |

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## Site 34 - Old Clayton Kennels, Storrington Road, Washington

|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | Old Clayton Kennels and Cattery, Storrington Road, Washington, RH20 4AG  |
| <b>Site Area</b>               | 2.1 Hectares   |
| <b>Description</b>             | <p>Site sits outside of the built up area of any local settlement with views across the South Downs National Park. There is a grade II listed building on the site. Development of this site would significantly impact upon the aims of the SSWNP to retain the green gaps between the Storrington and Washington</p> <p>Appeal dismissed for 41 homes.</p> |
| <b>Amount of Development</b>   | Up to 41 homes   |
| <b>Planning Policy/history</b> | (DC/14/0921) - appeal dismissed due to impact on landscape character of SDNP, loss of employment site and impact on LB   |
| <b>SHLAA/SHELAA Status</b>     | SA417 40 homes, 11+ years  |
| <b>Opportunities</b>           | Could provide housing to meet needs of Washington parish   |
| <b>Constraints</b>             | Grade II listed building on site. In a countryside location away from services and facilities. Development would result in harm to the rural landscape and the setting of the National Park.   |
| <b>Scoring</b>                 |  |
| <b>Conclusion</b>              | <p>Site is suitable                      No</p> <p>Site is achievable                No</p> <p>Site is available                  Yes</p> <p>This site is not considered appropriate for allocation in the Plan</p>  |

|  |  |
|--|--|
| <b>Old Clayton Kennels and Cattery, Storrington Road, Washington</b> | <b>APPEAL REFUSED</b>  |
| Size of site   | 2.1 ha   |
| SHLAA/SHELAA   | SA417 11+yrs.  |
| Potential nos. of dwellings  | 41   |
| Site planning history  | Appeal refused for 41 homes (DC/14/0921)   |
| <b>Context</b>   |  |
| Current use (state if greenfield)                                    | Commercial - kennels and cattery   |
| Previous uses (mixed use or previously developed land)               |  |
| Surrounding land uses  | Residential W & N. Countryside to east. Fronts onto A283 to the south with open countryside. |
| Site boundary  | Trees on some of the boundaries; most located on W & E boundaries.                           |
| General character - open countryside/rural/suburban                  | Rural & open   |
| Topography - flat/sloping or undulating/steep gradient               |  |
| <b>Suitability</b>   |  |
| Within BUAB  |  |
| Adjacent to BUAB   |  |
| Outside BUAB   |  |
| <b>Housing</b>   |  |
| Able to accommodate affordable housing                               |  |
| Able to provide a range of housing types, sizes and tenures          | Potential given size of site but adjoining development = larger properties                   |
| <b>Community Facilities</b>  |  |
| Distance to schools  | Steining Grammar School, Rock Road Annexe – 2.4km / Storrington Primary School – 2.9km       |
| Distance to village centre/shop(s)                                   | 2km to centre of Storrington   |
| Distance health facilities   | 2.5km  |
| Distance to open space/recreation facilities                         | 2km to centre of Storrington   |
| Distance to community facilities                                     | 2km to centre of Storrington   |
| Loss of community/recreation facilities                              |  |
| Opportunity for open space/ recreation/community facility            | Limited  |
| <b>Biodiversity</b>  |  |
| European designation - SAC/SPA/Ramsar                                |  |
| National designation - SSSI  |  |
| Local designation - SNCI/LNR   |  |
| Ancient woodland   |  |
| Tree Preservation Order (within site/boundary)                       |  |
| Record of protected species  |  |
| Opportunity to enhance biodiversity                                  |  |
| <b>Landscape</b>   |  |
| Within SDNP  |  |



|   |   |
|---|---|
| Adjacent to SDNP  |   |
| Views into site (wide/framed/screened/long/short)       |   |
| Views out of the site (wide/framed/screened/long/short) |   |
| Inter village gap                                       | Storrington and Washington  |
| Relationship to designated local greenspace             |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | Within site   |
| Conservation Area - within or nearby                    |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage assets                  |   |
| <b>Transport</b>  |   |
| Distance to public transport (minimum hourly)           | 100/200m (top of Barns Farm Lane)   |
| Access to highway                                       | Direct access onto A283   |
| Site generate significant additional traffic/congestion | Not likely to be significant but would add to traffic on A283 and entering Storrington  |
| Pedestrian access                                       | Pedestrian access can be provided but distance to facilities  |
| Public rights of way present                            |   |
| Access by bike  | Cycle access to Storrington/ Washington via busy A283   |
| <b>Economic Development</b>                             |   |
| Distance to employment sites                            | 1.5km to centre of Storrington  |
| Loss of employment site                                 | Kennels – not a Key Employment site   |
| Opportunity for employment                              |   |
| <b>Flooding</b>   |   |
| Within Flood zone 1 (low risk)                          |   |
| Flood zone 2 (medium risk)                              |   |
| Flood zone 3 (highest risk)                             |   |
| <b>Environmental Quality</b>                            |   |
| Within AQMA   | Size of development could have cumulative impact on poor air quality in Storrington   |
| Agricultural land classification; grade 1/2/3           |   |
| Potential contaminated land                             |   |
| <b>SUMMARY</b>  | Outside BUAB, adj. to SDNP & LB within the site. Appeal dismissed due landscape impact (SDNP), loss of employment site and impact on LB |



## Additional sites submitted at Regulation 14 (July 2017)

### Site 35 – Land off of Fryern Road, Storrington


|                                |  |     |
|--------------------------------|--|-----|
| <b>Address</b>                 | <b>Land off of Fryern Road, Storrington</b>  |     |
| <b>Site Area</b>               | 9.1 ha   |     |
| <b>Description</b>             | <p>The site is adjacent to the built up area boundary and is currently agricultural land with hedgerows along the field boundaries and some mature trees. A wooded area forms the southern boundary (the trees are subject to a TPO) which also contains the River Stor. Flood zone 3 covers this area but not within the development site.</p> <p>Residential properties adjoin the eastern boundary and are mostly low density. Further residential properties are situated to the south and west beyond the wooded area. A stables and large detached property lies to the north.</p> <p>The site has open views of the countryside to the north and wider views of the South Downs National Park to the south. It lies within the boundary of Storrington village and West Chiltington. Parts of the site (eastern) are elevated with a slope to the southern part of the site.</p> <p>Vehicular access would be via Fryern Road, a semi-rural road without a pavement. Public Rights of Way are situated along all but part of the southern boundary. The village centre is close to the southern boundary (by direct measurement).</p> |     |
|                                |  |     |
| <b>Amount of Development</b>   | 160 dwellings  |     |
| <b>Planning Policy/history</b> | DC/16/0572 – refused and appeal withdrawn. DC/17/1430 refused for 160 dwellings primarily on landscape grounds; impact on the rural character & open countryside to the north of the site.   |     |
| <b>SHLAA/SHELAA Status</b>     | SA639 – currently undevelopable  |     |
| <b>Opportunities</b>           | The site could provide housing to meet the needs of Storrington parish in a location that with direct distances is near to the facilities in the village centre.   |     |
| <b>Constraints</b>             | <p>The site is open to the countryside to the north and development in this location would, therefore, have a detrimental impact on the landscape; introducing an intrusive urban element which would be viewed from the countryside to the north and from the South Downs. There are also wider views from the site of the South Downs escarpment to the south which forms an important landscape/visual backdrop. Development in this location would breach the current strong boundary to the village provided by the woodland belt and river corridor. The landscape in this area contributes to the gap between Storrington and West Chiltington Common</p> <p>Pedestrian access could be an issue as the pavement along Fryern Road is not continuous and existing public rights of way which could provide access to the village centre do not have a hard surface and are not lit, or overlooked. WSCC objected to development of the site until safe and secure pedestrian access from the site to the village centre can be demonstrated.</p>  |     |
| <b>Scoring</b>                 |  |     |
| <b>Conclusion</b>              | Site is suitable   | No  |
|                                | Site is achievable   | No  |
|                                | Site is available  | Yes |

