



Storrington, Sullington and Washington Neighbourhood Plan



Question 6

Is the site at Angells Sandpit, an appropriate location for housing and is 15m rather than 20m as required by Natural England, an appropriate buffer to the adjacent SSSI, can an acceptable access be achieved, will it have an adverse impact on the adjacent listed building and are there any land contamination issues relating to its development? Should the Built-Up Area Boundary be extended to link with Water Lane?

- 6.1 The site is an infilled quarry, filled with inert waste some years ago. It is adjacent to Sullington Warren, an SSSI and also close to a listed building, Chestnut Cottage.
- 6.2 The proposal is for 6 houses with access from Heather Way, a private lane, onto the A283 and the site was included on that basis. The developers have stated that they have secured the access, although we have yet to see concrete evidence of this.
- 6.3 It was considered that access onto Water Lane would not be appropriate as this would impact the listed building and rural character of the Lane.
- 6.4 To date, the QB has not been presented with any evidence of any contamination issues. However it is our understanding that a desk top assessment of this matter has been prepared and will be submitted to Horsham District Council's Environmental Health Officers, who will provide a further view to the Examiner on this particular issue.
- 6.5 English Heritage was consulted, along with the National Trust, which controls the adjacent Sullington Warren. Neither organisation raised any objection to the inclusion of the site.
- 6.6 The QB does not consider that the BUAB should be extended to Water Lane because of the presence of the SSSI.