

Sustainable Appraisal of the Allocated Sites

The following appraisal uses the SA Framework to provide a structured approach to identifying the sustainability effects of each of the sites allocated in Policy 2 and 4 of the Neighbourhood Plan. It should be noted that the potential effects are once the mitigation measures are applied. These are clearly identified in the following appraisal along with potential enhancements and suggestions for strengthening the policies.

Site no 1		
Policy 2 (i) – Land at Robell Way (formerly occupied by Paula Rosa)		
SA Objective	Comment (includes assessment and potential mitigation measures & enhancements)	Potential Effect
Housing	<p>As the policy relates to the allocation of 90 houses this would make a positive contribution to this objective. In addition, it indicates that the site is suitable for smaller properties (3 bedroom or less) which the Plan suggests are required in the area.</p> <p>There is some ambiguity as the policy only refers to open market housing but it also refers to the relevant HDPF policy on affordable homes. In order to strength the policy and ensure it supports the objective the reference to open market housing should be removed.</p>	+
Community Facilities	<p>The site is on the edge of Sullington but has pedestrian and cycling access to the centre of Storrington which has a full range of facilities and shops.</p> <p>As this is a larger allocation the additional residents could help to sustain the existing community facilities which would positively support this objective. However, it could place a strain on the under resourced medical facilities in Storrington. This could be mitigated by the policy in the plan which seeks to secure an additional medical facility. This has since been mitigated by planning consent for an extension to the existing medical centre.</p> <p>The policy states that open space should be provided which would provide a facility for new and existing residents. The policy could be strengthened by indicating the amount of open space that should be provided or the supporting text could refer to the relevant policy in the HDPF.</p>	+
Biodiversity	As this is a brownfield site no habitats would be impacted by this allocation. It is not near any sites designated for their biodiversity value. The retention of trees on the western boundary would ensure that the biodiversity of the site is not reduced. There is an opportunity to increase biodiversity through appropriate landscaping scheme incorporating planning of native species.	–
Landscape	The site is located directly adjacent to housing and business uses. The redevelopment is unlikely to have an adverse impact on the landscape. The existing mature landscape buffer should be retained to reduce the visual intrusion of the site on the open countryside adjacent to the site.	–
Heritage	The site would not impact on any Listed Buildings or Conservation Areas, or heritage assets with local designations	0
Transport	The site is within walking distance of a primary school The centre of Storrington with its full range of facilities and public transport can be reached on foot/cycling. The layout and access to the site should ensure that the use of sustainable forms of transport is encouraged.	+
Economic development	The redevelopment of the site would result in the loss of a key employment site. However, as this allocation has planning consent the principle of this loss has been accepted through the provision of evidence with the planning application that the site is no longer viable for an employment use.	X
Flooding	The site falls within flood zone 2 and 3. This means that there is a medium to high probability of flooding.	X

	The policy should be modified to ensure that any development schemes incorporate appropriate flood reduction measures.	
Environmental Quality	<p>As this is a brownfield site and there is no loss of agricultural land. Given the former employment use there is the potential for land to be contaminated; however, the likelihood of this is minimal.</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. This can be mitigated to some degree by ensuring that the layout of the site and its connections to the wider area provide good access to facilities for pedestrians and cyclists.</p>	-
Conclusion	On balance this policy is positive in terms of the sustainability objectives in the SA framework. There are, however, some significant potential negative effects that would need to be mitigated; flooding and the loss of employment land. The most difficult aspect to mitigate is the loss of employment land within Storrington, as no other large scale employment sites are allocated within Storrington. However, the principle of this loss has been accepted through planning consent for the site.	