|   |  |
|---|--|
| <b>Land at Fryern Road, Storrington</b>                     |  |
| Size of site  | 9.1ha  |
| SHLAA (if included)   | SA638 - Not deliverable  |
| Potential number of dwellings                               | 160  |
| Site Planning history/policy                                | DC/16/0572 - refused. DC/17/1430 refused for 160 dwellings primarily on landscape grounds; impact on rural character & open countryside to N |
| <b>Context</b>  |  |
| Current use   | Agricultural use   |
| Previous use (mixed use/previously developed                | N/A  |
| Surrounding land uses                                       | Agricultural land to N (includes a stables) Residential to E & W (low density in places) & S beyond a wooded area                            |
| Site boundary   | Hedgerows along most & woodland to SE  |
| General character   | Rural - edge of village  |
| Topography  | Elevated (E side) with a slope towards S boundary  |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Yes - size of development  |
| Able to provide a range of housing types, sizes and tenures | Yes - size of development  |
| <b>Community facilities</b>                                 |  |
| Distance to schools   | 1,086m Rydon School 155m Storrington First School  |
| Distance to village centre/shops                            | 418m village centre (nr PO)  |
| Distance to health facilities                               | 491m GP surgery  |
| Distance to open space/recreation facilities                | 284m Leisure Centre  |
| Distance to community facilities                            | 464m village hall  |
| Loss of community facilities                                | Not relevant   |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       | Record of bats within site (relate to The Mens SAC)  |
| National designation - SSSI                                 | Not relevant   |
| Local designation - SNCI/LNR                                | Not relevant   |
| Ancient woodland  | Not relevant   |
| Tree Preservation Order                                     | Within woodland adjacent S boundary  |
| Opportunity to enhance biodiversity                         | Potential with additional planting   |
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  | 800m from boundary   |

|  |   |
|--|---|
| Views into site  | Restricted shorter views apart from to the N but views from the Downs   |
| Views out of the site  | Open long distance views to the N & wider view of South Downs   |
| Inter village gap  | Storrington & West Chiltington Common   |
| Relationship to Local Greenspace                               | To NW; Fryern Dell  |
| Opportunity to enhance landscape                               | Enhance boundary planting and hedgerows within site   |
| <b>Heritage</b>  |   |
| Distance to Listed Building                                    | Not relevant  |
| Conservation Area  | Not relevant  |
| Distance to locally listed building                            | Not relevant  |
| Distance to Scheduled Ancient Monument                         | Not relevant  |
| Archaeological site  | Not relevant  |
| Opportunity to enhance heritage asset                          | Not relevant  |
| <b>Transport</b>   |   |
| Distance to public transport with regular service (min hourly) | Less 500m (junction Melton Drive & Fryern Road)   |
| Access to highway  | Access onto Fryern Road; local concerns but WSCC did not object to planning application   |
| Site generate significant additional traffic/congestion        | Will increase traffic generation and queuing at certain junction but WSCC did not consider this to be severe (as per NPPF)  |
| Pedestrian access  | Difficult to provide as no footpath along Fryern Road & use of existing Public Rights of Way = issues of safety as these would not be overlooked & would, therefore, not be safe (WSCC objected on these grounds)   |
| Public rights of way   | N, E, W and part of southern boundary (not made up or lit - not suitable for access to village centre)  |
| Access by bike   | Range of facilities within cycle distance   |
| <b>Economic development</b>                                    |   |
| Distance to employment site                                    | 654m Water Lane Industrial Estate   |
| Loss of employment site  | Not relevant  |
| Opportunity for additional employment                          | Not relevant  |
| <b>Flooding</b>  |   |
| Flood Zone 1 (low risk)  |   |
| Flood Zone 2 (medium risk)                                     |   |
| Flood Zone 3 (high risk)                                       | Zone 3 adjacent to SW boundary  |
| <b>Environmental Quality</b>                                   |   |
| AQMA   | Size of development could give rise to cumulative effect  |
| Agricultural land classification - grade 1/2/3                 | Grade 3   |
| Potential contaminated land                                    | Not relevant  |
| <b>SUMMARY</b>   | Principle concern is landscape impact; effect on rural character of this area which forms a gap between two villages. Would impact on views from the open countryside to the N and from the South Downs. WSCC objected to a planning application on this site for 160 dwellings due to the lack of safe and secure pedestrian access from the site to the village centre. |

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## Site 36 – Land off of Kithurst Lane, Storrington

|                                |  |     |
|--------------------------------|--|-----|
| <b>Address</b>                 | <b>Land off of Kithurst Lane, Storrington</b>  |     |
| <b>Site Area</b>               | Approx. 1.2ha  |     |
| <b>Description</b>             | <p>The site abuts the built up area boundary and is in a semi-rural location with open land to the east and south. It consists of two linked parcels of land; one adjoins Kithurst Lane and the other is further south with open views to the South Downs. There are residential properties to the north and west of the site and a cemetery to the south of the main proposed development site which is surrounded by a tall line of trees on all of its boundaries.</p> <p>The site is in close proximity to the range of facilities in the village centre. Kithurst Lane is narrow without a pavement. Two access points are suggested. One would be directly off of Kithurst Lane the other would be off of the junction between Kithurst Lane, School Lane, Fern Road and Monastery Lane.</p> <p>The northern part of the development site is in an elevated position; sitting higher than Kithurst Lane behind an established hedgerow and higher than the properties to the west. The southern parcel of land is open to the countryside and Downs and slopes gently to the south.</p>  |     |
|                                |    |     |
| <b>Amount of Development</b>   | 8 to 12 dwellings  |     |
| <b>Planning Policy/history</b> | <p>DC/14/0675 - development of 4 detached dwellings. Refused on landscape and townscape impact.</p> <p>Current planning applications - DC/17/1989 1x4 bed detached chalet bungalow &amp; new access. DC/17/1990 1x4 bed detached chalet bungalow and new access (different location to 1989)</p>   |     |
| <b>SHLAA/SHELAA Status</b>     | SA020 and part of SA021 – currently undevelopable  |     |
| <b>Opportunities</b>           | Potential to provide housing in close proximity to the village centre with its retail, medical and community facilities as well as employment.   |     |
| <b>Constraints</b>             | <p>The potential western access point would require removal of some of the hedge line to provide adequate visibility; particularly due to the elevated position of the northern part of the site. This would have a detrimental impact on the character of the Lane. Alterations to the highway would be required at the proposed junction at the eastern end of the site. This could significantly change the character of the lane which serves the cemetery which is otherwise lacking in visually intrusive urban influences.</p> <p>The elevated position of the northern parcel of land would restrict development to the eastern part of this area due to the detrimental impact on properties along the western boundary. Depending on the height of any development there is also potential for development to contribute to the urbanising effect of the lane. Development on the southern parcel of land would have a detrimental impact rural in character of this area. It provides a rural buffer where the urban edge of Storrington is close the National Park boundary. Development here, would intrude into the countryside, cause significant harm to the character, field pattern and rural nature of the area as well as visual amenity of the National Park.</p> |     |
| <b>Scoring</b>                 |  |     |
| <b>Conclusion</b>              | Site is suitable   | No  |
|                                | Site is achievable   | No  |
|                                | Site is available  | Yes |


|   |  |
|---|--|
| <b>Land off Kithurst Lane, Storrington</b>                  |  |
| Size of site  | Approx. 1.2 ha   |
| SHLAA (if included)   | SA021 and part SA020 - not deliverable   |
| Potential number of dwellings                               | 8 to 12 dwellings  |
| Site Planning history/policy                                | DC/ 14/0675- erection of 4 detached dwellings (on the northern parcel of land); refused due to impact on landscape & townscape. DC/17/1989 1x4 bed detached chalet bungalow & new access. DC/17/1990 1x4 bed detached chalet bungalow & new access |
| <b>Context</b>  |  |
| Current use   | Agricultural land  |
| Previous use (mixed use/previously developed                | n/a  |
| Surrounding land uses                                       | Residential to N&W (mostly detached) Open land to E&S  |
| Site boundary   | N part of site strong tree line. S part open to part E and part W  |
| General character   | Adjacent to village - semi-rural   |
| Topography  | Elevated position. Gentle slope south to north   |
| <b>Suitability</b>  |  |
| Within BUAB   |  |
| Adjacent to BUAB  |  |
| Outside BUAB  |  |
| <b>Housing</b>  |  |
| Able to accommodate affordable housing                      | Potential for 12 dwellings   |
| Able to provide a range of housing types, sizes and tenures | Potential but size of site & surrounding densities may limit house types & sizes   |
| <b>Community facilities</b>                                 |  |
| Distance to schools   | 437m First School  |
| Distance to village centre/shops                            | 419m village centre (nr PO)  |
| Distance to health facilities                               | 255 Glebe surgery  |
| Distance to open space/recreation facilities                | 390m leisure centre  |
| Distance to community facilities                            | 280m village hall  |
| Loss of community facilities                                | Not relevant   |
| <b>Biodiversity</b>   |  |
| European designation - SAC/SPA/Ramsar                       | No relevant  |
| National designation - SSSI                                 | Not relevant   |
| Local designation - SNCI/LNR                                | Not relevant   |
| Ancient woodland  | Not relevant   |
| Tree Preservation Order                                     | Not relevant   |
| Opportunity to enhance biodiversity                         | Potential if additional landscaping provided   |
| <b>Landscape</b>  |  |
| Within SDNP   |  |
| Adjacent to SDNP  | Boundary 66m to S (at nearest point)   |



|  |  |
|--|--|
| Not relevant   |  |
| Views into site  | Restricted views of N part due to tree line around the cemetery. S area open to countryside and Downs  |
| Views out of the site  | Views to Downs from the S part of the site   |
| Inter village gap  | Not relevant   |
| Relationship to Local Greenspace                               | To E; Matts Meadow   |
| Opportunity to enhance landscape                               | Potential along S boundary   |
| <b>Heritage</b>  |  |
| Distance to Listed Building                                    | 120m SE 2 cottages, St Joseph's Hall, Greyfriars   |
| Conservation Area  | Not relevant   |
| Distance to locally listed building                            | Not relevant   |
| Distance to Scheduled Ancient Monument                         | Not relevant   |
| Archaeological site  | Not relevant   |
| Opportunity to enhance heritage asset                          | Not relevant   |
| <b>Transport</b>   |  |
| Distance to public transport with regular service (min hourly) | 322km (bus stop)   |
| Access to highway  | 2 access points proposed, as site is elevated from the lane W access point = loss of some hedgerow for visibility splays & E access point would impact on existing lane  |
| Site generate significant additional traffic/congestion        | Size of site = unlikely significant traffic but lanes in area are narrow   |
| Pedestrian access  | No footpaths in immediate area   |
| Public rights of way   | Along N boundary   |
| Access by bike   | Nr facilities & although roads narrow do not appear to be heavily trafficked   |
| <b>Economic development</b>                                    |  |
| Distance to employment site                                    | 418m village centre 855m Chantry Lane  |
| Loss of employment site  | Not relevant   |
| Opportunity for additional employment                          | Not relevant   |
| <b>Flooding</b>  |  |
| Flood Zone 1 (low risk)  | Whole site   |
| Flood Zone 2 (medium risk)                                     |  |
| Flood Zone 3 (high risk)                                       |  |
| <b>Environmental Quality</b>                                   |  |
| AQMA   | 280m N but limited impact as small site  |
| Agricultural land classification - grade 1/2/3                 | Grade 3  |
| Potential contaminated land                                    | Not relevant   |
| <b>SUMMARY</b>   | Principle concern is landscape impact. S part of the site is open to the wider countryside and the Downs. N part of the site is less visible but is elevated = potential impact on properties adjacent to W boundary/ depending on height of buildings also impact on the street scene. Western access point = loss of hedgerow. Eastern access point = impact on lane serving the cemetery. |

