



ASHINGTON PARISH NEIGHBOURHOOD PLAN PART 1 SITE ASSESSMENT DECISIONS

Part 1 Site Assessment forms sent out 2nd November 2016, deadline for return 7th December 2016. Reminders sent out 8/12/16. Decisions made by Steering Group 6th February 2017. Decision letters sent out 13/14 February 2017, Appeal period to 31 March 2017. Part 2 will start when Community & Housing Needs are known.

Sites will be rejected at Part 1 Site Assessment if they are:

Housing proposals on greenfield or brownfield sites isolated from the BUAB unless they are for a house/houses at that location in order to support an existing, viable rural business on the site (ie essential to the particular countryside location).

Criteria necessary to pass to Part 2 Site Assessment:

1. Within the BUAB (greenfield or brownfield) – priority will be given to these sites
2. Abutting the BUAB (greenfield or brownfield) – Part 2 proposals should meet an identified community need and be appropriate in size to a Medium Village (as defined in HDPF). Priority will be given to brownfield sites.
3. Employment proposals (linked to an existing rural business, enabling development for existing business)

Results of Part 1 Assessment

No		Part 1 form by 7/12/16	BUAB? G, A, R	Brownfield/ Greenfield	Proposal from Owner/Agent	Steering Group Comments	Steering Group Part 1 decision and informal comments
1	Chanctonbury Nurseries,	Yes	G – northern	A – northern	77 homes plus some open space & s106	Northern @third is within BUAB and HDPF highest	Proceed to Part 2 Issues to consider: this is a business

	Rectory Lane		@third A – southern two @thirds	two @thirds R – southern @third	funds	priority for development. Middle @third is abutting BUAB, brownfield and HDPF medium priority for development. Southern @third is abutting BUAB, greenfield so any development should meet identified need	site, partly greenfield abutting BUAB so proposals should meet identified need and be appropriate in scale for a medium village. Possible mixed business/ residential use? Expansion into countryside. Planning Application refused by HDC, Appeal dismissed.
2	Land adjacent to Spring Gardens	Yes	R	R	Mixed use enterprise: employment space for start-up & rural businesses, up to 5 live/work units, tourist/visitor accommodation, extension of horticultural operation	Isolated from BUAB, greenfield Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for housing. However, Criteria 3 (above) may apply and adjacent to business park so commercial use could be explored.	Proceed to Part 2 Issues to consider: access, noise from A24. How do proposals support existing business?
3	Land south of Ashington House, Old London Road	Yes	R	R	Up to 40 homes plus open space, s106 funds	Isolated from BUAB, greenfield Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for housing.	Reject
4	Land north of Oast House	Yes	A	R	77 homes plus open space for community	Abutting BUAB, greenfield site	Proceed to Part 2 Issues to consider: any development

	Farm, Billingshurst Road				use eg football pitches		should meet identified need and be appropriate in scale for a medium village. Expansion into countryside..
5	Land at Church Farm House, Church Lane	Yes	A	R	Complete flexibility, depends on village needs. Possible housing, amenities, open space, footpath improvements	Abutting BUAB, greenfield site	Proceed to Part 2 Issues to consider: any development should meet identified need and be appropriate in scale for a medium village. Expansion into countryside.
6	Land at Church Farm, Church Lane	Yes	A	R	Housing plus community facilities. 80-100 homes possible, transfer of land to school for extension	Abutting BUAB, greenfield site	Proceed to Part 2 Issues to consider: any development should meet identified need and be appropriate in scale for a medium village. Expansion into countryside.
7	Land at Holly Gate, Billingshurst Road	Yes, by NHPlan Clerk on behalf of owner	R	R	Possible bungalows	Isolated from BUAB, greenfield Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for housing.	Reject
8	Land at Kensetts Stables, Hole Street	Yes	R	R	Up to 4 small, single storey commercial units, single dwelling	Isolated from BUAB, greenfield Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for housing. However, Criteria 3 (above) may apply.	Proceed to Part 2 Issues to consider: not an existing business park, dwelling would need to be essential to location ie linked to existing business unit, intensification of use, not essential to countryside location?
9	Land at	Yes	R	A	Houses and/or rural	Isolated from BUAB so	Proceed to Part 2

	Malthouse Lane, Malthouse Lane				business use	not sustainable for housing but brownfield site Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for housing. However, Criteria 3 (above) may apply.	Issues to consider: possible employment land, not residential, not an existing business park, not essential to countryside location?
10	Land west of Glebe Farm, Rectory Lane	Yes	A	R	@125 homes including affordable, possible Community Housing Trust	Abutting BUAB, greenfield site	Proceed to Part 2 Issues to consider: any development should meet identified need and be appropriate in scale for a medium village. Expansion into countryside.
11	Land at London Road (Green shed), London Road	Yes	G	A	Possible business, community or residential (to raise funds for community projects)	Within BUAB, surrounded by business/housing. Infill site	Proceed to Part 2 Issues to consider: business site
12	Old Village Hall, Sports Pavilion & Scout Hall land at Church Lane	Yes	G	G		Within BUAB, brownfield. Currently a community site	Proceed to Part 2 Issues to consider: valuable community space in centre of village. Sell for housing to raise community funds or rebuild facilities on this site?
13	'One Acre' site, Foster Lane	Yes	G	R		Within BUAB but designated Public Open Space	Proceed to Part 2 Issues to consider: open space would need to be designated elsewhere if this is sold for housing.
14	Ashington Mill, Mill Lane	Agent no longer has an	A	A	Housing	Within BUAB but business site	REJECT AS NO RESPONSE RECEIVED Appeal decision: Proceed to Part 2

		interest in the site 8/12/16. No contact details for owner.					Issues to consider: this is a business site. Possible mixed business/residential use. Flood zone Appeal based on meeting with site owner 14 th Feb 2017. Previous Agent no longer has interest in the site but owner is still keen to pursue development but did not receive correspondence sent to Agent. Additional piece of land submitted Feb 2017 (adjacent to original submission)
15	Old School, Rectory Lane	Yes	G	A/G	Only to be developed in partnership with Site 22/23. Housing proposed, Nursery will be moved to another location	Within BUAB, brownfield	Proceed to Part 2 Issues to consider: this is a community and historic building
16	Land at Chanctonbury Lodge, Rectory Lane	Yes	A	G	Housing as part of Site 1 redevelopment	Abutting BUAB, currently one house on site	Proceed to Part 2 Issues to consider: reliant on Site 1 being re-developed?
17	Land adjacent to BP Garage, Old London Road	Yes	A	G	Single residential/ work from home unit	Planning application submitted Oct 2016 DC/16/2235 Appeal decision for DC/14/1944 is relevant – small greenfield development on land abutting BUAB (but Appeal was granted before HDC could demonstrate 5 year Housing Land Supply)	Proceed to Part 2 Issues to consider: nearby service station will affect amenity of future occupiers, noise from A24? UPDATE JULY 2017 Withdrawn from Neighbourhood Plan as planning permission DC/16/2235 was granted on Appeal. Owner no longer wishes the site to be considered in the NHPlan.

18	Land at Spear Hill House, Spear Hill	Yes	R	R	Single house	Isolated from BUAB, greenfield Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for housing.	Reject
19	Land between Shona & Camwood, Mill Lane		G	G	Single house	Infill development. DC/16/2049 refused by HDC on grounds of over-development of site. Appeal lodged.	Proceed to Part 2 Appeal allowed, remove from NHPlan.
20	26 Warminghurst Close	No response despite hand delivered letter. No response by 13/2/17	G	G	?	Within BUAB, currently one property	REJECT AS NO RESPONSE RECEIVED
21	Land adjoining Meadow House	Yes	R	R	Up to 14 homes	Isolated from BUAB, greenfield site Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for housing.	Reject
22	Land north of Glebe Land	Yes Some overlap of	A	R	100-150 homes and supporting infrastructure	Abutting BUAB, greenfield site	Proceed to Part 2 Issues to consider: any development should meet identified need and be

		land between sites 22 & 23					appropriate in scale for a medium village. Expansion into countryside.
23	Land to the east and north of the Old School, Rectory Lane	Yes	G – part A - part	R	@30 homes	Part within BUAB, other is greenfield abutting BUAB	Proceed to Part 2 Issues to consider: any development should meet identified need and be appropriate in scale for a medium village, ancient orchard on site to be retained? Expansion into countryside.
24	Land west of Ashington Mill	No response before deadline of 7/12/16, Reminder sent 8/12/16, No response by 9/1/17, No response by 13/2/17	A	R	8 small commercial units plus up to 50 homes	Abutting BUAB, greenfield site. Reliant on site 14 being developed?	REJECT AS NO RESPONSE RECEIVED
25	Land at West Wolves Farm	Yes	R	R	@30-40 affordable homes	Isolated from BUAB, greenfield Based on decision notices: DC/14/1695 & DC/16/1895. Other sites in more sustainable locations are available for	Reject

						housing.	
26	The White House, Mill Lane	Yes	G – part A - part	G - part R - part	Houses	Part within BUAB, part greenfield abutting BUAB	Proceed to Part 2 Issues to consider: any development should meet identified need and be appropriate in scale for a medium village. Flooding issues need to be addressed plus landscaping as visible from PROW. Expansion into countryside.

Key planning decisions relevant to selection assessment:

DC/16/1895 Spear Hill, Ashington – HDC refused as outside BUAB on land not allocated in HDPF or NHPlan. Rural location and use is not essential to countryside location, urbanising form of development out of keeping and detrimental to character of area.

DC/14/1944 Land south of Yew Tree Cottage, Ashington – HDC refused but Appeal Allowed on the grounds of abutting the BUAB, small scale of development (up to 4 homes), sustainable location. Allowed prior to adoption of HDPF and before confirmed 5 year Housing Land Supply.

DC/15/2069 The Mill, Ashington (Change of use from storage to residential) – HDC refused on the grounds of loss of employment facility, overdevelopment of the site (9 homes proposed)

DC//14/2761 Land north of Baden House (one new dwelling) – Approved on the grounds of infill within the BUAB

DC/15/1886 Chanctonbury Nurseries (77 homes) – HDC refused on the grounds of countryside, outside BUAB, medium village, site not allocated by HDC or NHPlan. Partly greenfield, not essential to countryside location, expansion into countryside, conflicts with HDPF. Appeal is scheduled for 2017

DC/14/1695 Land south of Ashington House (up to 40 homes) – HDC refused on the grounds of outside and isolated from BUAB, medium village, poor transport links, heavy reliance on private car, not PDL, inappropriate, unsustainable and unacceptable form of development, isolated, effect on landscape, effect on nearby Listed buildings

DC/15/1389 Land west of Smock Alley, West Chiltington (Appeal upheld decision) – against Horsham District Council’s spatial strategy and effect on landscape

DC/15/2680 Land east of Tuggles Plat, Warnham (Appeal upheld decision) – against HDC’s spatial strategy and effect on open rural character of the area