



**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 Kensetts Stables, Hole Street, Ashington, RH20 3DE.

Gross area (ha):

0.3 ha approx

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

0-5 years.

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| 5 | <p>Site boundaries eg hedgerow, trees, fences, watercourses</p> | | <p>Abuts Hole Street, an adopted highway, on two boundaries.</p> <p>Managed hedges run the full length of the eastern and western boundaries abutting the highway.</p> |
| 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 = G</p> <p>Low risk = A</p> <p>Medium Risk = R</p> <p>High Risk = R</p> | <p>G</p> <p>No history of flooding</p> <p>Soakaways and ditches to Hole Street boundaries.</p> |

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| <p>7</p> | <p>Are there any potential impacts on: 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..</p> <p>Describe impacts</p> | <p>None = G</p> <p>Near the site (give distance) = A</p> <p>Within the site = R</p> | <p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p> | <p>No, all mature trees on site will be retained.</p> <p>No ecology surveys undertaken but site is an island site bounded by highways. Possibility of bat roosts in existing buildings.</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 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>G</p> <p>A</p> <p>A</p> <p>A</p> <p>G</p> <p>G</p> <p>A</p> <p>R</p> | <p>Red Lion</p> <p>Foster Lane</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> | |
| 10 | <p>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</p> | <p>Big impact = R</p> <p>Some impact but mitigation is possible = A</p> <p>No impact = G</p> | <p>G</p> | <p>Site currently screened and abuts high-ways/housing on all sides.</p> |
| 11 | <p>Planning History – any previous approvals/refusals, applications, appeals. Any <u>relevant</u> previous planning information.</p> | <p>No applications/refusals = G</p> <p>Yes, specific development proposal approved = G</p> <p>Yes, specific development proposal refused = A</p> <p>Yes, several development proposals refused = R</p> | <p>G</p> | <p>Permission granted for conversion of stable to residential 1996, extended 2009.</p> |

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| 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 | No issues. Site abuts adopted highway. Site fully accessible by bicycle and foot. |
| 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 | Not aware of any significant upgrades required to service capacities. |
| 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. | | | Up to 4 small single storey commercial units measuring c 500 sq ft each on western part of the site. Single detached dwelling on eastern part of the site. |

Name and position of person completing this form: Chris Carey (agent)

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: