

## APPENDIX 5

### Appraisal of the main sites rejected for the Plan

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

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

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

Land off Old London Road (Lucking's Yard), Washington		
SA Objective	Comment	Potential effect
Housing	<p>The site could accommodate approximately 20 dwellings. Given the size of the site this could be a mix tenure development. This would make a positive contribution to this objective. However, the density of residential development in the area is not high with either detached or semi-detached properties.</p>	+
Community Facilities	<p>This site is located some distance from any built up area boundary. Washington village is the nearest settlement and has some facilities (a pub, a church, a school and a village hall with an adjoining sports pitch). Washington can be accessed by foot via a subway under the A24 and is approximately a 15</p>	X

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