



## 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 = **7<sup>TH</sup> DECEMBER 2016**

**To be completed by the landowner/agent/Developer:**

Site name & address, attach red-line map **Chanctonbury House, Rectory Lane, Ashington, RH20 3AS**

Gross area (ha): **0.4ha**

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

Are there any constraints on development? **There is a covenant to the owner of Chanctonbury Nurseries but if this site is developed, the covenant will fall away**

Name & contact details of titled owner and their agent: **James and Jenny Meldrum**

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

Complete the table:

No	Criteria	Measures	Score	Comments
1	Within Built Up Area Boundary	Yes = <b>G</b> No, abuts BUAB = <b>A</b> No, stand alone site = <b>R</b>  Distance from BUAB:  SHELAA designation: <b>R, A, G</b>	<b>A</b>	
2	Brownfield, Greenfield, Previously Developed Land, employment land, Infill development. Describe.	Infill in residential area = <b>G</b> Brownfield/PDL = <b>G</b> Employment/business land = <b>A</b> Greenfield (unused farmland/nursery land) = <b>R</b> Greenfield (farmed or wooded) = <b>R</b> Greenfield (scenic/countryside) = <b>R</b>	<b>G</b>	The land abuts Chanctonbury Nursery (CN) and currently is the location for one residential property
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 = <b>R</b> Soil type 3b = <b>A</b> Soil type 4,5 = <b>G</b>  Agricultural Use: Never = <b>G</b> Recently (last 5 years) = <b>A</b> Current = <b>R</b>  None = <b>G</b> Yes, but clean-up is possible = <b>A</b> Yes, difficult to clean up = <b>R</b>	<b>G</b>  <b>G</b>  <b>G</b>	One residential property
4	Surrounding land uses – housing, business, fields, density of any adjoining development. Provide details.			The land to the south and west is undeveloped. The land to the

				east is Chanctonbury Nurseries. There are residential properties to the north
5	Site boundaries eg hedgerow, trees, fences, watercourses			Fences to north, west and south. Hedges to east
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 = <b>G</b> Low risk = <b>A</b> Medium Risk = <b>R</b> High Risk = <b>R</b>	<b>G</b>	Surface water is taken off by ditch to West
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 by the development	None = <b>G</b> Near the site (give distance) = <b>A</b> Within the site = <b>R</b>	a. <b>G</b>  b. <b>R</b>  c. <b>G</b>  d. <b>G</b>  e. <b>G</b>  f. <b>G</b>  g. <b>G</b>	b. There are a number of established trees to the west all of which would be incorporated within any 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	G	
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	G	
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 Chanctonbury Nurseries are developed, then access would be via that site onto Rectory Lane.
13	Is the site served or capable of being served by necessary utilities? Do utilities providers have the capacity to serve the	Site is already connected = G Site could be connected but some infrastructure	G	If Chanctonbury Nurseries are developed, then

	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.	expansion may be required = <b>A</b> The site could not easily be connected to necessary utilities without incurring significant costs or without significant upgrade to a utilities provider's network = <b>R</b>		there would be no need for an upgrade
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.			Please see below.

**Name and position of person completing this form: James Meldrum (Owner/Occupier)**

**Date: 5<sup>th</sup> December 2016**

**Question 14.**

We wish Chanctonbury House to be included within the Local Plan so that the site can be re-developed for houses (removing the existing dwelling and replaced by an appropriate number (8-10) of smaller houses to be sold both as affordable housing and private dwellings).

Current Position

It is accepted, in this context, that the Parrish Council may hold the view that Chanctonbury House (marked red on the attached plan) should, in itself, be excluded from the Local Plan on the grounds that the site has never properly been used for agricultural purposes nor is it a brownfield site.

However, if that is the considered view, then that portion of land (0.2 acres) directly to the south of Chanctonbury House (the "Plot") and currently included in Site 1 (shaded green in the attached plan) should also be excluded. Both the Plot and a large portion of Chanctonbury House were, until the current owners of Chanctonbury Nurseries departed the UK, the garden to Chanctonbury House. The owner of Chanctonbury Nurseries contends that the garden was used in the context of the earlier business. A physical inspection will verify this is not the Plot's primary use. It is and always has been a domestic garden and, therefore, if Chanctonbury House is excluded from the Local Plan so, logic dictates should be the Plot, for the same reason.

By corollary, if it is deemed that the Plot should be included within the Local Plan, then so too should Chanctonbury House and it would be developed in accordance with the above probably in conjunction with the Nurseries.

## Chanctonbury Nurseries

It is hoped, however, in the development of the Local Plan, that the Councillors will have regard not only to the appropriate development of housing stock (together with associated utilities, facilities and recreational space) but also for the championing of local businesses - a key factor in relation to a thriving and prosperous community.

In this context, our desire is for the Parrish Council to champion the restoration of the greenhouses on Chanctonbury Nurseries to provide jobs, resources and the means for food production within the South East. This will benefit not only the village but the surrounding counties and beyond. With an impending exit from the European single market, increasing pressure is going to be placed on the UK to provide an even greater proportion of its own food. Greenhouses form a critical and essential part of any solution. The UK currently imports in excess of 60% of its food-stuffs and with pressures being imposed on incoming tariffs, the country will need to look to itself to bridge the gap.

We are aware that the current owner of Chanctonbury Nurseries is appealing a planning decision by the HDC.

Our hope, however, is that the potential development of Chanctonbury Nurseries (which would include for these purposes Chanctonbury House) should be re-visited and viewed from a holistic view point providing not only private housing, affordable housing but also the means to generate jobs and livelihoods. A large portion of Chanctonbury Nurseries in conjunction with Chanctonbury House could be developed to provide houses. The standing greenhouses could then be sold off to a horticulturist to be restored to their original use.

In this context, Chanctonbury House would itself be re-developed for housing (to enable any developer to generate sufficient profits to make the project affordable) and as such Chanctonbury House would be considered as a part of that whole development.

We have been in advanced negotiation with the current owner of Chanctonbury Nurseries who has carried out a thorough site investigation of Chanctonbury House and garden and found them to be suitable for development. Negotiations have been stalled pending their current appeal. Even if this application is unsuccessful, negotiations would be entered into with the owners to explore this possibility.

In conclusion, we would like Chanctonbury House to be included within the Local Plan either to enable it to be developed into houses separately or in conjunction with the Nurseries next door.

**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: