



# Storrington, Sullington and Washington Neighbourhood Plan



## Question 2

**In view of the previous examiner's conclusions regarding the allocation for Vineyards - Land off Old London Road, has there been any changes since that time to indicate that it is now a sustainable location for a major development?**

- 2.1 Following the remarks made by the previous Examiner, the Qualifying body has undertaken a revised site assessment and sustainability appraisal process. This demonstrated that the designation of this site, 600m from the built-up boundary of Washington, is a sustainable location for residential development, specifically paragraph 38 of the Framework, which requires larger scale residential developments to be within walking distance of key facilities such as primary schools and local shops as follows:
1. A local shop selling everyday consumables is located 5 minutes' walk from the site at Squires Garden Centre, and was omitted from the Inspector's Report;
  2. Washington Village Hall, St Mary's Church, St Mary's Church of England First School, the Recreation Ground, and access to the South Downs Way, are all within 20 minutes' walk (1.3km) of the Site in Washington. These services are accessible via an underpass to the south of the Site under the A24 / London Road. This underpass is not mentioned in the Inspector's Report.
  3. Within 5 minutes' drive of the Site, there is a larger convenience shop (Co-operative), post office, pharmacy, Ashington parish church and public house located in Ashington;
  4. Within 10 minutes' drive of the Site, there is a large supermarket and other local facilities available in Storrington.
  5. Reliable and regular public transport links (by bus) to the wider area including Crawley, Horsham, Southwater, Washington, Worthing, Pulborough Railway Station, Midhurst, Burgess Hill, Henfield, Steyning and Storrington.  
The services listed above are within walking distance of the site. This together with good pedestrian and cycle links via the underpass, the transport system is balanced in favour of sustainable transport modes.
- 2.2 The Housing Needs Survey for Washington identifies that 13 affordable homes are required in the parish. This site is considered the most suitable, given the constraints where development opportunities are limited by a high value landscape and heritage assets.
- 2.3. There has been recent development in and around this area of Montpelier Gardens which is outside the BUAB and they all contribute to the vitality of this community:
- 3 x 2-bed apartments at the Chardonnay Restaurant (approved January 2018) and 4x 3-bed houses at the Former Highway Depot (approved July 2016) and recently amended to 3x 3-bed terrace houses and 2x 3-bed semi-detached houses with ancillary garaging (pending decision). Eight homes have been built at Lamorna Close in 2012.