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**Site 37 - Land at Chantry Quarry, off of A283, Storrington**

|                                |   |     |
|--------------------------------|---|-----|
| <b>Address</b>                 | <b>Land at Chantry Quarry, off of A283, Storrington</b>   |     |
| <b>Site Area</b>               | 9.71ha  |     |
| <b>Description</b>             | <p>The site has current planning consent for mineral extraction. It is south east of the current built up area boundary of Storrington. To the north and west of the site are residential properties. Whilst to the south is an area of woodland and to the east are fields which fall within the South Downs National Park.</p> <p>The site is designated as an SSSI for its geological value.</p> <p>The proposal for the site is for redevelopment of new commercial units. The operator proposes this as a linked development with the redevelopment of the Chantry Industrial Estate for residential. The latter has been assessed separately; however, the Quarry site would provide replacement employment for the units that are lost by redeveloping the Industrial Estate.</p>  |     |
|                                |    |     |
| <b>Amount of Development</b>   | 64,000 ft <sup>2</sup> commercial floorspace  |     |
| <b>Planning Policy/history</b> | Policy M9 of the Joint Mineral Local Plan – Submission Draft (2017) seeks to safeguard existing mineral resources as these are finite resources that must be protected to meet the needs of future generations, unless the need for the development outweighs the safeguarding of the mineral.  |     |
| <b>SHLAA/SHELAA Status</b>     |   |     |
| <b>Opportunities</b>           | Potential to provide new commercial floorspace in a location close to the centre of Storrington.  |     |
| <b>Constraints</b>             | <p>The main constraint is that the quarry has permission for mineral extraction. No evidence has been provided that the development outweighs the need to safeguard the mineral resource.</p> <p>The site is also a designated SSSI for its geological interest; relating to a layer of iron grit. The landowner has submitted information that if the site were to be redeveloped the layer of iron grit would be preserved and available for public view. The size and location of this preserved layer have not yet been agreed by Natural England; so the issue of the SSSI is still a constraint.</p> <p>The current access to the quarry is via Chantry Lane which is narrow and lies within flood zone 2&amp;3. Concept plans for the site indicate that a new access road would be provided at the junction of the A283/Sullington Lane and Water Lane. Comments from the Highway Authority are not available on this proposal. However, there are landscape constraints associated with this option. The eastern side of the quarry and the adjacent field are within the South Downs National Park. A new access road could have a negative landscape impact. There is an area of ancient woodland to the south of the quarry which would need to be protected as part of any redevelopment proposal.</p> |     |
| <b>Scoring</b>                 |   |     |
| <b>Conclusion</b>              | Site is suitable  | No  |
|                                | Site is achievable  | No  |
|                                | Site is available   | Yes |

|   |   |
|---|---|
| <b>Chantry Quarry, off of A283, Storrington</b> |   |
| Size of site                                    | 9.71ha  |
| SHLAA (if included)                             | Submitted as mixed use but not including housing = not assessed   |
| Potential development                           | 64,000ft <sup>2</sup> commercial floorspace   |
| Site Planning history/policy                    | Existing permission for mineral extraction (sand). Area is identified in the emerging Joint Minerals Local Plan as important for minerals |
| <b>Context</b>                                  |   |
| Current use                                     | Quarry  |
| Previous use (mixed use/previously developed    | N/A   |
| Surrounding land uses                           | Residential to part north and west  |
| Site boundary                                   | Quarry walls and woodland to S & W. Fields to E   |
| General character                               | Edge of village with fields to the east   |
| Topography                                      | Site lies within a quarry = steep sides   |
| <b>Suitability</b>                              |   |
| Within BUAB                                     |   |
| Adjacent to BUAB                                |   |
| Outside BUAB                                    |   |
| <b>Housing</b>                                  |   |
| Able to accommodate affordable housing          | N/A   |
| Provide range of housing types, sizes & tenures | N/A   |
| <b>Community facilities</b>                     |   |
| Distance to schools                             | Not relevant as commercial use  |
| Distance to village centre/shops                | 630m (Old Mill Square)  |
| Distance to health facilities                   | Not relevant as commercial use  |
| Distance to open space/recreation facilities    | Not relevant as commercial use  |
| Distance to community facilities                | Not relevant as commercial use  |
| Loss of community facilities                    | Not relevant  |
| <b>Biodiversity</b>                             |   |
| European designation - SAC/SPA/Ramsar           |   |
| National designation - SSSI                     | Desingation is for geological interest  |
| Local designation - SNCI/LNR                    |   |
| Ancient woodland                                | Within S part of the site   |
| Tree Preservation Order                         | Some trees along the eastern boundary are protected   |
| Opportunity to enhance biodiversity             | Redevelopment in the quarry would ensure that the woodland is retained  |
| <b>Landscape</b>                                |   |
| Within SDNP                                     | Part of quarry withing boundary but limited impact as already a worked quarry   |
| Adjacent to SDNP                                |   |
| Not relevant                                    |   |

|   |   |
|---|---|
| Views into site   | Limited due to quarry walls   |
| Views out of the site                                   | Limited due to quarry walls   |
| Inter village gap                                       |   |
| Relationship to Local Greenspace                        |   |
| Opportunity to enhance landscape                        |   |
| <b>Heritage</b>   |   |
| Distance to Listed Building                             | 110m to west Grade II Chantry Mill in Chantry Lane  |
| Conservation Area                                       |   |
| Distance to locally listed building                     |   |
| Distance to Scheduled Ancient Monument                  |   |
| Archaeological site                                     |   |
| Opportunity to enhance heritage asset                   |   |
| <b>Transport</b>  |   |
| Distance to public transport with regular service       | 98m (from edge of site)   |
| Access to highway                                       | Current access via Chantry Lane is narrow. Concept plans suggest access onto A283 at junction with Sullington Lane/Water Lane. No comment from Highway Authority to support this approach   |
| Site generate significant additional traffic/congestion | Will generate additional traffic but may not be more than current use   |
| Pedestrian access                                       | Via Chantry Lane would be problematic as narrow but could be provided via A283  |
| Public rights of way                                    | None within the site. One situated south west of the site   |
| Access by bike  | Via Chantry Lane would be problematic as narrow but could be provided via A283  |
| <b>Economic development</b>                             |   |
| Distance to employment site                             |   |
| Loss of employment site                                 |   |
| Opportunity for additional employment                   | Significant benefit in terms of this proposal   |
| <b>Flooding</b>   |   |
| Flood Zone 1 (low risk)                                 | Whole site (excluding the access)   |
| Flood Zone 2 (medium risk)                              |   |
| Flood Zone 3 (high risk)                                | Current access lies within flood zone   |
| <b>Environmental Quality</b>                            |   |
| AQMA  | 540m to west but if traffic through village centre could contribute to poor air quality. Potential cumulative effect  |
| Agricultural land classification - grade 1/2/3          | Not relevant  |
| Potential contaminated land                             | Not relevant  |
| <b>SUMMARY</b>  | Significant opportunity for new commercial floorspace close to village centre. However, consent for minerals extraction still exists; reuse would be counter to minerals planning policy. Site is an SSSI for geological value. Fields adjacent to the quarry within National Park & concept drawings indicate a new access road in this area which could have detrimental landscape impact. Current access via Chantry Lane is narrow; unknown if proposed use would increase traffic generated over the current quarry use. Impact of potential new highway access onto A283 uncertain (no comments from Highway Authority) |