

A SUMMARY OF THE HDC STO1 HOUSING ALLOCATION

This document contains a summary of the development taken from the HDC Local Plan, a description of the site context and key maps.

The Storrington Housing Allocations – from HDC Local Plan 2023 – Regulation 19 stage (LP23R19)

Strategic Policy HA20– Storrington Village Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least 145 homes:

- STO1: Land to the north of Melton Drive, 4.7 hectares and Land South of Northlands Lane, 6 hectares (70 homes).
- STO2: Land at Rock Road [Thakeham parish], 3.66 hectares (75 homes).

2. Any development within Storrington must be accompanied by an Air Quality Impact Assessment and Emissions Mitigation Assessment.

3. To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application is supported by a HRA and a wintering bird survey.

4. In addition to meeting national and Local Plan requirements, development will be supported where proposals:

STO1

- a) Come forward as a single, comprehensive development, in order to optimise the use of land;
- b) Deliver vehicular access from Fryen Lane;
- c) Have appropriate regard to the setting of West Wantley Farmhouse (Grade II*) and East Wantley Farm (Grade II);
- d) Are supported by a landscape-led masterplan which will inform site layout and minimise coalescence between Storrington and West Chiltington village; and
- e) Have regard to the setting of the South Downs National Park.

Notes:

- the road name is Fryern Road, not Fryen Lane, this is HDC's mistake.
- Elsewhere in the document they highlight it will be a ribbon development which will run near the top of the ridge north of Downsview Avenue and Melton Drive

The HDC STO1 Housing Allocation Site Context

A Green Gap was established to the north of the built-up area boundary of Storrington in the 'made', current and compliant 2019 Storrington Sullington and Washington Neighbourhood Plan (SSWNP). See Figure 1. It was also shown as such within earlier revisions of the HDC Local Plan. The SSWNP Green Gap has Melton Drive to the south, the built-up area boundary of West Chiltington to the north; Water Lane estate/ Northlands Lane/ Footpath 2791 to the east (which forms the Thakeham-Storrington parish boundary; and, Fryern Road to the West). All are defensible boundaries.

The Dec 23 Regulation 19 version of the HDC Local Plan (LP23r19) proposes the STO1 Housing Allocation. It would be a ribbon suburban development running E-W on the downslope beyond the ridge that runs north of Downsview Avenue and Melton Drive within the SSWNP Green Gap.. See Figure 2. As it is on a downslope, it will be highly visible from the north. STO1 is a 25-30 minute walk to key village locations, so residents are likely to make extensive use of cars, adding to the harmful levels of pollution within Storrington's Air Quality Management Area (AQMA).

STO1 will destroy a significant part of a bio-diverse wildlife corridor containing: 3 fields; wooded areas and isolated trees; habitat-rich field boundaries and scrub; a bluebell wood which encloses footpath 2448. It contains rare and protected species of animals and plants. The eastern field is rough grassland. The central field is rough grassland with copses and habitat-rich scrub areas and field boundaries. The eastern and central fields are currently used by Doodley Dogs for dog walking and training. Previously sheep were farmed here. The western field is mown grassland, woodland areas and remnants of an old drove road. The grassland in the western field had abundant wildflowers, prior to being mown short by the current owner (Wates).

The SSWNP Green Gap contains few houses: a handful in the NW corner, and the isolated farmhouses and related buildings in West Wantley and East Wantley. West Wantley House is Grade 2* listed. East Wantley House and East Wantley Barn are Grade 2 listed. West Wantley and East Wantley are immediately to the north of the STO1 site. The Green Gap has a distinct rural character. Storrington is to the south and east and is largely hidden from view by the ridge and wooded area that forms the south border of the Green Gap. The outskirts of West Chiltington are hidden by the ridge that runs near the northern boundary. Thus, it is also a 'Dark Skies' area.

The SSWNP Green Gap contains a popular footpath network: 2442 E-W, immediately to the south of East and West Wantley; footpath 2791/ Northlands Lane / 2448 runs N-S from West Chiltington to Downsview Avenue Storrington; and, 3424 running SW-NW from East Wantley towards Thakeham. See Figure 3. These footpaths provide a rural escape from Storrington's suburban estates.

STO1 is within the Sussex North Water Resource Zone. Development of STO1 will require borehole water abstraction to be water neutral. The borehole abstraction here may harm the Wet Heath area within the Sullington Warren SSSI.

HDC, supported by the Planning Inspectorate on appeal, successfully objected to a 2013 planning application within the western area of STO1 on the grounds that it was not NPPF compliant. The developer withdrew its revised application in 2015, presumably because they felt it was likely to be rejected again. HDC also assessed that the site was not suitable for development when the SSWNP was being developed. The latest version of the National Policy Planning Framework, published in Dec 2023 (NPPF23) considerably strengthens the protection of rural landscapes, particularly the settings of listed buildings. It also requires greater use of brown field sites.

HDC has not provided any justified how STO1 complies with NPPF23, either the Storrington and Sullington Parish Council (SSPC) or the local community. NPPF23 now requires an 'Exceptional' / 'wholly exceptional' justification to justify the harm to the settings of the listed buildings. STO1 proposes fewer houses than the previous, rejected planning applications, but will now extend over twice the distance (650m), creating a much longer highly visible suburban landscape, for less housing benefit. HDC have also excluded several brown field sites within Storrington, proposed within the SSWNP, from LP23r19.

STO1 is not aligned with the Neighbourhood Plan. STO1 does not comply with NPPF23. STO1 does not comply with 11 of the HDC Local Plan Strategic Policies, virtually all of those which are specific to housing development within a rural area.

The Green Gap Location shown in the SSWNP - Policy 9

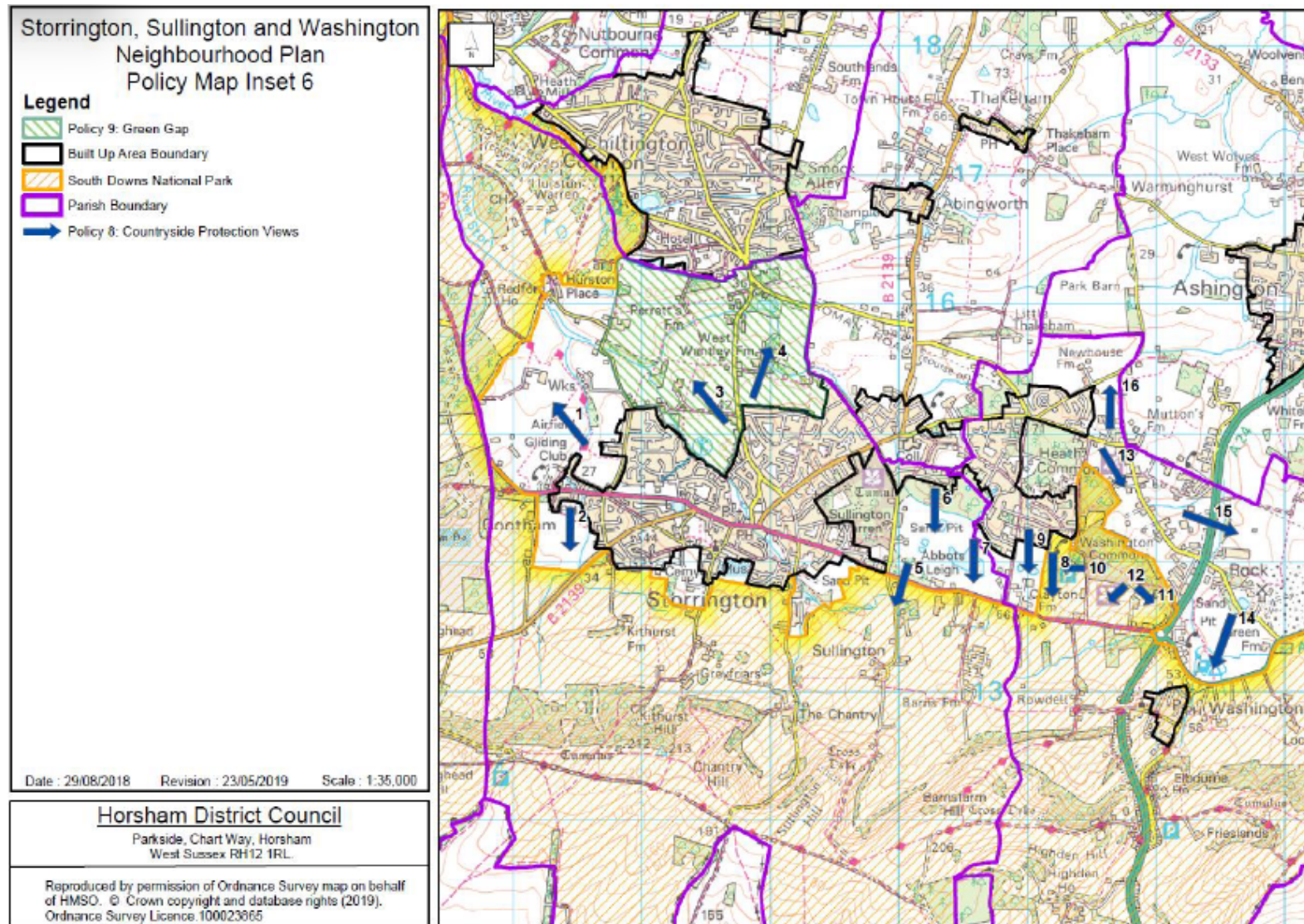


Figure 2: LP23R19 STO1 Location



Figure 3: The footpath network north of Storrington

