

11 June 2024

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a solid yellow square background.

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Dear Nicola,

Land West of Ashington C OF E Primary School, Ashington

Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.

HDC Reference: DC/23/0406

Thank you for meeting us in previous months and for your advice and comments following the submission of the planning application in March 2023.

We have been reviewing the feedback and guidance you and your colleagues have provided, including those from statutory consultees. We have also reviewed the wider representations which have been registered under the planning application.

We are now able to formally submit amendments to the application, which address the points raised, enhancing the design of the development. The key matters that we understand you require additional information on are set out under separate headings below.

- Site Layout Amendments
- Alterations to the Sports Pavilion
- Parking Provision
- Landscape, Biodiversity and Trees
- Flood Risk and Drainage

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Amended and Additional Plans / Documents

The following plans and documents are submitted with this covering letter:

- Design and Access Statement
- Transport Assessment Addendum
- Hydraulic Modelling Report
- Ecological Addendum
- Arboricultural Method Statement
- Tree Survey and Impact Assessment

Plans

- Tree Protection Plan – Ref. 1780-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevB
- Topographical Survey – Ref. 21/355/100/J
- Supporting Planning Layout – Ref. 062009-BEL-SL-02-D
- Bin and Cycle Store Floorplans and Elevations - Ref. 062009-BC01-A
- Presentation Planning Layout – Ref. 062009-BEL-SL-01-D
- Storey Heights Layout – Ref. 062009-BEL-SL-03-D
- Tenure Layout – Ref. 062009-BEL-SL-04-D
- Unit Type Layout - Ref. 062009-BEL-SL-05-D
- Pavilion Elevations – Ref. 062009-PAV-E1-B
- Pavilion Elevations – Ref. 062009-PAV-E2-A
- Pavilion Floorplans – Ref. 062009-PAV-P1-C
- Pavilion Store Floorplans and Elevations – Ref. 062009-PAV-ST-01

Site Layout Amendments

As part of the application consultation stage, Ashington Parish Council (APC) raised concern that the submitted scheme did not include two football pitches within a similar location within the site.. The submitted planning application sought to provide a grassed 11-a-side grassed football pitch located to the south of the site and a Multi-Use Games Area (MUGA) to the West. Concern was also raised by the APC regarding the parking for the allotments and the internal layout of the proposed pavilion.

Through further consultation with Sports England, we have now adjusted the layout to provide two football pitches (one grass pitch and one MUGA) of the west of the site, positioned alongside to each other. The pitches

with both measure 55 metres by 95 metres, with a further 3 metre overrun, complying with Sports England sizing standards. This will also allow for easy access from the Sports Pavilion and associated parking to the immediate north, thus providing a distinct area of the site for sports and recreation.

In order to accommodate the second pitch to the western portion of the site, the attenuation basin has shifted to the northern most portion of the site, immediately north of the vehicular route. The removal of vegetation and trees to accommodate the basin, will be off set by further planting to the south of the site.

Alterations to the Sports Pavilion

Comments were also raised by the Parish Council (PC) regarding the size of the Sports Pavilion floorplans as submitted as part the original application. APC were of the view that the size of the submitted plans for the pavilion limited the space for community and recreational uses. The amended plans now seek to increase the floorspace of the pavilion. This will allow for the Parish Council to utilise the pavilion as a community facility to hold events and meetings.

The revised layout will also provide an "Outdoor Viewing Area" as requested by APC during the consultation phase. The viewing area will overlook the newly positioned pitches to the west of the site and will benefit from easy access from the grasscrete car park. The amended layout also provides an outdoor storage space for football goals and equipment as requested by the APC. Thus, we have responded directly to the PC's initial concerns regarding the plans for the Sports Pavilion.

Parking Provision

Concerns were raised by the Parish in relation to the number of parking spaces that were planned to serve the allotments and sports pavilion to the north west of the site. APC suggested that the original parking plans made for an uneven distribution of spaces and difficulties with access to the previously positioned off-site MUGA to the South. The revised parking scheme still provides the 18 spaces for the allotments and now delivers an additional 10 spaces for the sports pavilion. This has resulted in 30 spaces for the sports pavilion and 18 dedicated spaces for allotment users.

In order to soften the hard standing in the north western portion of the site, grasscrete surface will be laid to the pavilion parking court. This will provide a softened buffer between the pavilion and the pumping station to the immediate west of the parking court. Two distinct car parking courts will be maintained in order to prevent any overspill from the pavilion to the allotment parking courts and easy access to both uses.

Landscape, Biodiversity and Trees

To accommodate the sports pitches the proposed SuDS basin has been relocated into an area of existing native woodland and scrub. As a result of this, replacement woodland and scrub planting is proposed to the southern field and along the western boundary of the sports pitches. This planting has been located to avoid surveyed archaeological features and allow suitable offsets from the sports pitches.

There will be a loss of mature vegetation to facilitate the layout changes, however this will be mitigated by the equivalent area of replacement planting of woodland and scrub habitat along the western boundary and in the southern field. The area of woodland and scrub removal in the north of the site may have a temporary effect on the local landscape character. Once the new woodland and scrub to the southern field is established, effects will become positive, reinforcing key landscape characteristics identified in the Horsham District Landscape Character Assessment. These positive contributions to the landscape will bring benefits to the village and its setting in the long term, whilst satisfying the site-wide aim of providing two sports pitches to the west.

Flood Risk and Drainage

The revisions to the layout have been captured in the flood modelling data, incorporating the proposed levels strategy and flood risk mitigation measures. This is in response to WSCC comments and the amendment to the layout as described above. These measures include ground level reprofiling along the eastern boundary of the site and through the centre, a flood attenuation area, and upsizing the existing culvert under the access road. The existing watercourse has also been realigned around a proposed drainage basin in the north of the site.

The results demonstrate the proposed development is not predicted to have a detrimental impact on flood risk to surrounding land, with slight decreases in flood depths offsite predicted ranging from approximately 9mm downstream of the site to up to 600mm to the east. The results of the analysis show that the model is not overly sensitive to changes in these parameters and that the proposed mitigation measures are appropriate. Thus, the proposed amendments are compliant with national and local policy in terms of pluvial flood risk and will not exacerbate flood risk off site.

Heritage

Due to the removal of the pitch to the south, the southern part of the Site remains 'undeveloped'. In response to changes within the wider site (specifically changes associated with attenuation and drainage) it is now required to include mitigation planting measures within the southern area. The proposed planting scheme has been carefully developed by Bellway's heritage consultant and landscape consultant to ensure that the required mitigation is met in a manner that appropriately responds to the historic environment. Specifically, the proposed

planting comprises scrub vegetation only (thus minimising root depths), isolated to areas beyond the extent of known archaeological remains of interest (as determined by the geophysical survey).

The proposed landscaping works will not negatively impact upon the overall heritage significance of the Scheduled Roman Villa to the south, via change in 'setting', and it has been demonstrated that the required planting scheme has actively sought to minimise or remove any potential impacts on known associated archaeological remains.

The heritage assets that are sensitive to the development of the Site comprise:

- Grade I Listed Church of St Peter and Paul – less than substantial harm, at the lower end of the spectrum.
- Grade II Listed Church Farmhouse – less than substantial harm, at the lowermost end of the spectrum.
- Scheduled Roman Villa c.180 northwest of Spring Copse – less than substantial harm, at the lower end of the spectrum.

Consultation responses received from heritage consultees in September 2023 following the removal of the sports pitches from the southern part of the Site are summarised as follows:

- Local Authority Conservation Officer – less than substantial harm, at the lower end and lowermost end, to the Church and Church Farmhouse respectively.
- Place Services (providing archaeological advice to the Local Authority) – no objection. Conditions for archaeological works requested.
- Historic England – no objection, with confirmation that any harm to the identified heritage assets would be less than substantial.

It is not considered that changes proposed under this revised submission should alter the overall position of heritage consultees, as summarised above.

Summary

The proposed development has now been reviewed and amended to take into account the comments from key stakeholders made in the consultation period. The layout will retain the 180 residential units, whilst providing the two pitches to the west of the site and increasing the size and scope of the sports pavilion. Amendments have also been made to the parking layout, providing a sufficient number of spaces in the most accessible parts of the site.

Whilst there will be some short term landscaping impacts from the changes to the layout, we believe that the revisions satisfy the comments received from the Parish Council and other technical consultees. Bellway

Homes is pleased to make the amendments and considers the scheme represents a high quality development which will be attractive to new and existing residents alike. The proposed changes will also accord with the adopted Horsham District Council Planning Framework (2015) and the Ashington Neighborhood Plan (2021).

If you have any queries please do not hesitate to contact me. I look forward to moving matters forwards towards a planning committee date and a positive recommendation.

Yours sincerely



Robert Steele

Director

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