Site nos. 2 Policy 2 (ii) – Land at Old London Road (The Vineyard)		
SA Objective	Comment (includes assessment and potential mitigation measures)	Potential Effect
Housing	The site is allocated for up to 15 dwellings which would be positive in terms of this objective. There is no indication of the tenure or size of homes that could be provided on the site. Adding this to the supporting text would strengthen the contribution to this objective. High density housing is unlikely to be appropriate as residential development in the area is either detached or semi-detached.	+
Community Facilities	The site is located approximately 600m from the built-up area boundary of Washington. The village has limited facilities (a pub, a church, a school and a village hall with an adjoining sports pitch). The village can be accessed by foot from the site via a subway under the A24 and then crossing the busy A283. This takes approximately 15 minutes. Ashington has a greater range of facilities (medical, shops, community, play spaces) but is not easily accessible by pedestrians or cyclists. Given the size of the potential development there are no opportunities to provide on-site open space provision or any additional facilities.	X
Biodiversity	The site is currently a residential property with a large garden area. No nationally or locally designated biodiversity sites would be affected by the proposed development. There is the potential to enhance the biodiversity of the site via an appropriate landscaping scheme along the boundaries/within the site.	–
Landscape	The site lies outside a defined built up area boundary and approximately 200m to the boundary of the South Downs National Park. However, woodland along the boundary of the park at this point reduces visibility to the wider downland. The site is screened with existing boundary planting but this is largely conifer planting which might not be retained. There are residential properties on two sides of the site and an orchard to the north. Given the proximity to the South Downs National Park there is the potential for a negative effect but this could be mitigated by appropriate design, density and landscaping with the retention of any mature trees.	–
Heritage	The site would not impact on any Listed Buildings or Conservation Areas, or heritage assets with local designations.	O
Transport	There are some facilities and a bus stop within walking distance of the site; in Washington village but these are limited. Access to Washington is via a subway and across the busy A283. Traffic impacts on the Old London Road would need to be addressed in more detail. This road can accommodate two-way traffic but on street parking narrows this access route and existing residential and employment already use this road.	X
Economic development	There are some employment uses near the site but most future residents would need to travel to access employment. As Storrington is the nearest larger settlement with a good range of shops and business these could benefit from this housing allocation.	–
Flooding	The site lies within flood zone 1 which has a low risk of flooding. It is not known if there is any local surface water flooding issues.	O
Environmental Quality	The site is not on agricultural land and so there is not any impact on soil. 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 15 houses would be minimal there could be cumulative impact from other development proposed in the plan.	–
Conclusion	Overall this site has several negative aspects in terms of the SA framework. The site is in a rural location as it is some distance from the settlement boundary for Washington which has limited facilities. However, there are residential properties nearby; the facilities and a bus stop in Washington village are within a 15 minute walk. The main contribution that this site would make is providing housing for the parish which has very limited options for such sites given its location in the national park and with a significant amount of heritage assets. The opportunity to provide housing in Washington parish outweighs the negative aspect of the site being away from the built up area boundary. It is also located within an existing residential enclave.	

Site nos. 3 Policy 2 (iii) – Land off North Street (Old Ryecroft Allotments), Storrington		
SA Objective	Comment (includes assessment and potential mitigation measures)	Potential Effect
Housing	This allocation is for up to 10 units. There is a mix of densities in the surrounding residential area making the site suitable for higher density development with smaller units. Given the size of the development there could be a mix of tenures. It would therefore, contribute positively to this objective.	+
Community Facilities	The site is situated within walking distance of village centre with a range of facilities as well as public transport. The site would be positive in terms of this objective by sustaining existing facilities. The site would be too small to incorporate any new community provision or open space.	+
Biodiversity	No nationally or locally designated biodiversity sites would be affected by the proposed development. The current site is overgrown with undergrowth and trees. Retaining some of the trees and providing new landscaping would provide an opportunity to retain and encourage biodiversity.	-
Landscape	As the site is within the built up area boundary and close to the village centre it would not impact on the wider landscape. It is a flat site and is currently well screened. Impact on the landscape would be minimal provided that some of the existing trees on the site are retained or where appropriate, replaced. The effect on this objective would therefore, be neutral.	-
Heritage	The site would not impact on any Listed Buildings or Conservation Areas, or heritage assets with local designations.	0
Transport	As the site is situated within the centre of Storrington all facilities can be accessed via walking and cycling. This makes a positive contribution to this objective. Ryecroft Lane is narrow. If the development is accessed by this Lane it could restrict the number of units developed on the site. Access could be possible via North Street car park.	+
Economic development	The site is situated near the centre of Storrington so the new development will help to support local existing shops and, therefore, the local economy. There are also employment sites within Storrington which could be accessed.	+
Flooding	Part of the the site is within flood zone 3. Mitigation measures will be required to reduce the risk of flooding.	X
Environmental Quality	The site was formerly an allotment and so does not result in the loss of agricultural land and is unlikely to be contaminated. An increase in residents could impact on the poor air quality within the Air Quality Management Zone. There could be cumulative effect with other sites identified in the Plan. However, this is mitigated by the fact that the site is located close to local facilities reducing the need to travel by car.	-
Conclusion	Overall this site allocation would contribute positively to the objectives in the SA framework. However, part of the site it lies within an area at high risk of flooding which would need to be mitigated and could impact on the costs of developing the site.	

Site nos. 4 Policy 2 (iv) – Allotments, off Ravenscroft, Storrington		
SA Objective	Comment (includes assessment and potential mitigation measures)	Potential effect
Housing	The policy seeks to deliver approximately 70 units and the policy indicates that this should predominantly be for affordable homes. This would make a positive contribution to this objective. There are residential properties adjacent to the site.	+
Community Facilities	The development of the allotments represents the loss of a community facility. However, this is mitigated by the provision of a replacement allotment nearby. The size of the site allows for the provision of facilities such as open spaces within the site. The site is within a short distance to the centre of the village and new residents will, therefore, help to sustain local facilities.	+
Biodiversity	The site is currently used for allotments and so there potential for some biodiversity value on the site. There are no designated sites within or adjacent to the site. The policy does not conflict or make a positive contribution to the objective. The provision of additional landscaping would provide an opportunity to increase biodiversity.	–
Landscape	The housing site is adjacent to the boundary of the South Downs National Park and partly outside the built up area boundary. The replacement allotment would be within the National Park. This has the potential to have a negative impact on this objective. The southern boundary of the site is currently quite open with few trees. A landscaping scheme for the site would, therefore, be essential to reduce the impact on this nationally important landscape.	X
Heritage	The site would not impact on any Listed Buildings or Conservation Areas, or heritage assets with local designations.	o
Transport	As the site is situated close to the centre of Storrington all facilities can be accessed via walking and cycling. This makes a positive contribution to this objective.	+
Economic development	The site is situated near the centre of Storrington so the new development will help to support local existing shops and, therefore, the local economy. There are also employment sites within Storrington that new residents could access. This would make a positive contribution to this objective.	+
Flooding	The site lies within flood zone 1 which has a low risk of flooding. It is not known if there is any local surface water flooding issues.	o
Environmental Quality	The site was formerly an allotment and so does not result in the loss of agricultural land and is unlikely to be contaminated. An increase in residents could impact on the poor air quality within the Air Quality Management Zone. This impact could be cumulative with other sites identified in the Plan. However, this is mitigated by the small scale of the development and the fact that the site is located close to local facilities reducing the need to travel by car.	–
Conclusion	Overall this site allocation would have a positive effect on the objectives of the SA framework. The loss of a community facility is mitigated by the provision of a replacement allotment as part of the allocation. Given the location of the allocation partly within and adjacent to the National Park a landscape strategy is essential as part of the development proposal. This must ensure that landscaping is strengthened along the southern boundary.	

This site has been amended from that contained in the Pre-Submission Draft of the Plan. The size of the site and subsequent number of houses has been reduced. The allocation is now for some 35 dwellings. The existing allotment site would be developed for housing and the existing allotment which would be relocated to the south of the current site. There would also be some housing along the eastern side of the new allotment. The appraisal of the site remains largely the same. The proposal requires a change to the built up area boundary. The whole site, including the replacement allotments, is now outside the boundary of the national park. Nevertheless, as the site would be adjacent to the boundary of the park the potential impact on the landscape objective could be negative. A landscape buffer and overall strategy for the site (including the replacement allotment) would be essential to reduce the visual impact on the

landscape. Furthermore, the design and layout of the scheme would need to ensure that the landscape intrusion is minimised.

Site nos. 5 Policy 2 (v) – Former sandpit off of Water Lane, Sullington		
SA Objective	Comment (includes assessment and potential mitigation measures)	Potential effect
Housing	The site could provide 6 dwellings with the potential for a mix of sizes which would contribute to this objective, however, with this size of development it would be difficult to achieve an element of affordable housing	+
Community Facilities	The site is situated within walking distance of village centre with its range of facilities as well as a school and recreation ground. The provision of this site would be positive in terms of this objective by sustaining existing facilities. Provision of open space would depend on the layout of the site.	+
Biodiversity	There is a Site of Special Scientific Interest (SSSI) adjacent to the site which could be negatively impacted by the development. It would be possible to mitigate this impact by providing a significant buffer zone and appropriate planting.	-
Landscape	The boundary of the site is only 100m from the South Downs National Park. There is the potential for an impact on views from the park but existing dwellings to the south of the site largely screens the views to the proposed site. The design and layout of the development, together with appropriate planning could reduce this impact.	-
Heritage	A Listed Building lies adjacent to the eastern boundary of the site. There is no planting along this part of the boundary, so there are direct views of the building. Development, therefore, has the potential to impact on the setting of this Listed Building, resulting in a negative effect on this objective. However, a buffer zone and adequate planting could mitigate this potential negative effect.	-
Transport	As the site is situated within a reasonable distance of the centre of Storrington. All facilities can be accessed via walking and cycling. There is also good access to public transport.	+
Economic development	The site is situated near the centre of Storrington so the new development will help to support local existing shops and, therefore, the local economy. There are also employment sites within Storrington which the new residents could access.	+
Flooding	The site lies within flood zone 1 which is a low risk of flooding. It is not known if there is any local surface water flooding issues.	0
Environmental Quality	The site is a former quarry. It would not, therefore, result in the loss of any agricultural land but might be contaminated. An increase in residents in Storrington could impact on the poor air quality within the Air Quality Management Zone. There could be a cumulative effect with other sites identified in the Plan. However, this is mitigated by the small scale of the development and the fact that the site is located close to local facilities reducing the need to travel by car.	-
Conclusion	Overall this policy allocation would have a positive effect on the SA objectives and is in a sustainable location with access to the services and facilities in Storrington. There is potential for a negative effect on an SSSI, the landscape of the national park and a Listed Building. However, information from the applicant and agreed by the relevant statutory consultees demonstrates that all of these impacts can be mitigated. The relevant mitigation measures need to be incorporated in the site specific policy in the plan.	

Site nos. 6 Policy 2 (vi) – Land at Old Mill Drive, Storrington (reserve site)		
SA Objective	Comment (includes assessment and potential mitigation measures)	Potential effect
Housing	The site could accommodate a total of 20 (net) dwellings in a mixed use scheme with commercial use. As the residential would be a mix of 2/3 bed homes and flats this would make a positive contribution to this objective.	+
Community Facilities	The site is situated within walking distance of village centre with its range of facilities as well as a school and recreation ground. The provision of this site would be positive in terms of this objective by sustaining existing facilities. The proposed site would be too small to incorporate any new community provision or open space.	+
Biodiversity	No sites with local or national designations for biodiversity would be effected by the development of this site	0
Landscape	As the site is within the built up area boundary and close to the village centre it would not impact on the wider landscape. The design of the scheme would need to be sympathetic to the surrounding townscape.	-
Heritage	The site would not impact on any Listed Buildings or Conservation Areas, or heritage assets with local designations.	0
Transport	As the site is situated within the centre of Storrington all facilities can be accessed via walking and cycling. There is also good access to public transport.	+
Economic development	The site is situated near the centre of Storrington so the new development will help to support local existing shops and, therefore, the local economy. There are also employment sites within Storrington which could be accessed. The supporting text suggests that the existing commercial element on the site should be retained.	+
Flooding	The site lies within flood zone 1 which is a low risk of flooding. It is not known if there is any local surface water flooding issues.	0
Environmental Quality	The site is currently in residential use and so does not result in the loss of agricultural land and would not be contaminated. An increase in residents in Storrington could impact on the poor air quality within the Air Quality Management Zone. There could be a cumulative effect with other sites identified in the Plan. However, this is mitigated by the small scale of the development and the fact that the site is located close to local facilities reducing the need to travel by car.	-
Conclusion	Overall this policy allocation would have a positive effect on the SA objectives. It could provide a mix of housing sizes and tenures in a location that is accessible to services and facilities.	

