

Ashington Parish

Ashington Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'developable' 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Ashington Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA085	Glebe Land	Glebe Land, Rectory Lane, Ashington	Yellow (6-10 Years Developable)	20
SA131	Chanctonbury Nurseries	Rectory Lane, Ashington	Yellow (6-10 Years Developable)	77
SA364	One Acre, North of Foster Lane,	North of Foster Lane, Ashington	Yellow (6-10 Years Developable)	18
SA539	Land North of Glebe Farm	Glebe Farm, Ashington	Yellow (11+ Years Developable)	60
SA077	East Wolves	East Wolves, London Road, Ashington	Not Currently Developable (Red)	0
SA122	Land at Church Farm	Church Lane, Ashington	Not Currently Developable (Red)	0
SA443	Land to the West of London Road	Land to the West of London Road, Ashington, West Sussex	Not Currently Developable (Red)	0
SA498	Lodge Farm	Lodge Farm, Malthouse Lane, Ashington, West Sussex	Not Currently Developable (Red)	0
SA520	Land at Oast House Farm	Billingshurst Road, Ashington	Not Currently Developable (Red)	0
SA524	Land to the north of Rectory Lane	Rectory Lane, Ashington	Not Currently Developable (Red)	0
SA548	Land at Church Farm (wider site)	Church Farm, West of Ashington	Not Currently Developable (Red)	0
SA708	Land West of The White House	Mill Lane, Ashington	Not Currently Developable (Red)	0
SA735	Land at Church Farm (smaller site)	Church Farm, West of Ashington	Not Currently Developable (Red)	0

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Parish**Ashington**

SHLAA Reference SA085 **Site Name** Ashington Glebe Land

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Glebe Land, Rectory Lane, Ashington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.07	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>

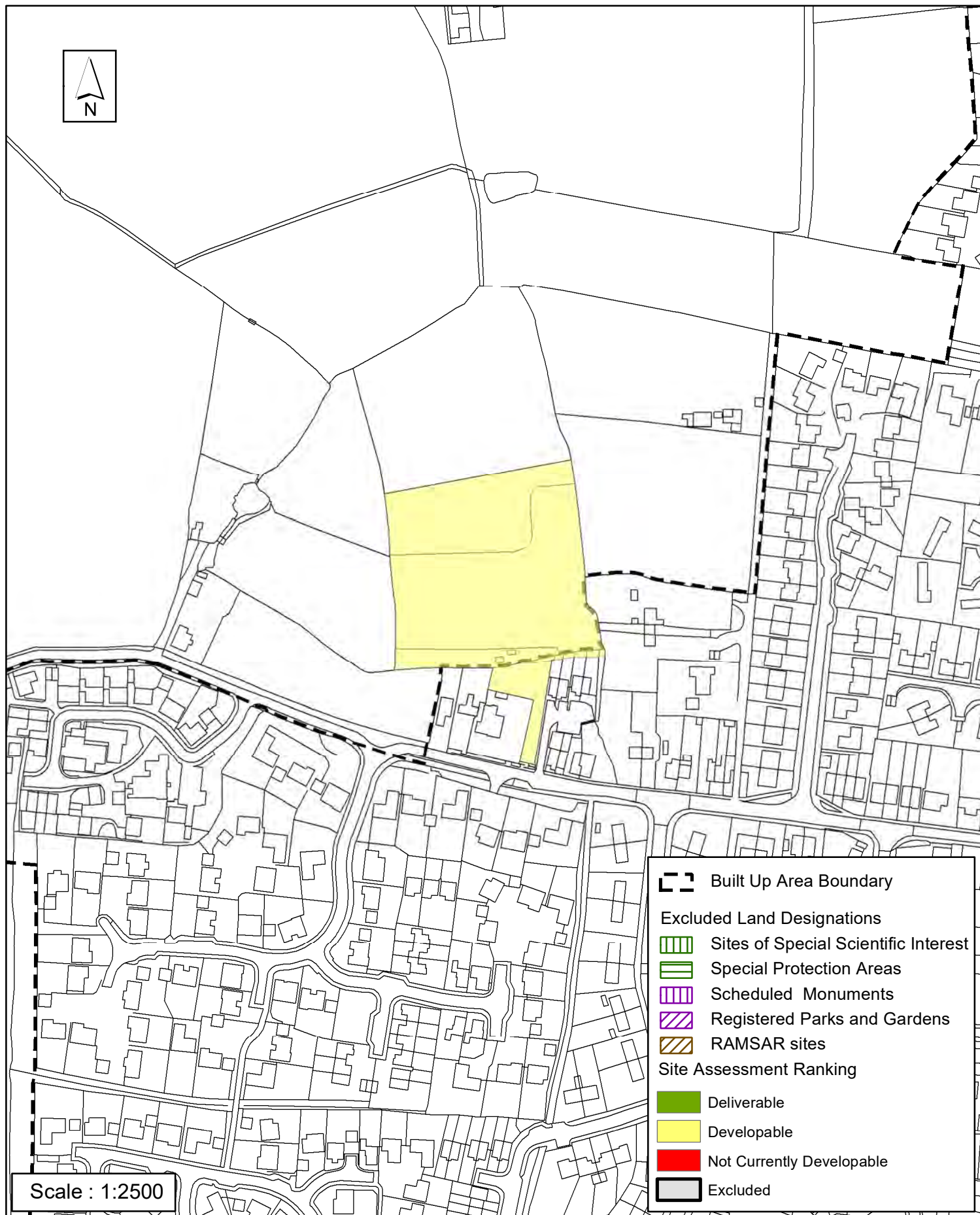
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies largely within the countryside but also partially within the built up area boundary of Ashington which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustenance Zone and is assessed as having low to moderate capacity for development in the District's 2014 Landscape Capacity Assessment. The site adjoins a number of other SHELAA sites (SA539, SA520, SA524). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations throughout the District will need to be considered through this process. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 20 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 085 : Ashington Glebe Land, Rectory Lane, Ashington



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Date:

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish**Ashington**

SHLAA Reference SA131 **Site Name** Chanctonbury Nurseries

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Rectory Lane, Ashington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	77	Achievable	<input type="checkbox"/>

Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The northern projection of the site lies within the built up area boundary of Ashington which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The remainder of the site lies in the countryside adjoining Ashington BUAB. The site lies within a Bat Sustainance Zone and is assessed as having moderate capacity for development in the District's 2014 Landscape Capacity Assessment. There is a public right of way along the northern and eastern boundary of the site and an Archaeological Site lies to the south east and an area of protected trees to the east, both outside of the proposed area for development. The site adjoins two other SHELAA sites (SA122 and SA735). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations throughout the District will need to be considered through this process. A planning application for 77 dwellings was refused and dismissed at appeal (DC/15/1886) owing to the conflict with the existing development plan. It is noted that the site currently has a commercial use which, in accordance with Policy 9 of the HDPF, would require evidence that the site is no longer needed and/or viable for employment use. This was provided by the applicant for consideration by the Council's specialist advisor who confirmed that a commercial development on the site would be unviable. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 77 units taking into account its proximity to the built up area boundary.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

Parish	Ashington
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SHLAA Reference	SA364	Site Name	One Acre, North of Foster Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	North of Foster Lane, Ashington	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.367	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	18	Achievable <input checked="" type="checkbox"/>

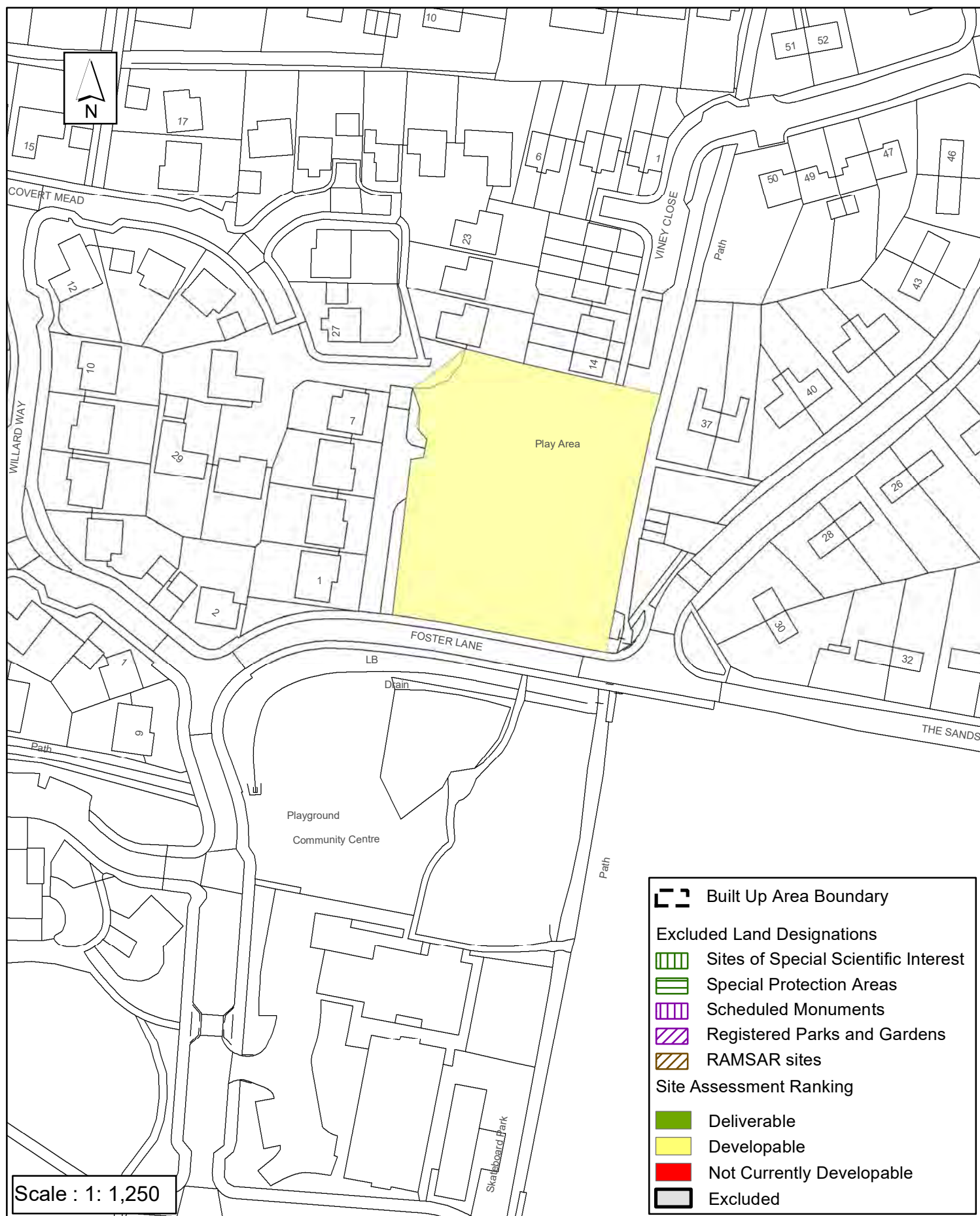
Justification

The Parish Council on behalf of the landowner has expressed an interest to develop meaning it is 'available'. The site is located within the built up area boundary of Ashington, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of services and facilities. The site is located within a Bat Sustenance Zone and is covered by Tree Preservation Order which future development would need to take into account as appropriate. The site is owned by Ashington Community Centre Trust who have expressed an interest in developing the site as it may help release funding to extend the community centre opposite the site. The site is therefore considered to be achievable in the longer term (6-10 years). A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input checked="" type="checkbox"/>	Date
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SA - 364: One Acre, North of Foster Lane, Ashington



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Horsham District Council

Parkside, Chart Way, Horsham
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Barbara Childs : Director of Place

ParishAshington

SHLAA Reference SA539 **Site Name** Land North of Glebe Farm, Ashington

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address			
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	3.88	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	60	Achievable	<input type="checkbox"/>

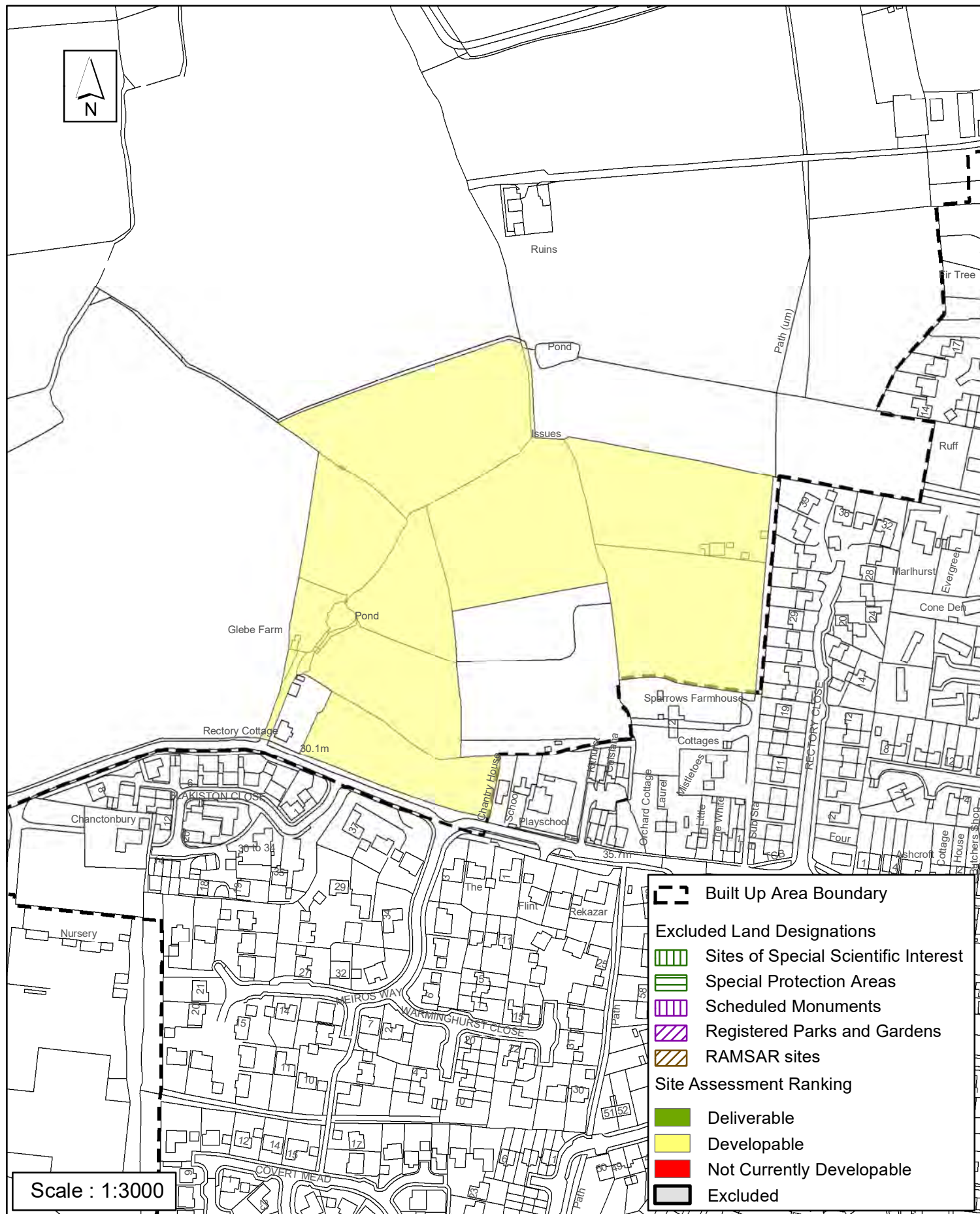
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside and adjoins the western built up area boundary of Ashington, which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustenance Zone and is assessed as having low to moderate capacity for development in the District's 2014 Landscape Capacity Assessment. A woodland copse, protected by a Tree Preservation Order, lies to the north of the site. The site adjoins a number of other SHELAA sites (SA085, SA520, SA524). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations throughout the District will need to be considered through this process. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years for 60 dwellings taking into account its proximity to the built up area boundary, surrounding character and proportionate high level regard to the constraints.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 539: Land North of Glebe Farm, Ashington



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Horsham District Council

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West Sussex RH12 1RL
Barbara Childs : Director of Place

Parish	Ashington
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SHLAA Reference	SA077	Site Name	Land at East Wolves Farm, Ashington
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	East Wolves, London Road, Ashington
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	24.7
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

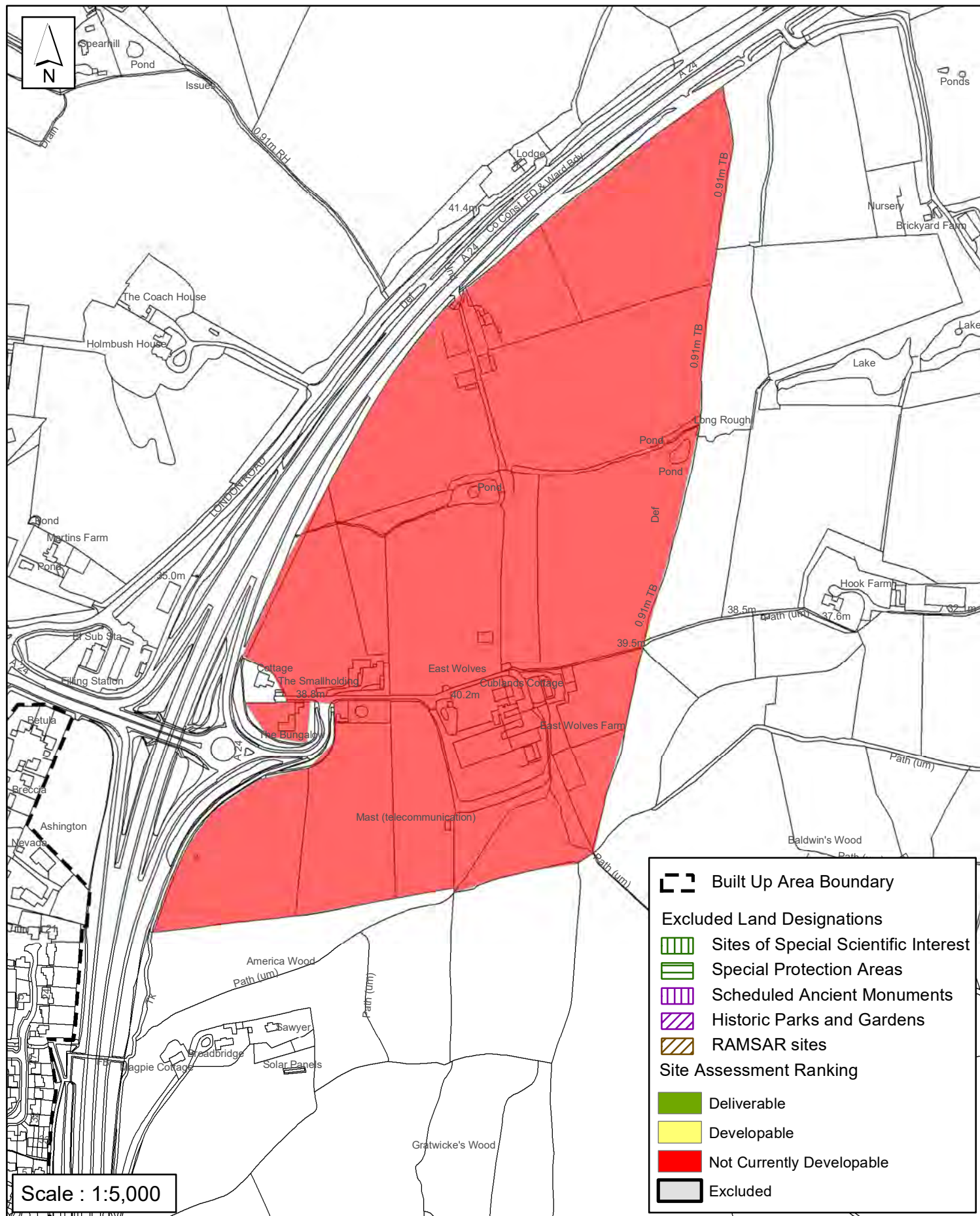
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside to the north east of and divided from the built up area boundary of Ashington by the A24. Ashington is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. Much of the site lies within an Archaeological Notification Area and the southern boundary adjoins an Ancient Woodland and Local Wildlife Site. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 077 : Land at East Wolves Farm, London Road, Ashington



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Date: 21/03/2016

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Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish**Ashington**

SHLAA Reference SA122 **Site Name** Land at Church Farm Ashington

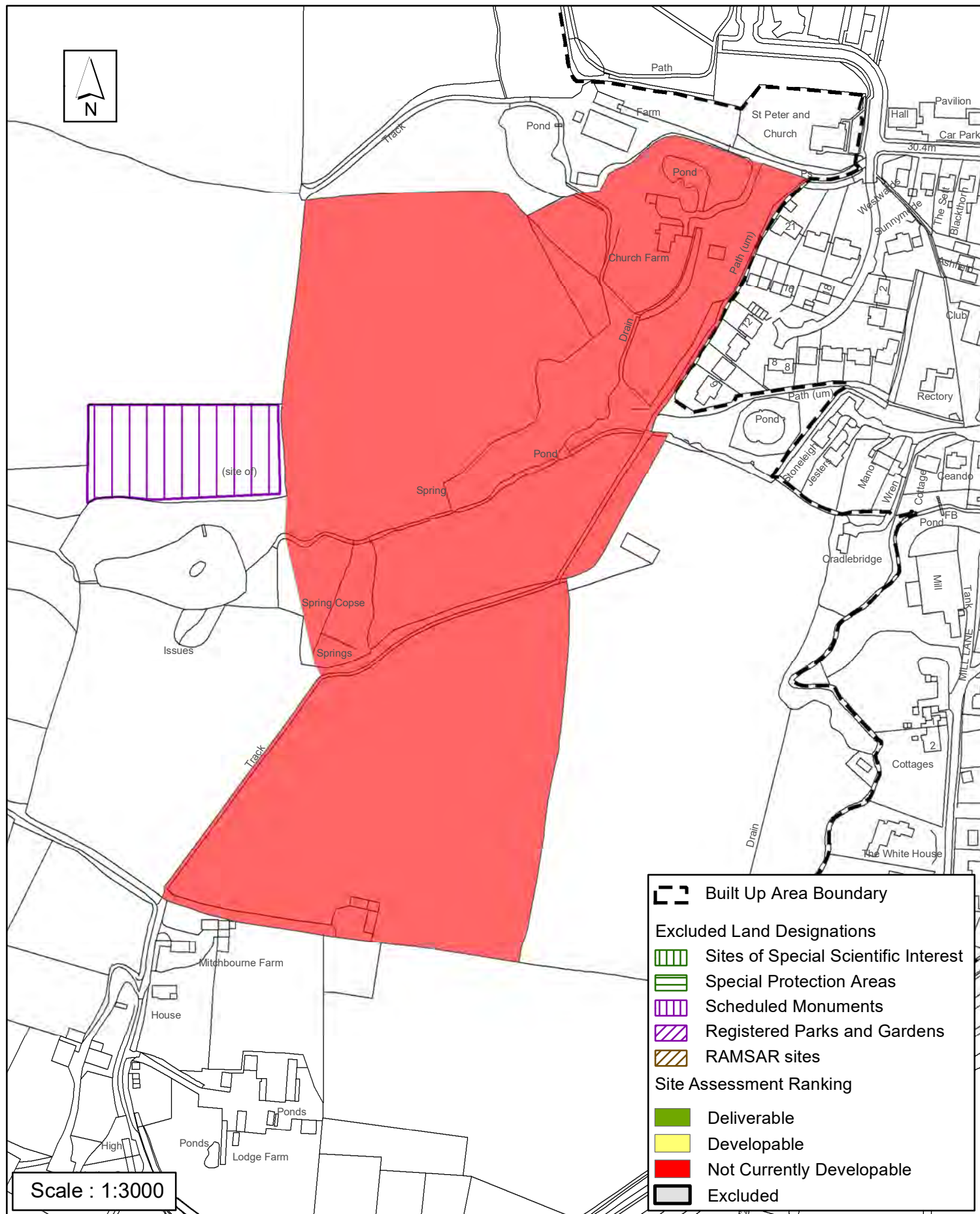
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Church Lane Ashington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	8.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

A land agent on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site lies within the countryside partially adjoining the built up area boundary of Ashington which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustenance Zone and is assessed as having a low to moderate capacity for development in the District's 2014 Landscape Capacity Assessment. The site is constrained with the Grade II listed Church Farm within the northern section of the site, the Grade II* listed St Peters and St Pauls just to the north of the site and the Grade II listed Mitchbourne Malthouse to the south. In the western portion of the site lies the Spring Copse Area of Ancient Woodland and there are two Archaeological Sites contained within the site and an Archaeological Notification Area. A Scheduled Monument (Roman Building) also lies just west of the site. There is a public right of way (ROW2611 crossing the parcel of land and the site lies within a Bat Sustenance Zone. The site adjoins two other SHELAA sites (SA131 and SA735). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. Given the large scale of development together with the policy constraints the site is assessed as 'Not Currently Developable'.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 122 : Land at Church Farm, Church Lane, Ashington



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Horsham District Council

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Barbara Childs : Director of Place

Parish	Ashington
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SHLAA Reference	SA443	Site Name	Land to the West of London Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the West of London Road, Ashington, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.96	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

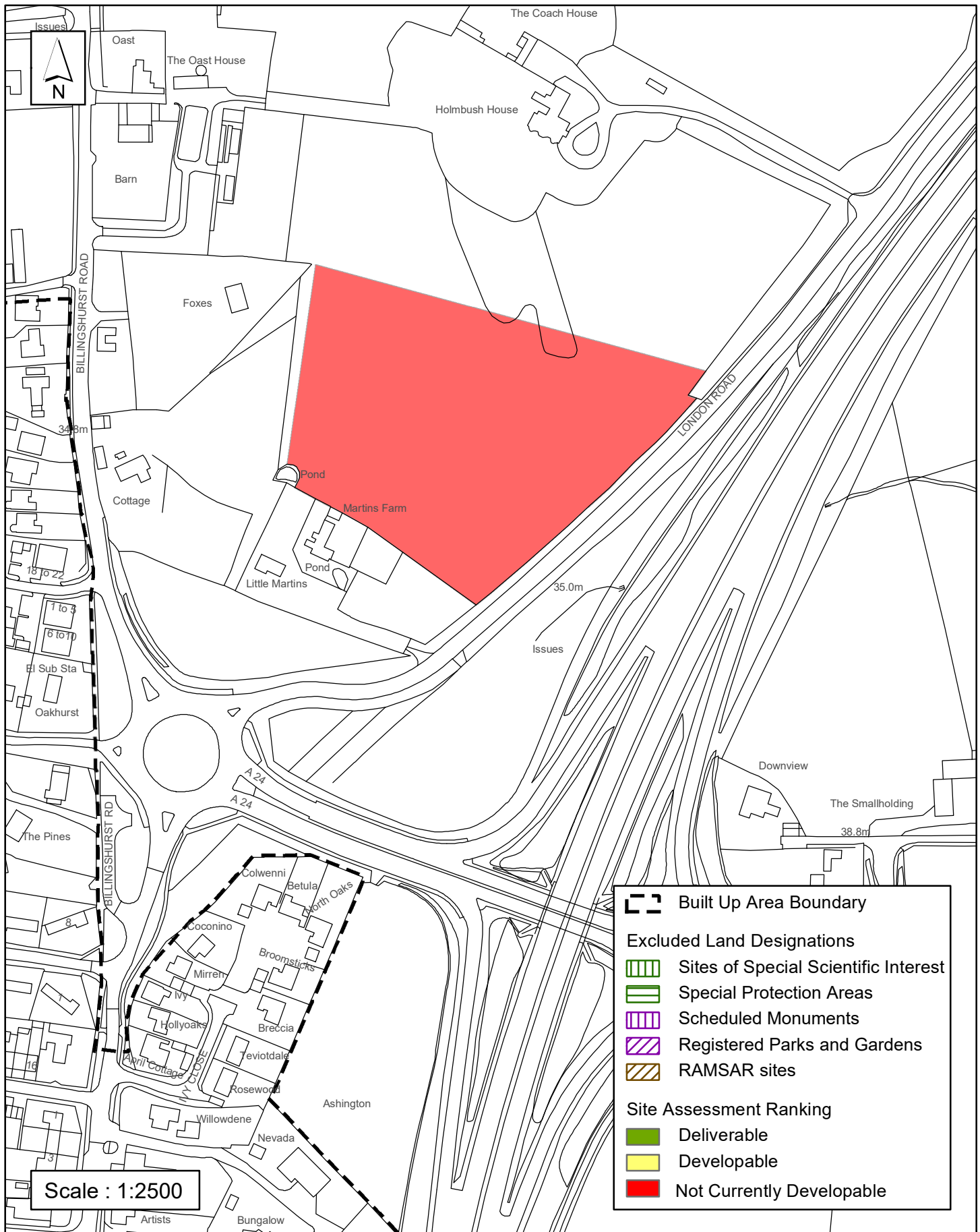
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside outside of the built up area boundary of Ashington. There are Grade II listed buildings located to the west and north of the site and the area immediately west lies in a Bat Sustenance Zone. The A24 is positioned to the east of the site. The site is unrelated to the defined settlement edge of Ashington and unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered that development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 443 : Land to the west of London Road, Ashington



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Horsham District Council

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Barbara Childs : Director of Place

Parish	Ashington
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SHLAA Reference	SA498	Site Name	Lodge Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Lodge Farm, Malthouse Lane, Ashington, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

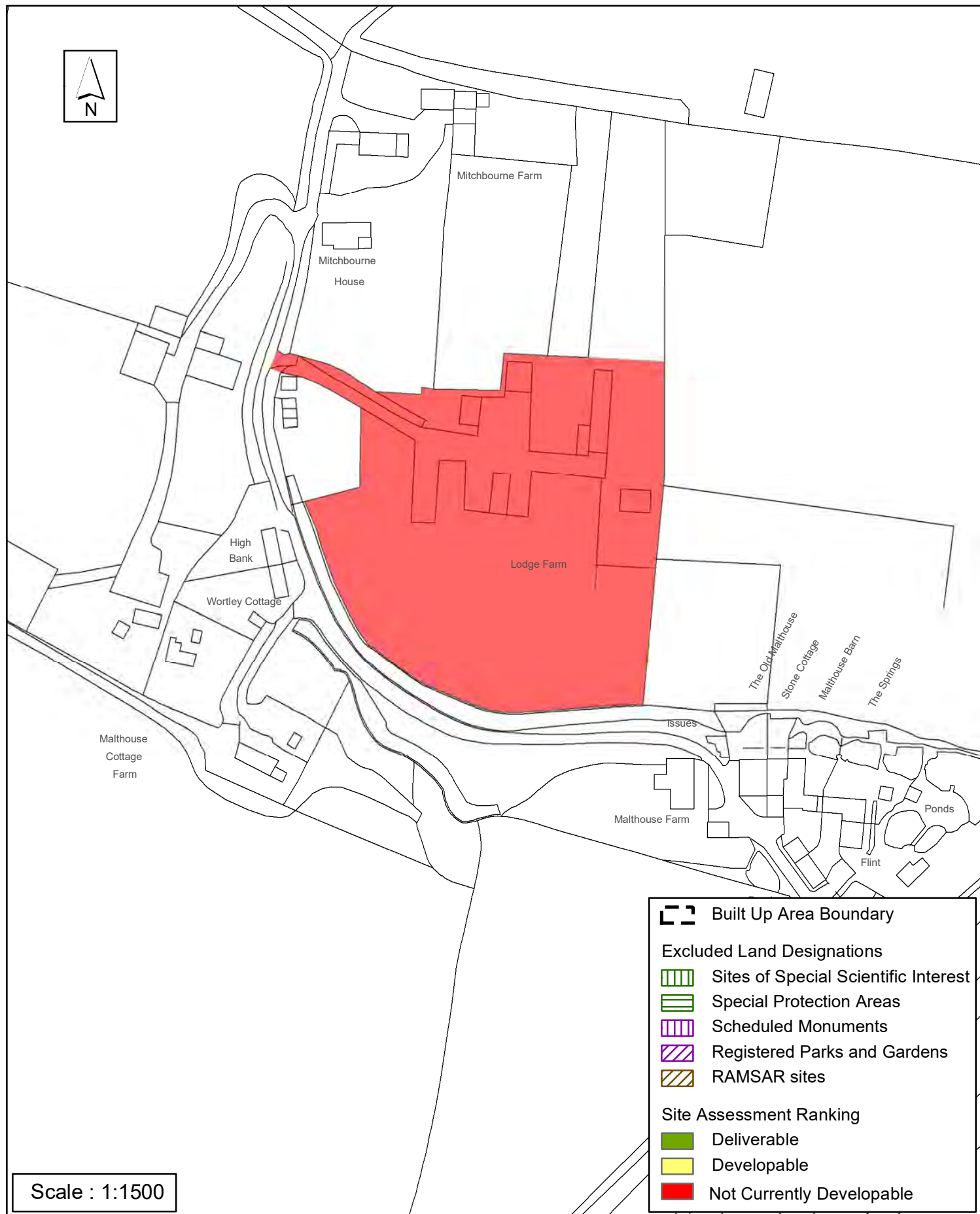
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside outside of the built up area boundary of Ashington. The Grade II listed Mitchbourne House lies to the north west of the site and the Grade II listed Malthouse Farm lies to the south east. The western portion of the site lies within a Bat Sustenance Zone and there are numerous ponds contained within the site. It is considered that development would result in an undesirable form of sporadic housing unrelated to the recognised built form of Ashington. Unless allocated for development through the review of the Horsham District Planning Framework or via a made neighbourhood plan it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-498 : Lodge Farm, Malthouse Lane, Ashington



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Parish**Ashington**

SHLAA Reference SA520 **Site Name** Land at Oast House Farm

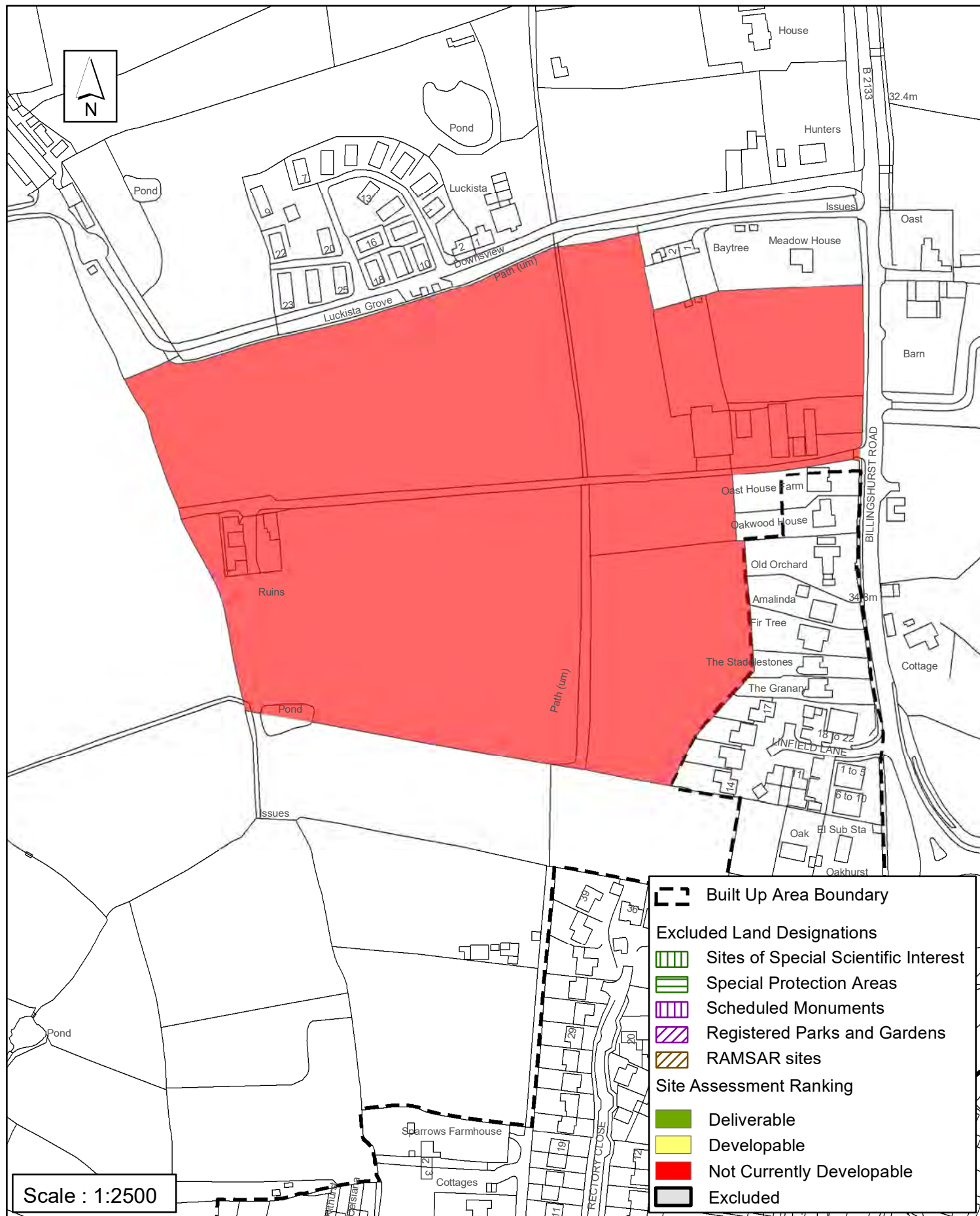
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Oast House Farm & Land adjoining Meadow House, Billingshurst Road, Ashington,		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	6.81	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside and adjoins the north western built up area boundary of Ashington which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustenance Zone and is assessed as having low to moderate capacity for development in the Districts 2014 Landscape Capacity Assessment. A woodland copse, protected by a Tree Preservation Order (TPO), lies to the south of the site and a number of trees with TPOs lie within or adjacent the eastern boundary. Listed Buildings also lie to the east. The site adjoins a number of other SHELAA sites (SA539, SA085, SA524). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. Developed in isolation this site would impact the settlement form of the village. This coupled with the policy constraints mean the site is assessed as 'Not Currently Developable' at the current time.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-520 : Land at Oast House Farm, Ashington



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Parish	Ashington
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SHLAA Reference	SA524	Site Name	Land to the north of Rectory Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the north of Rectory Lane, Ashington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	7.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

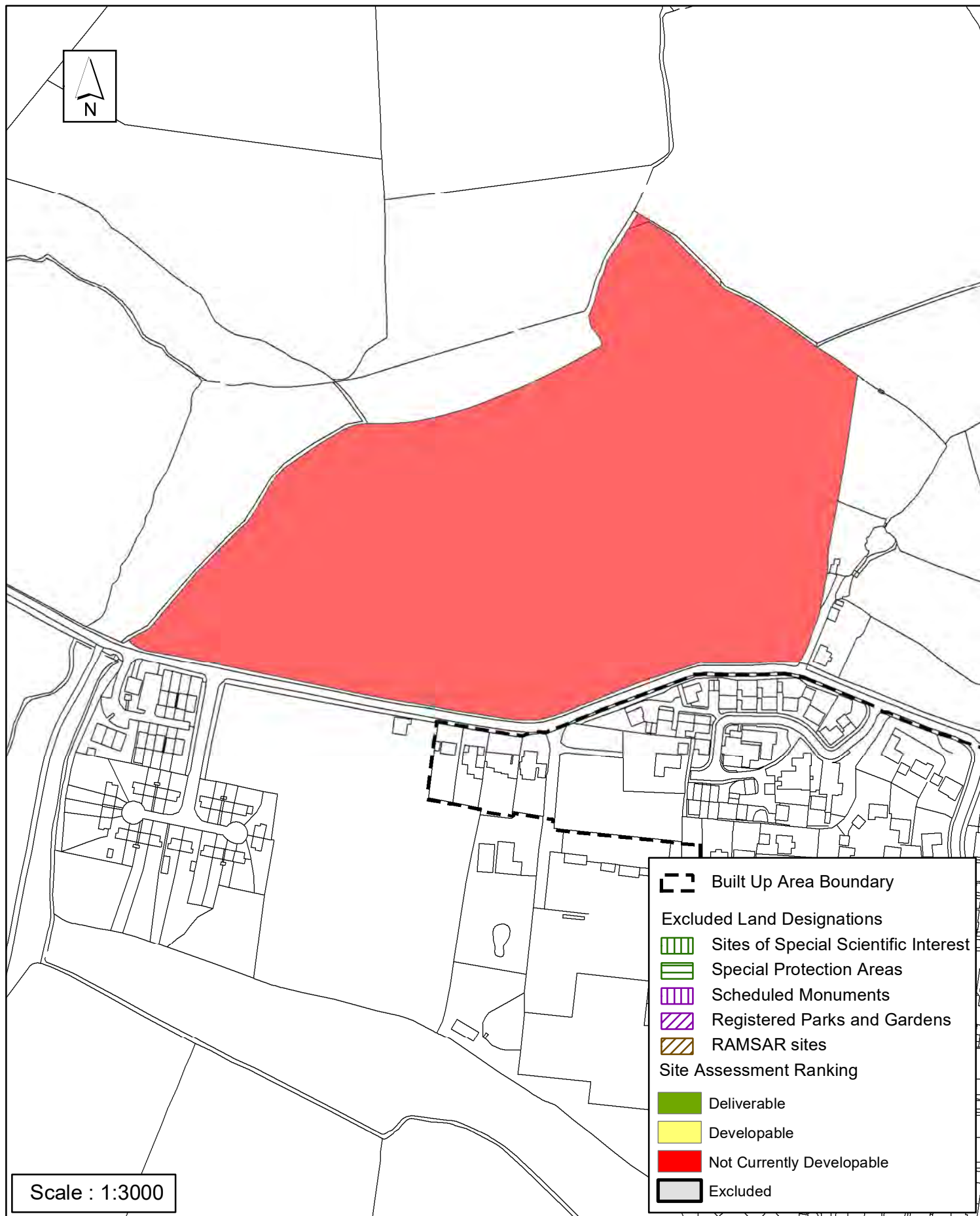
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside and adjoins the western built up area boundary of Ashington which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustenance Zone and is assessed as having low to moderate capacity for development in the District's 2014 Landscape Capacity Assessment. The site adjoins other SHELAA sites (SA539, SA520, SA085). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. Developed in isolation this site would impact the settlement form of the village. This coupled with the policy constraints mean the site is assessed as 'Not Currently Developable' at the current time.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA524 - Land to the north of Rectory Lane, Ashington



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Barbara Childs : Director of Place

ParishAshington

SHLAA Reference SA548 **Site Name** Land at Church Farm Ashington

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Church Farm, West of Ashington, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	25	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

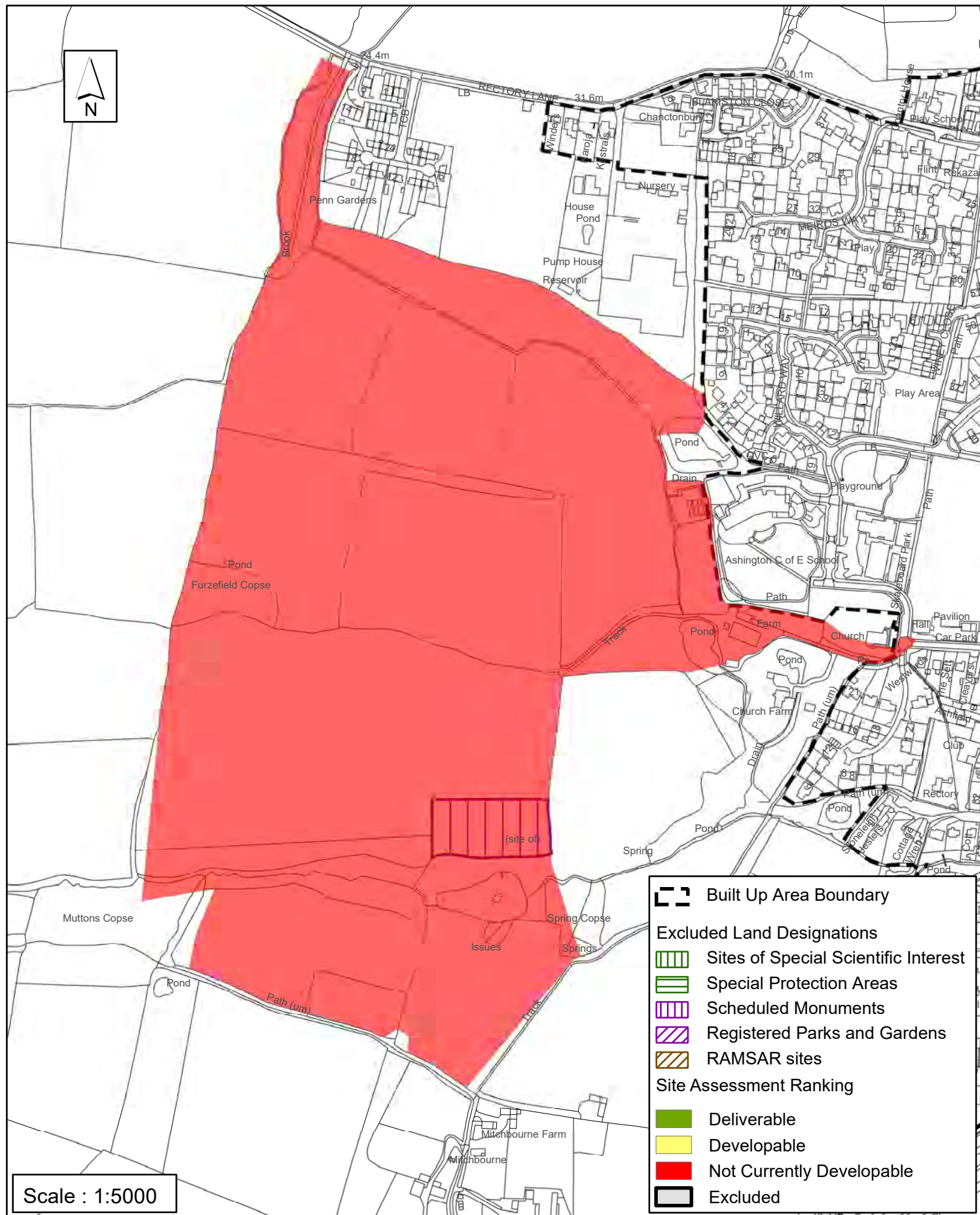
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside outside of but partially adjoining the built up area boundary of Ashington. The wider site extends to 25 hectares but a smaller section within the site is proposed by the planning consultant for development in three phases. The site is constrained with the southern part of the site located within an Archaeological Notification Area. This part of the site also contains a Scheduled Monument (Roman Building) to which Phase 3 of the proposed development lies near. The Grade II listed Church Farmhouse and Grade II* listed St Peters and St Pauls Church lie to the east. The site is also within a Bat Sustenance Zone.

Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered that development would be contrary to Policies 1 to 4 and 26 of the HDPF and potentially contrary to other policies that relate to the constraints affecting the site. In addition, at this scale of development, any development would have impacts on existing infrastructure. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-548 : Land at Church Farm, Ashington



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Parish	Ashington
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SHLAA Reference	SA708	Site Name	Land West of The White House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mill Lane, Ashington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.579	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

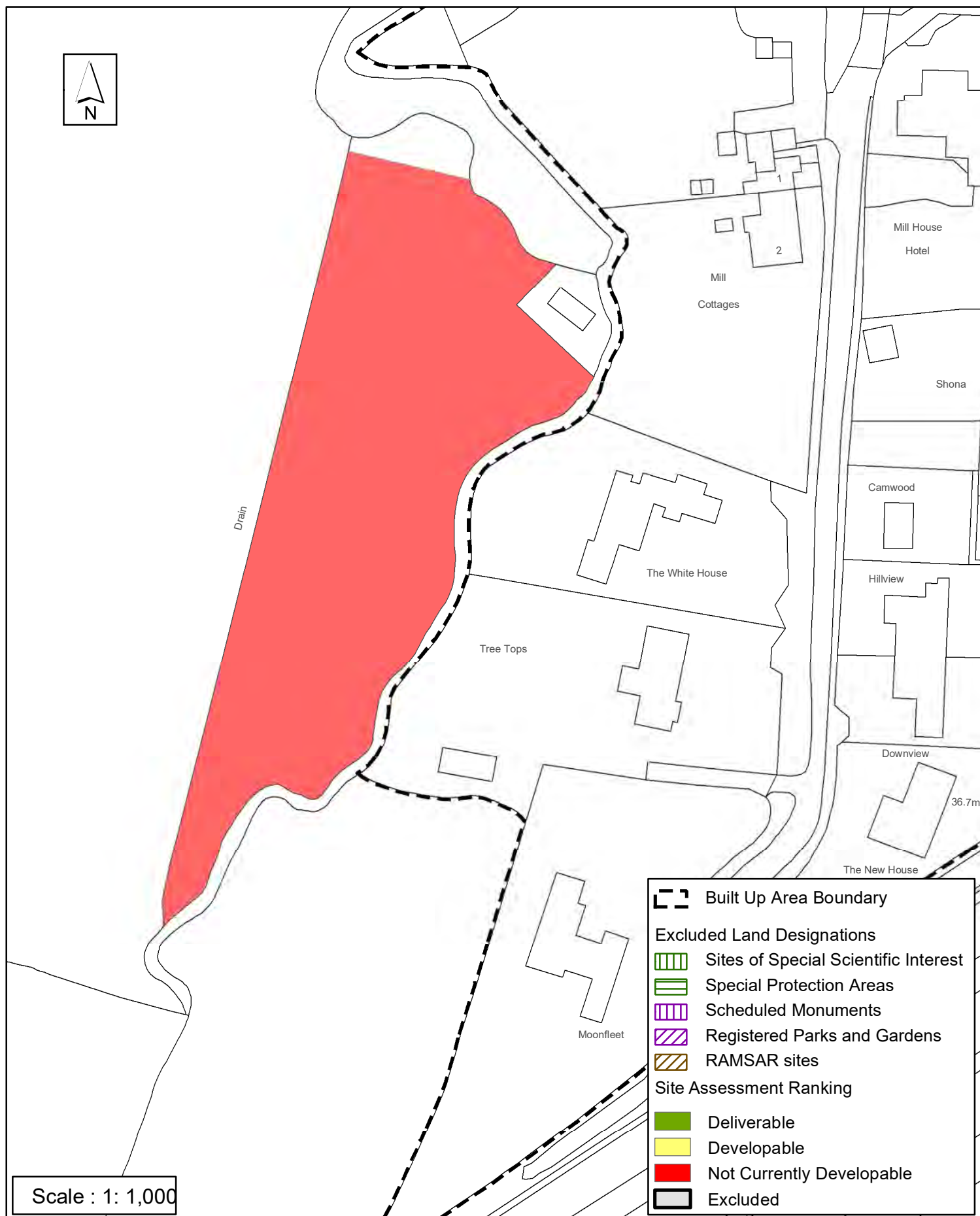
Justification

The landowner has expressed an interest to develop the site meaning it is 'available' and promoting its inclusion in the emerging Ashington Neighbourhood Plan. The site lies in the countryside and adjoins the western built up area boundary of Ashington which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The western half of the site lies within Flood Zones 2 and 3. A new access would have to be created past the White House which lies off a private section of Mill Lane. Unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF and coupled with the flood risk constraints the site is assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 708: Land West of The White House, Ashington



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West Sussex RH12 1RL.
Barbara Childs : Director of Place

ParishAshington

SHLAA Reference SA735 **Site Name** Land at Church Farm, Ashington

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Church Farm, West of Ashington, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site lies within the countryside adjacent to the built up area boundary of Ashington which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustenance Zone and is assessed as having low to moderate capacity for development in the District's 2014 Landscape Capacity Assessment. The southernmost portion of the site lies within an Archaeological Notification Area and a small part of the site is within an Archaeological Site. Full archaeological survey work would have to be undertaken and suitable mitigation required prior to any development. The site adjoins two other SHELAA sites (SA131 and SA122). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. Developed in isolation the site would impact on the settlement form of the village and coupled with policy constraints is assessed as 'Not Currently Developable' at the current time.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 735: Land at Church Farm, Ashington

