

Extract of LP with Track Changes (Nov 2022)

Strategic Policy **HA20HA18**: Storrington & Sullington

10.138 Storrington is a village located in the south of the District, to the north of the South Downs, located approximately 13 miles (21km) south of Horsham. The South Downs National Park boundary abuts much of the southern edge of the village. The village is identified in the settlement hierarchy as a Small Town/Larger Village, and acts as a hub for smaller surrounding settlements, as it benefits from a good employment offer and a range of services and facilities. The A283 bisects the village centre generating high volumes of vehicular traffic and congestion, resulting in the deterioration of air quality. This has led to the designation of an Air Quality Management Area (AQMA) within the village centre. Due to the boundaries of Storrington Parish, some development associated with Storrington village will come forward in Thakeham Parish.

10.139 To ensure no adverse effect on the integrity of the Arun Valley SPA/Ramsar site. The applicant will be required to provide evidence that the development will not result in an adverse effect on the integrity of the Arun Valley SPA/Ramsar. To achieve this, surveys will be required to determine habitats and current use of the site to determine if it does support a significant population of qualifying species. Where habitats are suitable, non-

breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Surveys should be required to be undertaken during autumn, winter and spring and more than 1 year of surveys may be needed (to be agreed in consultation with the local planning authority and Natural England). If habitat within the site is identified to support significant populations of designated bird features, avoidance measures and mitigation will be required, such as the creation of replacement habitat nearby, and the planning application will likely need to be supported by a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity.

Strategic Policy **HA20HA18**: Storrington Village Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least 125 homes:
 - STO1: Land to the north of Melton Drive, 4.7 hectares and Land South of Northlands Lane, 6 hectares (70 homes).
 - STO2: Land at Rock Road [Thakeham Parish], 3.65 hectares (55 homes).
2. Any development within Storrington must be accompanied by an Air Quality Impact Assessment and Emissions Mitigation Assessment.
3. To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application is supported by a HRA and a wintering bird survey.
4. In addition to meeting national and Local Plan requirements, development will be supported where proposals:

STO1

- a) Come forward as a single, comprehensive development, in order to optimise the use of land;
- b) Deliver vehicular access from Fryen Lane;
- c) Have appropriate regard to the setting of West Wantley Farmhouse (Grade II*) and East Wantley Farm (Grade II);
- d) Are supported by a landscape-led masterplan which will inform site layout and minimise coalescence between Storrington and West Chiltington village; and
- e) Have regard to the setting of the South Downs National Park.

STO2

a) ~~Have~~Ensure that appropriate regard ~~is~~should be given to the impact on nearby listed building Penfolds (Grade II); and

b) Have regard to the setting of the South Downs National Park.