Site nos. 7 Policy 2 (vii) – Post Office Sorting Office (reserve site)		
SA Objective	Comment (includes assessment and potential mitigation measures)	Potential effect
Housing	Site could provide up to 10 small dwellings which would contribute to the objective, however, with this size of development it would be difficult to achieve an element of affordable housing	+
Community Facilities	The site is situated within walking distance of village centre with its range of facilities as well as a school and recreation ground. The provision of this site would be positive in terms of this objective by sustaining existing facilities. The proposed site would be too small to incorporate any new community provision or open space.	+
Biodiversity	No sites with local or national designations for biodiversity would be effected by the development of this site	0
Landscape	As the site is within the built up area boundary and close to the village centre it would not impact on the wider landscape.	0
Heritage	Part of the site lies within a Conservation Area with Listed Buildings near the south eastern frontage of the site. The policy acknowledges that this aspect needs to be addressed in the design of any redevelopment. However, there is potential for a negative effect on this objective.	X
Transport	As the site is situated within the centre of Storrington all facilities can be accessed via walking and cycling. There is also good access to public transport.	+
Economic development	The site is situated near the centre of Storrington so the new development will help to support local existing shops and, therefore, the local economy. There are also employment sites within Storrington that new residents could access. The policy also seeks to ensure that there is an element of retail and commercial in the redevelopment of the site.	+
Flooding	The site lies within flood zone 1 which has a low risk of flooding. It is not known if there is any local surface water flooding issues.	0
Environmental Quality	The site is currently in residential use and so does not result in the loss of agricultural land and would not be contaminated. An increase in residents in Storrington could impact on the poor air quality within the Air Quality Management Zone. There could be cumulative effect with other sites identified in the Plan. However, this is mitigated by the small scale of the development and the fact that the site is located close to local facilities reducing the need to travel by car.	-
Conclusion	Overall this site allocation would have a positive effect on the objectives of the SA framework. As this is a small site it is likely to provide smaller units rather than a mix of units but being in the village centre it is in a sustainable location. There is potential for a negative impact on the Conservation Area and Listed Buildings if the frontage of the site is part of the redevelopment. However, the policy seeks to address this.	

Site nos. 8 Policy 4 – North Farm		
SA Objective	Comment (includes assessment and potential mitigation measures & enhancements)	Potential Effect
Housing	Not relevant but commercial uses provide employment opportunities for residents of the Washington parish	O
Community Facilities	Not relevant as none provided for a commercial use.	O
Biodiversity	No designated sites would be affected by the allocation of this site and there are already several buildings situated within the development area.	-
Landscape	The site is located within the national park and there is, therefore, potential for a significant negative effect on this objective. However, there are numerous buildings located on the site already. A Whole Estate Plan which has been adopted by the South Downs National Park Authority recognises that any development must contribute to the special qualities of the national park.	X
Heritage	The site would not impact on any Listed Buildings or Conservation Areas, or heritage assets with local designations	O
Transport	The site is some distance from any settlements which makes the provision of cycle and pedestrian access very limited. Any significant increase in traffic movements should be accompanied with a travel plan for this site. The Whole Estate Plan recognises the need to underpin developments here with high quality sustainable transport network.	X
Economic development	The extension of the current business uses at this site would be positive in terms of this objective. The proposal is for an exemplar rural and tourism development. Only businesses that link to the National Park key sectors would be supported	+
Flooding	The site falls within flood zone 1 where there is low risk of flooding. It is not known if there is any surface water flooding issues associated with this site.	-
Environmental Quality	There are current uses already situated on the site associated with commercial uses; primarily a winery. There could be issues with contaminated land but this is unlikely to be significant.	-
Conclusion	On balance this policy is positive in terms of the sustainability objectives in the SA framework. The most significant potential negative effect would be impact on a nationally importance landscape. Nevertheless, there are already an extensive number of buildings on the site and this provides a rare opportunity to support and expand an existing rural business to provide an exemplar facility. Sustainable transport to the site is also an issue and would need to be addressed as part of any development proposals.	