

Matter 9, Issue 2

Q14. Is Strategic Policy HA18: Storrington & Sullington Housing Allocations sound?

a) STO1?

Response:

No.

This site was assessed (by HDC) under the Neighbourhood Plan site assessment as:

“Suitable: No

Achievable: No

Available: Yes

Site is not considered suitable for allocation in the Plan due to its impact on the local landscape and a grade II Listed Building as well as having poor access.”

It was previously refused at an appeal for 102 houses on one field, affecting the Grade II* West Wantley. It was deemed by the Inspector to be an unsustainable site. He ruled that the harm outweighed the public benefit.

There appears to be no explanation of or justification for the fact that this site is now considered suitable or why assessments made at that time have since been altered. It now encompasses three fields, affects 3 Listed Buildings, will have a greater impact on the local landscape, still has poor access and is still in the same unsustainable location. The harm is now greater and the public benefit is less.

It is interesting to note that HDC acknowledge that there will be coalescence as they state that “Proposals should also look to minimise coalescence between Storrington and West Chiltington”. So surely this is contrary to Policy 15?

b) STO2?

Response:

Although actually in Thakeham, this site has been included under Storrington, with no explanation of why. The site was rejected from the Thakeham Neighbourhood Plan and again there appears to be no explanation of or justification for the fact that this site is now considered suitable, despite nothing having changed. The site is outside the BUAB and in the countryside. It is a considerable distance from the centre of Storrington with its services and, again, would encourage residents to use

their cars to access facilities. The school at the Rock Road site is scheduled for closure so the nearest school will be a considerable distance away and not practically accessible on foot.