



## **ASHINGTON PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT CRITERIA & SCORING PART 1 – preliminary assessment**

Ashington Parish Council is looking at the potential availability of land for a range of uses across Ashington Neighbourhood Plan Designated Area (Ashington Parish) up to 2031. This exercise is being undertaken as part of the evidence base to support the preparation of Ashington Neighbourhood Plan.

Sites submitted to the Parish Council will be in the public domain and the information submitted will not be treated as confidential.

Please provide as many details as possible as this will help give an accurate assessment of your site – eg if your site lies partly within/out the BUAB, is partly brownfield/greenfield etc then give us FULL details.

We may contact you to clarify your scoring and reserve the right to challenge and amend where it is justified.

Part 1 Preliminary Assessment is intended to ‘screen out’ those sites that are not in compliance with the Horsham District Council HDPF and these sites will not be taken further in the Neighbourhood Plan. Sites ‘passing’ Part 1 will be subject to more detailed assessment and landowners/agents will be required to provide detailed plans for potential development of the site. Part 2 assessment will determine how the proposed development will deliver benefit to Ashington.

Deadline for submission of this form = 7<sup>TH</sup> DECEMBER 2016

**To be completed by the landowner/agent/Developer:**

Site name & address, attach red-line map: Land north of Rectory Lane, Ashington

**Gross area (ha):** 7.07ha

**Is the site available for development?** Give timescales e.g. 0-5years, 6-10 years, 11-15 years, 20+ years. If required, the Site could begin to deliver within the next 5 years (0-5 years), however we would like to work with the Parish Council to understand their views on when this Site could come forward.

**Are there any constraints on development?** None known at this stage.

**Name & contact details of titled owner and their agent:**

Glenn Coles, Taylor Wimpey Strategic Land, Colvedene Court, Wessex Business Park, Colden Common, Hampshire [Glenn.Coles@taylorwimpey.com](mailto:Glenn.Coles@taylorwimpey.com)



<p>3</p>	<p>Existing/previous use (10 years). Describe.</p> <p>Soil type (Grade 1,2,3a,3b,4 or 5)</p> <p>Agricultural history</p> <p>Contamination – have activities taken place on the land in the past that could have left the site contaminated? Describe.</p>	<p>Soil type 1,2,3a = <b>R</b></p> <p>Soil type 3b = <b>A</b> Soil type 4,5 = <b>G</b></p> <p>Agricultural Use:</p> <p>Never = <b>G</b></p> <p>Recently (last 5 years) = <b>A</b></p> <p>Current = <b>R</b></p> <p>None = <b>G</b></p> <p>Yes, but clean-up is possible = <b>A</b></p> <p>Yes, difficult to clean up = <b>R</b></p>	<p><b>A /G</b></p> <p><b>R</b></p> <p><b>G</b></p>	<p>Detailed ground condition surveys have yet to be undertaken on this Site. This information will be made available ahead of the Stage 2 site selection process.</p> <p>The Site is Grade 3/4 agricultural land - light clay with greensand.</p> <p>The Site is currently in Agricultural use. The Site has a very low agricultural yield, less than 2.5 tons of winter wheat.</p> <p>There are no known historical uses that would suggest the land could be contaminated. The crops grown on the land are organic, and fertilizer has not been used for 3+ years.</p>
<p>4</p>	<p>Surrounding land uses – housing, business, fields, density of any adjoining development.</p>			<p>Land to the north, west and parts of land to the east of the Site are fields in agricultural or pastoral use. Land immediately east of the Site features an existing dwelling house and number of temporary structures to its rear. Land to the south of the Site is comprised mainly of residential uses, including Penn Gardens and Blakiston Close.</p> <p>Chactonbury Nursery also lies to the south of the site, which is subject to an ongoing planning appeal against the refusal of Horsham District Council to grant consent for 77 new homes.</p>

5	Site boundaries e.g. hedgerow, trees, fences, watercourses		A well-established hedgerow and tree line surrounds the site on all boundaries. Rectory Lane runs along the site's southern boundary, while Lancing Brook borders the northwestern edge.
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6	<p>Flood Risk (from Environment Agency defined Zones). Provide details.</p> <p>Has the site suffered any surface water flooding? Where does surface water flow to? Describe</p>	<p>None = <b>G</b></p> <p>Low risk = <b>A</b></p> <p>Medium Risk = <b>R</b></p> <p>High Risk = <b>R</b></p>	<p><b>G</b></p> <p>The site is in Flood Zone 1, an area of limited flood risk. This is a less than a 0.1% chance of flooding occurring in each year. This has been confirmed by Horsham District Council's Strategic Flood Risk Assessment (2010), which confirms the site doesn't lie in an area of flood risk.</p>
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7	<p>Are there any potential impacts on:</p> <p>Score each impact separately.</p> <p>a. Heritage - conservation areas, archaeological sites, Listed buildings, locally important historic buildings, ancient monuments</p> <p>b. Trees/ancient woodland – will any trees/woodland be affected by development, TPO numbers</p> <p>c. Ecology – could the site be home to protected species/habitats eg bats, great crested newts</p> <p>d. Green/open spaces – would development affect any existing amenity space</p> <p>e. PROW – are any affected by the development. Would any be improved or new routes be provided</p> <p>f. Will the development decrease the separation of settlements? Describe.</p> <p>g. Are any SSSI's, SNCI's or other recognised designations affected by the development</p> <p>h. Other. Describe impacts</p>	<p>None = <b>G</b></p> <p>Near the site (give distance) = <b>A</b></p> <p>Within the site = <b>R</b></p>	<p><b>G</b> a. There are no conservation areas, archaeological sites, ancient monuments within or near the site. The nearest known heritage asset is a Grade II listed building (Laurel Cottage Orchard) circa 250m to the east of the site.</p> <p><b>G</b> b. There are several trees within the site. None are known to be subject to a tree preservation order. The value of the trees on Site will be established through an arboricultural assessment.</p> <p><b>G</b> c. No ecological studies completed for this site to date. Likely habitats include the existing hedge/tree rows surrounding the site. The site is currently under arable cultivation and so is unlikely to have a high ecological value. The ecological value of the Site will be established through detailed surveys.</p> <p><b>G</b> d. No.</p> <p><b>G</b> e. No</p> <p><b>G</b> f. No. Land to the southwest of the site is already developed (Penn Gardens) and would represent a built development extent beyond what would be proposed on this site. The nearest settlement to the west of the site, circa 1 mile as the crow flies, is Thakeham. The land between the site and Thakeham is characterized by agricultural land enclosed by hedgerows and tree lines, consequently, visibility between the two settlements is limited.</p> <p><b>G</b> G. N/A</p>
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8	<p>Proximity to village/local services (by recognised footways/roads not PROW):</p> <p>a. BP Garage</p> <p>b. Co-op (London Road shops)</p> <p>c. School</p> <p>d. Community Centre</p> <p>e. Red Lion Pub</p> <p>f. Nearest bus stop on London Road, Metrobus no23 (give location)</p> <p>g. nearest children's play area (give name)</p> <p>h. Health Services e.g. GP surgery</p>	<p>Within 250m = <b>G</b></p> <p>Within 250m to 1km = <b>A</b></p> <p>Over 1km = <b>R</b></p>	<p><b>A</b></p> <p><b>A</b></p> <p><b>A</b></p> <p><b>A</b></p> <p><b>R</b></p> <p><b>R</b></p> <p><b>A</b></p> <p><b>R</b></p>	<p>A – BP Garage – Circa 800m (or 9 minute walk)</p> <p>B Co-op (London Road Shops) – Circa 900m (or 10 minute walk)</p> <p>C – School – Circa 600m (or a circa 6 minute walk) via Meiros Way OR Circa 500m (5 minute walk) via public footpath behind Chactonbury Nurseries</p> <p>D – Community Centre – Circa 600m (or around a 6 minute walk) via Meiros Way OR Circa 500m (5 minute walk) via public footpath behind Chactonbury Nurseries</p> <p>E – Red Lion – 1.3km (around a 12 minute walk)</p> <p>F – Bus Stop (Rectory Lane / London Road Junction – opposite Car Sales Garage) - 500m (circa 5 minute walk)</p> <p>G – Foster Lane Play Area- Circa 600m (or around a 6 minute walk) via Meiros Way OR Circa 500m (5 minute walk) via public footpath behind Chactonbury Nurseries</p> <p>H – Health Service – Pharmacy on London Road – 1.3km (12 minute walk) – nearest GP Surgery is the Glebe Surgery in Storrington – Circa 4 miles distance from the Site.</p>
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9	Topography of land (or other known physical constraint eg unstable land, geology). Provide details	Broadly level = <b>G</b> Slightly Sloping = <b>A</b> Steep slope = <b>R</b>	<b>A</b>	Detailed site surveys will be completed to support the Site at stage 2. The Site currently slopes slightly to the northwest to Lancing Brook. The site's topography is not considered to be prohibitive of development.
10	Landscape – is the site viewable from Public Rights of Way, does the site have an adverse impact on the landscape, can it be viewed from nearby hills and SDNP. How will the landscape be protected, give details	Big impact = <b>R</b> Some impact but mitigation is possible = <b>A</b> No impact = <b>G</b>	N/A	A detailed landscape assessment will be submitted to support the Site's promotion at the Stage 2 process.  Horsham District Council's Landscape Character Assessment identifies the site as being part of the Broadford Bridge to Billingham Farmlands Landscape Character Area, and the District's Landscape Capacity Study identifies the site as having moderate development capacity.
11	Planning History – any previous approvals/refusals, applications, appeals. Any <u>relevant</u> previous planning information.	No applications/refusals = <b>G</b> Yes, specific development proposal approved = <b>G</b> Yes, specific development proposal refused = <b>A</b> Yes, several development proposals refused = <b>R</b>	<b>G</b>	No applications or refusals on the Site.
12	Any access, transport, traffic and/or parking related issues relevant to development? How would the site be accessed? Is access via an adopted highway? Can the site be accessed by bicycle or on foot? Describe	No issues = <b>G</b> Yes, some issues = <b>A</b> Yes, significant issues = <b>R</b>	<b>G</b>	The site abuts Rectory Lane and it is expected that the main vehicular, cycling and pedestrian access for the Site will be achieved off this Lane. There are no known issues with securing access from Rectory Lane, although this will be re-affirmed through detailed transport assessments for the Site.



13	<p>Is the site served or capable of being served by necessary utilities? Do utilities providers have the capacity to serve the site without significant upgrade? Mark as 'don't know' if you are not sure. This information will be required at some stage so you may wish to make enquiries.</p>	<p>Site is already connected = <b>G</b>  Site could be connected but some infrastructure expansion may be required = <b>A</b>  The site could not easily be connected to necessary utilities without incurring significant costs or without significant upgrade to a utilities provider's network = <b>R</b></p>	N/A	<p>Unknown at this stage. Detailed utilities assessments and engagement with stakeholders / utility providers will be undertaken.</p>
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14	What is your overall vision for the site? Houses, business, retail, medical etc. We do not require detailed proposals at this stage – just a brief description of your vision.		N/A	Please see our accompanying document.
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**Name and position of person completing this form: Glenn Coles, Strategic Land Assistant, Taylor Wimpey**

**Date: 7 December 2016**

**Site Assessment Summary document (to be completed by Neighbourhood Plan Steering Group)**

SITE NO. & Site name

Site description:

Landowners Vision:

Development (housing, business etc) envisaged by Steering Group:

Availability:

Site Score (Number of **R**, **A**, **G**)

Selection decision:

Other comments: