



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

Ashington Glebe, Rectory Lane.

Gross area (ha): **1.07 ha.**

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

Are there any constraints on development? **None known.**

Name & contact details of titled owner and their agent:

**Diocese of Chichester,
c/o Evison & Company Chartered Surveyors and Town Planners,
The Old Coach House, 3 Richardson Road,
Hove, BN3 5RB (David Evison email: de@evisons.net)**

Has the site been submitted to HDC Strategic Planning (SHELAA) for assessment? SHLAA reference number: **Yes - Ref:SA085**

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 A	Partly within BUAB but main part of the site adjoins BUAB. Developable
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 Greenfield (farmed or wooded) = R Greenfield (scenic/countryside) = R	R	Former agricultural land currently vacant.
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	 A G	Former Farm Business Tenancy now terminated. Not known. Assumed 3b or lower.

4	Surrounding land uses – housing, business, fields, density of any adjoining development. Provide details.			Housing and playgroup to south. Part housing to the east. Agricultural adjoining elsewhere.
5	Site boundaries eg hedgerow, trees, fences, watercourses			Hedgerow interspersed with 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	EA Flood Zone 1 – no notation on flood zone map.
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 b. Trees/ancient woodland – will any trees/woodland be affected by development, TPO numbers c. Ecology – could the site be home to protected species/habitats eg bats, great crested newts d. Green/open spaces – would development affect any existing amenity space e. PROW – are any affected by the development. Would any be improved or new routes be provided f. Will the development decrease the separation of settlements. Describe. g. Are any SSSI's, SNCI's or other recognised designations affected	None = G Near the site (give distance) = A Within the site = R	G G G G G G G	a. None. b. No. Hedgerow trees would be retained. c. None known. No watercourse or ponds. d. No. e. No. f. No. Site contiguous with BUAB. g. No. h. None.

	by the development h. Other.. Describe impacts			
8	Proximity to village/local services (by recognised footways/roads not PROW): a. BP Garage b. Co-op (London Road shops) c. School d. Community Centre e. Red Lion Pub f. Nearest bus stop on London Road, Metrobus no23 (give location) g. nearest childrens play area (give name) h. Health Services eg GP surgery	Within 250m = G Within 250m to 1km = A Over 1km = R	A A A A A A A R	
9	Topography of land (or other known physical constraint eg unstable land, geology). Provide details	Broadly level = G Slightly Sloping = A Steep slope = R	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 protected, give details	Big impact = R Some impact but mitigation is possible = A No impact = G	A	
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	
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	If developed independently, the site has its own access from Rectory Lane. Alternatively, the site could be developed jointly with adjoining

				sites. See submission by Wates.
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	
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.			Housing

Name and position of person completing this form: David Evison: independent surveyor to Chichester Diocese.

Date: 12 December 2016 (as revised Q8)

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: