



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 = **7TH DECEMBER 2016**

To be completed by the landowner/agent/Developer:

Site name & address, attach red-line map
Land at Church Farm House, Church Lane
Red lined SHELAA map attached
Red lined “Natural” BUAB map attached

Gross area (ha):
c10

Is the site available for development? Give timescales eg 0-5years, 6-10 years, 11-15 years, 20+ years.

0-5 years: the site is available for immediate development

The site in total is quite large, including land very close to the natural centre of the village (the Church, Recreation Ground, Scouts Hall, Sports Hall, Youth Club, Community Centre) with access from Church Lane, and extending further South with access from Malthouse Lane.

Development of the site could be considered in whole or in part, perhaps in phases over a number of years, perhaps starting with the area closest to the village and existing BUAB.

Are there any constraints on development?

No

Name & contact details of titled owner and their agent:

M R & L J Woolley

Church Farm House, Church Lane, Ashington RH20 3JX 01903 892163

Given the very preliminary nature of the site review no agent has been appointed and no professional plans prepared.

Has the site been submitted to HDC Strategic Planning (SHELAA) for assessment? SHLAA reference number:

Yes: SA122

Complete the table:

No	Criteria	Measures	Score	Comments
1	Within Built Up Area Boundary	Yes = G No, abuts BUAB = A Distance from BUAB: Abuts	G/A	Technically the site abuts the BUAB, but that boundary is not a logical one, and at least part of the site is within a more natural BUAB line; see red line on the attached map. For some historic reason the BUAB deviates from its natural line round the village and excludes both the Church and Church Farm House (one of the few homes in the central village technically outside the BUAB).
		SHELAA designation: R , A , G	A	Shaded yellow
2	Brownfield, Greenfield, Previously Developed Land, employment land, Infill development. Describe.	Infill in residential area = G Brownfield/PDL = G Employment/business land = A Greenfield (unused farmland/nursery land) = R	G R	Part of the site is Infill between the Church Close estate and Church Farm House Part of the site is a copse and part is unused

		Greenfield (farmed or wooded) = R Greenfield (scenic/countryside) = R		farmland
3	Existing/previous use (10 years). Describe. Soil type (Grade 1,2,3a,3b,4 or 5) Agricultural history Contamination – have activities taken place on the land in the past that could have left the site contaminated? Describe.	Soil type 1,2,3a = R Soil type 3b = A Soil type 4,5 = G Agricultural Use: Never = G Recently (last 5 years) = A Current = R None = G Yes, but clean-up is possible = A Yes, difficult to clean up = R	G G G	Part garden field; part copse; part fields left fallow; part occasional hay Likely 3b or 4; would need proper assessment Part never used; part not used in last 36 years (since 1979); part occasional hay None
4	Surrounding land uses – housing, business, fields, density of any adjoining development. Provide details.			Abuts Church Close estate and village centre; the Church, Recreation Ground, Scouts Hall, Sports Hall, Youth Club and Community Centre
5	Site boundaries eg hedgerow, trees, fences, watercourses			Fencing; leylandii, trees
6	Flood Risk (from Environment Agency defined Zones). Provide details. Has the site suffered any surface water flooding? Where does surface water flow to? Describe	None = G Low risk = A Medium Risk = R High Risk = R	G G	None None Surface water flows to established streams
7	Are there any potential impacts on: Score each impact separately. a. Heritage - conservation areas, archaeological sites, Listed buildings, locally important historic buildings, ancient monuments	None = G Near the site (give distance) = A Within the site = R	A	Grade 2 house in vicinity Parish Church in vicinity c 0.25km at closest Both buildings being closer in proximity to the existing Church Close estate than the main site

	<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..</p> <p>Describe impacts</p>		<p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p>	<p>No</p> <p>Full assessment would be undertaken at next stage</p> <p>No</p> <p>None affected; potential to enhance footpath from Church Eastwards</p> <p>No</p> <p>No</p> <p>No</p>
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 childrens play area (give name)</p> <p>h. Health Services eg GP surgery</p>	<p>Within 250m = G</p> <p>Within 250m to 1km = A</p> <p>Over 1km = R</p>	<p>A</p> <p>A</p> <p>G</p> <p>G</p> <p>A</p> <p>A</p> <p>G</p> <p>R</p>	<p>Red Lion stop</p> <p>Recreation ground play area</p> <p>Steyning, Storrington or Pulborough</p>
9	<p>Topography of land (or other known physical constraint eg unstable land, geology). Provide details</p>	<p>Broadly level = G</p> <p>Slightly Sloping = A</p> <p>Steep slope = R</p>	<p>G</p> <p>A</p>	<p>Level closest to BUAB</p> <p>Some sloping further South and West</p>
10	<p>Landscape – is the site viewable from Public Rights of Way, does the site have an adverse impact</p>	<p>Big impact = R</p> <p>Some impact but mitigation is possible = A</p>	<p>G</p> <p>A</p>	<p>Not viewable closest to BUAB or West area</p> <p>Viewable further South</p>

	on the landscape, can it be viewed from nearby hills and SDNP. How will the landscape be protected, give details	No impact = G		Any necessary landscape protection and screening will be considered at next stage
11	Planning History – any previous approvals/refusals, applications, appeals. Any <u>relevant</u> previous planning information.	No applications/refusals = G Yes, specific development proposal approved = G Yes, specific development proposal refused = A Yes, several development proposals refused = R	G	None
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 = G Yes, some issues = A Yes, significant issues = R	G G	Closest to BUAB: access off Church Lane adopted highway Extreme South: access off Malthouse Lane adopted highway Access on foot and bicycle is possible
13	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.	Site is already connected = G Site could be connected but some infrastructure expansion may be required = A The site could not easily be connected to necessary utilities without incurring significant costs or without significant upgrade to a utilities provider's network = R	G A	Closest to BUAB and Malthouse Lane Further from boundaries; a main sewer runs through the site
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.			At this stage we await feedback from the Neighbourhood Plan to help shape the vision for the site as part of the village moving forward, at which point ways to integrate with the Plan can be developed. At this stage there is complete flexibility with

			<p>regard to the proposed integration of the site into the village</p> <p>Based on the current understood needs of the village use is likely to be primarily housing, mixed with additional village amenities and amenity space to suit both the development and an enhancement geographically of the natural village centre.</p> <p>Other uses could be discussed</p> <p>Parts of the site lend themselves to Public Open Spaces (eg a copse could have amenity benefit for the community)</p> <p>Footpath(s), both existing and additional, through the site could be enhanced.</p> <p>Views are currently flexible awaiting output from the Neighbourhood Plan</p>
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Name and position of person completing this form:

M Woolley; landowner

Date: November 21st, 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: