



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 Sparrows , Sparrows lane , Ashington RH20 3LL

Gross area (ha): **1.5 Hectare**

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? **None**

Name & contact details of titled owner and their agent:

Miss M Jenkins ,	Mrs A Francis ,	Mrs K Grinham
61 Welham st	Mistletoe House	Greenfinches
London	Sparrows Lane	Hillside Walk
SW16 6QH	Ashington	Storrington
	West Sussex	West Sussex
	RH20 3LL	RH20 3HL

Agent : Mr Marcel Hoad . Fowlers Greenfield House ,The Square , Storrington , West Sussex
RH20 4DJ . 01903745844 marcel@fowleronline.co.uk

Has the site been submitted to HDC Strategic Planning (SHELAA) for assessment? SHLAA reference number: SA539

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 Adjoining A	Considered developable in SHEELA
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	Part residential at moment and unused Paddocks
3	Existing/previous use (10 years). Describe. 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	G	Previous use paddocks and unused land

	<p>Agricultural history</p> <p>Contamination – have activities taken place on the land in the past that could have left the site contaminated? Describe.</p>	<p>Agricultural Use: Never = G Recently (last 5 years) = A Current = R</p> <p>None = G Yes, but clean-up is possible = A Yes, difficult to clean up = R</p>	<p>G</p> <p>G</p>	
4	Surrounding land uses – housing, business, fields, density of any adjoining development. Provide details.			fields to two sides, housing east and north
5	Site boundaries eg hedgerow, trees, fences, watercourses			Hedgerow/fencing
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	NO
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</p>	<p>None = G Near the site (give distance) = A Within the site = R</p>	<p>A</p> <p>G</p> <p>G</p> <p>G</p>	<p>But not affected by development site</p> <p>Woodland to North outside the site boundary</p> <p>Unlikely</p> <p>No</p>

	<p>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>G</p> <p>G</p> <p>G</p> <p>G</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>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>A</p> <p>A</p> <p>A</p> <p>A</p>	Church Lane/ Merios Way
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>	G	
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>	A	Additional planting possible- currently very mixed appearance
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>	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	A G	This land would form part of a larger development and highways access issues addressed along with this
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	Majority connected for development
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.			Houses (residential)

Name and position of person completing this form: Marcel Hoad OBO Owners

Date: 11/11/2016

Site Assessment Summary document (to be completed by Neighbourhood Plan Steering Group)

SITE NO. & Site name

Site description:

Landowners Vision:

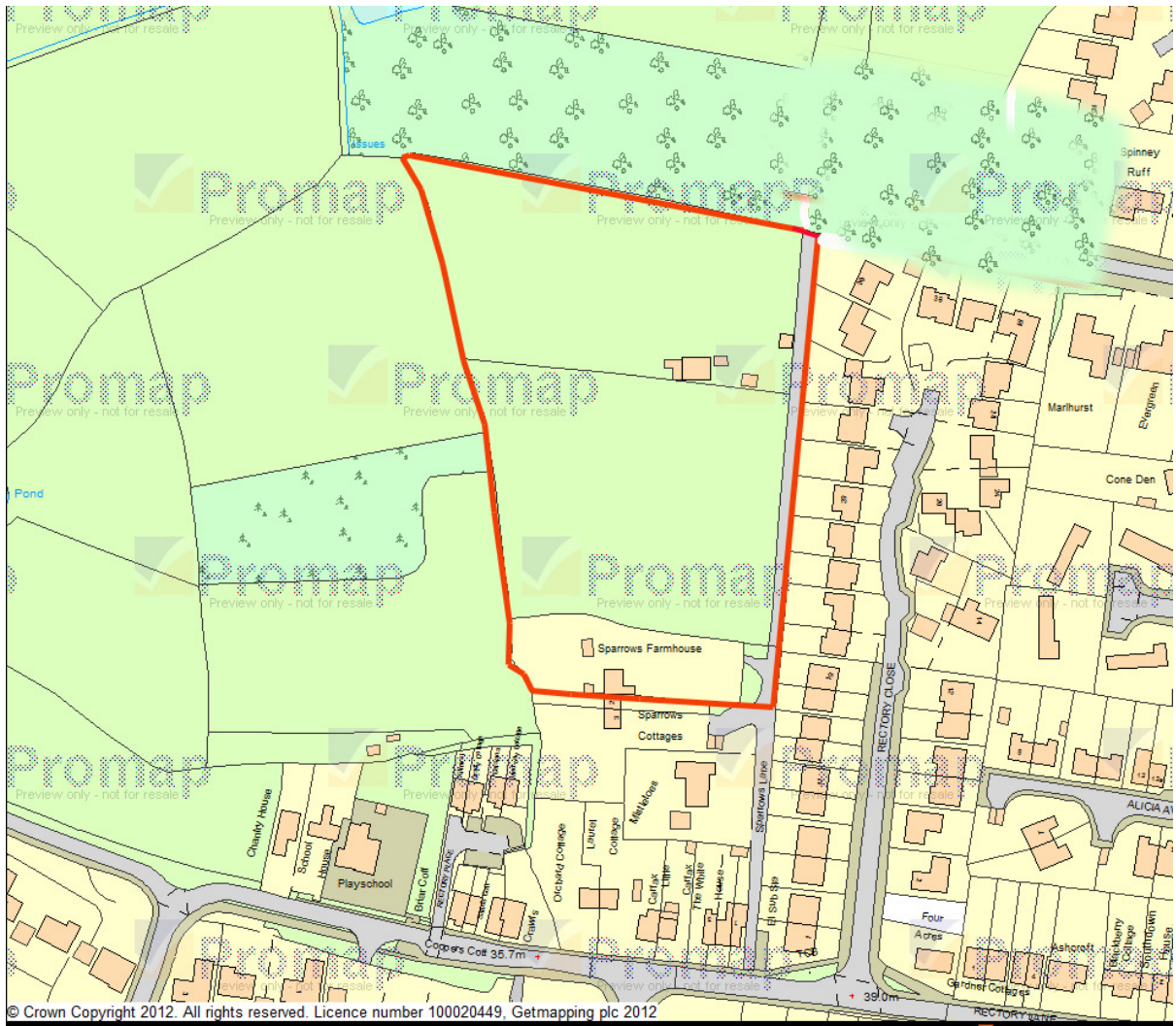
Development (housing, business etc) envisaged by Steering Group:

Availability:

Site Score (Number of **R**, **A**, **G**)

Selection decision:

Other comments:



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