



Storrington, Sullington and Washington Neighbourhood Plan



Storrington, Sullington and Washington Neighbourhood Plan Examination.

**Statement by Neighbourhood Plan Qualifying Body in response to the Further Initial
Comments of the Independent Examiner.**

Question 13 Old Mill Drive

31 August 2018

1.0 Introduction

Is there any reason why the land at Old Mill Drive cannot be changed from a reserve site to an allocation site, as it appears from my site visit that the site is ready for development? Can the QB clarify what the criteria is for triggering a reserve site to be permitted for development.

- 1.1 1.1 Storrington & Sullington Parish Council, Washington Parish Council and Horsham District Council have had the opportunity to meet and discuss this response. In light of the meeting, a response has been prepared by the Qualifying Body.

2.0 Background

- 2.1 SSWNP Policy 2 (vi) refers to the allocation of a site larger than that owned by Waitrose. The policy area known as the Old Mill Drive Diamond involves more than one owner and is the subject of a [Supplementary Planning Document](#) adopted by Horsham District Council in 2008 (this document was carried forward on adoption of the Horsham District Planning Framework in 2015). The document adds further guidance to existing policies such as Policies 12 and 13 of the HDPF which concern town centre uses and retail.
- 2.2 The site forms part of the principal retail area of the village which the SSWNP is seeking to protect.
- 2.3 The Storrington Old Mill Drive Planning Brief sets out Horsham District Council's guidelines and vision for the future development of the site. It plans for comprehensive redevelopment of mixed uses that incorporate the potential for an enlarged supermarket (originally planned by Waitrose) with supporting commercial and leisure facilities on site.
- 2.4 Whilst there is some scope for a small residential element as part of the wider mixed use development, the NP Steering Group is concerned that the proposal put forward by Cushman and Wakefield on behalf of Waitrose is to provide a solely residential or retirement scheme (the latter of which is certainly not needed in the NP area as there are several retirement complexes in the vicinity of Storrington Village Centre).
- 2.5 Whilst the Steering Group acknowledges that Waitrose no longer plans to extend the food store, this does not mean that another operator might not consider purchasing the whole of the Diamond area, should it become available, at some point in the future and designing

a more comprehensive development that meets the vision of the Old Mill Drive Diamond Supplementary Planning Document.

- 2.6 By allocating part of the land to accommodate the representation by Cushman and Wakefield, the Qualifying Body is concerned that the whole of the site could be at risk of piecemeal development in the future, as plots become available, that consists purely of housing and threatens the commercial vibrancy and vitality of the village centre.
- 2.7 The trigger for this policy area to be moved from Reserve to Allocated would be when the whole of the site becomes available.