

NP Site Assessment  
Melton Drive Fryern Road

Site 16 - Fryern Road field, north of Melton Drive, Storrington		
SA Objective	Comment	Potential effect
Housing	The site on the edge of Storrington could accommodate up to 100 dwellings. Given the size of the development the scheme could include affordable housing. Overall this would make a positive contribution to this objective	+
Community Facilities	Given the size of the site open space and play equipment could be provided as part of the scheme.	+
Biodiversity	There are no designated sites either within or adjacent to the site. Protected trees are located adjacent to the southern boundary of the site. However, overall the contribution to this objective would be neutral	-
Landscape	The landscape to the north, east and west of the site has a rural character which would be significantly negatively affected by large scale development of this site	x
Heritage	A Grade II* Listed Building lies 100m to the north of the site. There could be harm to the setting of this Listed Building giving a negative effect on this objective (this was argued in an appeal for 102 dwellings which was dismissed partly on these grounds).	x
Transport	Some of the facilities in Storrington are accessible by sustainable modes of transport. Vehicular access would be via a narrow road onto Melton Drive between some existing residential properties. There would be an increase in traffic through this residential area. The alternative would be via Fryern Road which is a country lane.	x
Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. Given the size of the development this could have a significant effect on this objective.	+
Flooding	Site lies within Flood Zone 1 but Flood Zone 2 lies 100m from the northern boundary. Overall the effect on this objective would be neutral	-
Environmental Quality	The site is unlikely to have contamination issues. Part of the site is classified as having grade 3 quality agricultural land. Storrington village centre has issues with poor air quality and development of this size could have a cumulative effect on this without the appropriate mitigation	x
<b>Conclusion</b>	The proposed development site would bring benefits of a significant level of housing and likely associated community facilities and the contribution to the local economy. However, the site also has constraints and potential negative effects via the impact on a Listed Building and the rural character of the area. Overall the proposed site would have a <b>negative</b> effect on the sustainability objectives in the SA framework.	

	properties nearby; the facilities and a bus stop in Washington village are within a 15 minute walk. The main contribution that this site would make is providing housing for the parish which has very limited options for such sites given its location in the national park and with a significant amount of heritage assets and may support local services such as the local primary school. This potential outweighs the negative aspect of the site being away from the built up area boundary. It is also located within an existing residential enclave. Although not allocated in the plan as there is less certainty as to the deliverability of this site, the policy changes enable such a site to come forward in time. Mitigation should be provided where possible to offset negative impacts arising from additional housing in this location.	
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*NP Site Assessment  
other side Fryern Road*

Site 35 - Land off of Fryern Road, Storrington		
SA Objective	Comment	Potential effect
Housing	This is a large site which has the potential to deliver a significant number of housing (160) for Storrington village. With this scale of development and range of tenures (including affordable housing) and mix of house sizes could be achieved. Overall this would make a strong positive contribution to this objective	+
Community Facilities	No community facilities would be lost if this site was developed but given the scale of the proposed development provision of open space and play equipment etc. is likely to form part of this scheme	+
Biodiversity	The site is not within or adjacent to an area with a biological designation. Whilst ecological surveys would be necessary no specific biodiversity impacts have been identified that could not be mitigated.	/
Landscape	Although there is no landscape designation covering this site it is open to the north and development in this location would have a negative effect on the rural character of this area; as well reducing the gap between Storrington and West Chiltington Common. This site can also be viewed from the National Park to the south given its relatively prominent ridge-top location. Development in this location would significantly alter the existing pattern of development. After considering the site specific circumstances it is considered highly unlikely that the harmful effects could be adequately mitigated against.	x
Heritage	There are no designated sites within or adjacent to the site	-
Transport	A range of facilities are within cycling and in theory, walking distance of the proposed site. However, the Highway Authority has previously objected to the lack of safe and secure pedestrian access to the site. Fryern Road does not have a continuous footpath and the use of the existing Public Rights of Way from the site to the centre of the village is not considered to be a safe and secure option as the route is secluded.  There is local concern over the level of traffic along Fryern Road but the Highway Authority did not object to a previous application on this basis. Although traffic flows would increase they are unlikely to be severe (in terms of the requirements of the NPPF)	x

Economic development	Additional houses in this location would support the shops and businesses in the village making a contribution to this objective. Given the size of the development this could have a significant effect on this objective.	+
Flooding	Flood zone 3 is located adjacent to the south west boundary of the site. A flood risk assessment should be a requirement of a site specific policy if this development is allocated in the Plan	-
Environmental Quality	The site is unlikely to have contamination issues. The site is classified as having grade 3 quality agricultural land. Storrington village centre has issues with poor air quality. Without the appropriate mitigation development of this size could have a cumulative and individual effect given the relatively large scale of the site, as it would result in more car journeys through the village.	x
<b>Conclusion</b>	Although the site could make a significant contribution for additional housing for Storrington and is within close proximity to the village centre there are potential negative effects which override this benefit. The main potential negative effects are on views from the National Park, impact on the rural character of the area and due to the scale of development reducing the gap between two villages. Overall the proposed site would have a negative effect on the sustainability objectives in the SA framework.	

<b>Site 36 - Land off of Kithurst Lane, Storrington</b>		
<b>SA Objective</b>	<b>Comment</b>	<b>Potential effect</b>
Housing	The site could deliver up to 12 units which could, therefore, include some affordable housing. The site is within walking distance of most facilities in Storrington. Development here would, therefore, make positive contribution to this objective.	+
Community Facilities	No facilities are proposed as part of the development and given the size and location of the site additional green space provision is likely to be limited. No community facilities would be lost; making the proposal neutral in relation to this objective.	-
Biodiversity	There are no designated sites either within or adjacent to the site.	-
Landscape	The site consists of two linked parcels of land. The more northern parcel of land is in an elevated position above Kithurst Lane and the neighbouring properties to the west of the site. This area is well screened in terms of views from the National Park by a line of trees adjacent to the cemetery. However, depending on the height of the buildings these could have a negative effect in terms of urbanising effect on this Lane. Furthermore, one of the proposed new access points could require the loss of a significant part of the existing hedgerow; changing the character of the Lane. An access from Cemetery Lane could alter the character of the lane which is part of the setting of the conservation area. The southern piece of land is open to the wider countryside and the National Park beyond. Development here would have a negative effect on the landscape objective but impacting on the rural character of this area and the visual amenity of the National Park.	x
Heritage	There is a Listed Building 120m south east of the site. Development on the northern part of the site would not impact on this building. However, development on the southern parcel of land has the potential to impact on the Listed Building as the eastern boundary of the site is open.	x