



Project	Chantry Industrial Estate and Chantry Quarry (SA:455)
Document	Horsham District Council Local Plan 2023-2040 Matter 2 Hearing Statement obo Dudman Chantry (Industries) Limited

Matter 2 – Plan Period, Vision, Objectives and the Spatial Strategy

Matter 2, Issue 2 – Whether the Spatial Vision and Objectives are justified, effective, consistent with national policy and positively prepared?

Q1. Is the vision clearly articulated? Is the relationship between the vision and objectives clear? Are the Plan's vision and objectives soundly based? How do they relate to the longer term context set out in paragraph 1.2 of the Plan?

The Spatial Objective (SO) 6 seeks to protect and enhance the character and built heritage of the settlements in the district whilst SO 7 sets out within 'smaller market towns' to meet employment needs and create opportunities to foster economic growth and regeneration, supporting technological upgrades and change. Whilst SO 8 seeks to protect and promote economic development which is appropriate within the existing hierarchy, including re-use of brownfield land. Whilst SO 9 and 10 recognises the role of smaller market towns as secondary hubs to meet local needs for a range of facilities including employment.

The spatial strategy does not adequately meet the vision and objectives and thus are not soundly based, effective or positively prepared. The meagre combined allocation for 125 houses at Storrington is considered to risk the vitality of the settlement's existing facilities in failing to provide for sufficient growth based on the level of services available.

Storrington offers an excellent opportunity for greater levels of growth and the sites at Chantry Industrial Estate and Quarry (SA544) provide the opportunity to meet both housing and employment growth whilst utilising brownfield land as an organic extension to the settlement. The site abuts the settlement boundary and is formed of a larger brownfield site, with the existing industrial estate occupying the southern parcel and the quarry across the north with only a small section of greenfield adjacent to the settlement boundary. Allocation of this site for redevelopment for employment and housing would adhere to the NPPF key strategy for making the best use of previously-developed land.

The existing industrial estate is substandard and does not meet the Minimum Energy Efficiency Standards (MEES) and is in need of redevelopment, the landowner is keen to undertake this project in order to provide fit for purpose, modern business accommodation. It is however unviable to do so without the support of facilitating residential development to cross-fund the commercial development. Allocation of the site would enable sustainable and balanced mixed use growth the settlement offering high quality local employment and housing.

Q2. Objective 9 refers to "smaller market towns" – how does this relate to the settlement hierarchy set out in Strategic Policy 2?

Falling within the settlement type below Horsham, there can be little doubt that Storrington is one of the most sustainable settlements in the district which needs greater investment and growth to support its ability to thrive as a settlement.

Q3. Do the objectives recognise the need for and role of services and facilities outside of the main town, smaller towns and villages (Tier 1 and 2)? If not, should they?



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The range of services and facilities in Storrington are very good, supporting not only the community within settlement but also the wider more rural community which surrounds the settlement. No new employment allocations have been made within the settlement and although Water Lane Trading Estate further north in the settlement has been defined as a key employment area, Chantry Industrial Estate and Quarry have not, no doubt on the basis that the current offer is substandard and in need of significant investment.

With the need to address air quality in the settlement as well as seeking to reduce the need to travel by private car and focus development on brownfield land, allocation of the site SA544 could help fulfil a number of the plans key objectives, for which there is no barrier to delivery.

Matter 2, Issue 3 – Whether the Spatial Strategy and overarching policies for growth and change are justified, effective, consistent with national policy and positively prepared?

Q1. What is the proposed distribution of development (housing and employment) for each settlement and type identified in the settlement hierarchy (in total and for each year of the plan period)? Is this distribution justified and effective?

In our view, the plan relies too heavily on delivery of larger strategic sites and fails to allocated sufficient housing within 'Small Towns and Larger Villages/ Medium Villages'. The spatial strategy fails to support proportionate growth at these key settlements for which the constraint of water neutrality could be addressed in the shorter term on bespoke basis without the need to rely on SNOWS, addressing the under delivery in the early period of the plan.

Q5. Should Strategic Policies 2 and 3 be more specific in terms of the amount of housing and employment land to be provided within each settlement or settlement type over the Plan period in the interests of effectiveness?

In our view, setting out a specific quantum of development in terms of policies 2 and 3 would further highlight the failure to direct sufficient proportionate growth to appropriate size settlements, such as Storrington. Setting out clear development goals based on the scale of the settlement and associated services and facilities would inevitably lead to greater certainty and ultimately increased delivery of suitable sites at the most sustainable settlements. It would also provide greater certainty in respect of assessing windfall development.