



**ASHINGTON PARISH NEIGHBOUR-
HOOD 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 adjacent to Wiston Business Park, London Road, Ashington, RH20 3DJ.

Gross area (ha): Total ownership c 30 ha, proposed development area for B1/live work units 1 ha.

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

0-5 years but preferred total development programme up to 10 years

Are there any constraints on development?

The site is currently used for employment, horticulture/nursery and pasture. The site is located outside of the Ashington BUAB but directly abuts the Wiston Business Park, currently the largest commercial/employment development within the parish

Name & contact details of titled owner and their agent

Mr A Allan,
Highdown,
Spring Gardens,
Ashington,
RJ20 3BS.

C Carey (agent)
Treyford,
Thakeham Road,
Storrington,
RH20 3NW

Has the site been submitted to HDC Strategic Planning (SHELAA) for assessment? SHLAA reference number: No.

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	R	C 300m from southern tip of Ashington BUAB No, site too small to be considered as part of SHELAA for housing but has not been promoted as employment land.

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 Low risk = A Medium Risk = R High Risk = R</p>	G	<p>No history of flooding</p> <p>Soakaways and ditches to field boundaries.</p>
7	<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 Near the site (give distance) = A 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>No, all mature trees on site will be retained.</p> <p>The site is principally managed pasture.</p> <p>No ecology surveys have been undertaken</p> <p>Footpath no2622 crosses the site but will not be affected by any of the proposed development.</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>A</p> <p>R</p> <p>R</p> <p>R</p> <p>A</p> <p>A</p> <p>R</p> <p>R</p>	<p>Red Lion</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>A</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>A</p>	<p>Public footpath runs to north of the site. The proposed development can be screened with landscaped bunds mitigating the impact on the landscape.</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>	

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. Footpath 2622 crosses the site.
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	<p>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.</p>		<p>Development of a mixed use enterprise comprising :-</p> <ul style="list-style-type: none"> - c 2 acres of B1 employment space abutting existing business park. This to be arranged as small single storey units up to 2,000 sq ft aimed at start up and growing rural businesses. - Up to 5 live /work units. - Tourist/visitor accommodation. - extension of existing horticultural operation.
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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: