



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 Oast House Farm and land adjoining Meadow House, Billingshurst Road, Ashington, RH20 3AZ

Gross area (ha):

6.82 Hectares (Please note approximately 2.7 hectares is proposed for residential development with the remainder available for the provision of a community use such as football pitches, parking and changing facilities to serve the Ashington Cougars, or such other community use to be determined through the neighbourhood plan).

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

Yes, the site is available for development within the 0-5 year timeframe.

Are there any constraints on development?

No.

Name & contact details of titled owner and their agent:

The land is owned under two titles with the Owners being Mr & Mrs Spencer & Mr & Mrs Linfield.

We, Devine Homes Plc, have options to purchase the land, and are the point of contact for discussions on the site. Our contact details are as follows:

Devine Homes Plc, St Michaels House, 111 Bell Street, Reigate, Surrey RH2 7LF

email: joe@deveinhomes.co.uk

Tel: 01737 274833

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

Yes, the site has been submitted under the SHELAA and has a reference of SA520.

Complete the table:

No	Criteria	Measures	Score	Comments
1	Within Built Up Area Boundary	Yes = G No, abuts BUAB = A No, stand alone site = R Distance from BUAB: SHELAA designation: R, A, G	A	
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	We have provided 2 scores as whilst the majority of the site is Greenfield circa 0.25

		Greenfield (farmed or wooded) = R Greenfield (scenic/countryside) = R		hectares consists of previously developed land formed of dilapidated farm buildings with associated hard standing.
3	Existing/previous use (10 years). Describe.			The site has been in agricultural use (beef and sheep) for over 10 years. There is a paddock extending to 0.42 hectares immediately to the south of Meadow Cottage which is outside this agricultural use and has no formal use.
	Soil type (Grade 1,2,3a,3b,4 or 5)	Soil type 1,2,3a = R Soil type 3b = A Soil type 4,5 = G	A	A Soil & Agricultural Desk Study has been completed for the site which classifies the land as sub grade 3b.
	Agricultural history	Agricultural Use: Never = G Recently (last 5 years) = A Current = R	R	
	Contamination – have activities taken place on the land in the past that could have left the site contaminated? Describe.	None = G Yes, but clean-up is possible = A Yes, difficult to clean up = R	A	Activities associated with the agricultural use have the potential for

				contamination. However, this is not unusual for a site consisting of some previously developed land in agricultural use and potential remediation works are not an obstacle to future development.
4	Surrounding land uses – housing, business, fields, density of any adjoining development. Provide details.	To the north of the site is the Luckista residential park home site (Static Caravan site). To the south and west are woodland and open fields. Immediately to the east are existing residential properties fronting Billingshurst Road including the Linfield Lane development. The properties fronting Billingshurst Road including the Linfield Land cul-de-sac have a overall density of 25 dwellings per hectare.		
5	Site boundaries eg hedgerow, trees, fences, watercourses			The site boundaries are principally formed of stock fences. A field ditch runs along the southern boundary of the site.
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 No.	G	The site falls within EA flood zone 1.
7	Are there any potential impacts on:		a. = A	A group of 3 grade 2 listed

	<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>None = G</p> <p>Near the site (give distance) = A</p> <p>Within the site = R</p>	<p>b. = G buildings is located opposite the site on the eastern side of Billingshurst Road (Oast house Barn, Oast House Cottage & The Oast House.</p> <p>Two oak trees to the front of the site are covered by TPO 1999, however our access appraisal identifies that these trees can remain in situ.</p> <p>c. = G An extended phase 1 habitat survey together with a Door Mouse survey and Great crested newt survey of the pond in the far southwest corner of the site has confirmed that the site is absent of protected species.</p> <p>d. = G The development would not affect any existing amenity space. The development provides the opportunity to provide significant public</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>e.= R</p> <p>f.= G</p> <p>g.= G</p> <p>h.= N/A</p>	<p>open space depending on the wishes of the local community.</p> <p>PROW ref 2491 transverses the site from North to South. This PROW would be maintained and could be enhanced as part of the proposals.</p> <p>No designations would be affected.</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>Within 250m = G</p> <p>Within 250m to 1km = A</p> <p>Over 1km = R</p>	<p>a. = A</p> <p>b.= A</p> <p>c. = R</p> <p>d. = R</p>	<p>The site is 356 metres from the BP Garage by foot.</p> <p>The site is 782 metres from the Co-op by foot.</p> <p>The site is 1.16 km from Ashington Church of England School.</p> <p>The site is 1.16</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>e.= R</p> <p>f.= A</p> <p>g. = R</p> <p>h. = R</p>	<p>km from the Community centre.</p> <p>The site is 1.1km from the Red Lion Public House</p> <p>The site is 428 metres from the no 23 metro bus stop opposite Ashington Automobile Co on the London Road.</p> <p>The site is 1.01km from the Foster Lane Play area (Please note that Publically accessible Children's Play facilities could for part of the development proposals).</p> <p>It is understood the nearest GP is the Glebe Surgery in Storrington</p>
9	Topography of land (or other known physical constraint eg unstable land, geology). Provide details	<p>Broadly level = G</p> <p>Slightly Sloping = A</p> <p>Steep slope = R</p>	G	
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	<p>Big impact = R</p> <p>Some impact but mitigation is possible = A</p> <p>No impact = G</p>	A	The site is viewable from PROW 2491. Built development is not proposed throughout the

	protected, give details			site, rather it is limited to the area to the East of the PROW. Whilst there will be some localised impact in landscape terms this can be mitigated through the use of appropriate soft landscaping.
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	The only planning history for the site relates to a refused application for a school ref:DC/06/1013. This application is not considered to be of relevance to the suitability of the site for its intended use.
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	An access appraisal has been undertaken which identifies that a priority junction from the adopted Billingshurst Road (B2133) can be accommodated to provide vehicular and pedestrian access to the site from the Billingshurst Road. Some localised road narrowing would also be provided

				in order to widen and link the existing footpath running on the western side of Billingshurst road with the site access. The road narrowing together with a potential gateway feature would also act as traffic calming reducing vehicle speeds on this section of the Billingshurst Road into Ashington.
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	A	
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.	The vision for the site is to provide a well designed residential development of 77 Dwellings together with a form of community land use. Our investigations have identified a pressing need for football pitches to serve the Ashington Cougars, and two football pitches together with parking is a potential community use that could be provided by the site. It was anticipated that community		

		needs for certain facilities such as football pitches would be identified through the Neighbourhood plan, and that the form of community facility to be provided by the site would be tailored to meet the identified need.		
--	--	---	--	--

Name and position of person completing this form:

Joseph Fowler (Devine Homes Plc) - Development Manager

Date:

6th 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: