



TO: Planning Committee

BY: Head of Development and Building Control

DATE: 17th March 2026

DEVELOPMENT: Erection of 74 dwellings with associated access, parking and landscaping.

SITE: Land East of Mousdell Close, Rectory Lane, Ashington, RH20 3GS

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/25/1327

APPLICANT: **Name:** Penn Gardens Limited **Address:** C/O ECE Planning 64-68 Brighton Road, Worthing, West Sussex, BN11 2EN

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of Ashington Parish Council

RECOMMENDATION: To approve full planning permission subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the erection of 74 dwellings with associated access, parking and landscaping on the land east of Mousdell Close, west of Ashington.

Housing Mix:

1.2 The proposal seeks to deliver 74 dwellings comprising of detached, semi-detached, town houses / terraced houses and two 2.5 storey flat blocks. The housing mix would deliver 49 open market dwellings (66%) and 25 affordable dwellings (34%) of which 6 would be shared ownership and 19 would be affordable rent dwellings. The proposal additionally includes a financial contribution of £70,725.79 in lieu of the provision of 0.9 of an affordable housing unit. The following table sets out the housing split across the site:

Tenure:	Open Market	Shared Ownership	Affordable Rent
House type:			
1-bed flat	2	2	6
1-bed flat M4(3)	2	0	2
2-bed flat	4	0	4
2-bed house	8	2	0
3-bed house	20	2	7
4-bed house	13	0	0
Total:	49	6	19

Layout and Design:

- 1.3 The site is proposed to be set out as a circular looping internal road with a cul-de-sac to the west. Dwellings would primarily front onto the internal road with the exception of dwellings along the northern boundary which would front onto Rectory Lane (Units 1-2 and 53-58). Two flat blocks, each containing 7 flats, are proposed to the north west of the site.
- 1.4 A single access point is proposed onto Rectory Lane to the north. The access would be 2 lanes wide (5.5m) with a 2m wide pedestrian footway on either side connecting to the centre of the site. A shared surface across the remainder of the site including the central loop and cul-de-sac.
- 1.5 An area of 'formal public open space is proposed' in the centre of the site consisting of grassland, mown paths, planting and seating. Informal play space is additionally proposed to the north west of the site, between the proposed flat blocks and the boundary with Penn Gardens. This would comprise of earthwork mounds interspersed with incidental play features.

Amendments since the application was submitted:

- 1.6 Since the application was first submitted, the following amendments have been secured:
- Amended tenure to increase number 3-bed affordable rental dwellings
 - Addition of an affordable housing financial contribution of £70,725.79
 - Introduction of Play Space
 - Improvements to boundary treatments
 - Increased planting
 - Additional speed calming measures
 - Revised refuse collection points

DESCRIPTION OF THE SITE

- 1.7 The application site comprises of a single agricultural field (2.2 hectares) positioned south of Rectory Lane to the west of the built up area boundary of Ashington. As existing the field is predominantly flat and undeveloped, comprising of scrub and modified grassland with trees along the north, east and southern boundaries. Existing site access is via a field gate onto Rectory Lane to the north.
- 1.8 To the west, the site is bound by 'Mousdell Close' and 'Penn Gardens' comprising of short rows of terraced dwelling and semi-detached dwellings with a residential / suburban design and layout. Beyond these dwellings the site gives way to open countryside.
- 1.9 To the east of the site are a number of existing dwellings (Winders, Cleftstones, Karoja, Kestrels, 1 and 2 Chanctonbury House) and the consented development of 74 dwellings within Chanctonbury Nurseries (DC/22/0372), now under construction. The dwellings within Chanctonbury Nurseries comprise a mix of detached, semi-detached, terraced and flats.

- 1.10 To the south, the site is bound by a dense block of woodland before giving way to the consented (subject to completion of a s106 agreement) development for 152 dwellings at 'Land To The West of Ashington C of E School' (DC/23/0406). This development comprises detached, semi-detached, terraced houses, and an apartment block, an all-weather sport pitch, sports pavilion and allotments. Chanctonbury Nurseries and Land To The West of Ashington C of E School sites are allocated for development in the Ashington Neighbourhood Plan.
- 1.11 To the north the site is bound by a treeline hedgerow and Rectory Lane before give way to open countryside.
- 1.12 The site is not within the setting of a Conservation Area or any Listed Buildings. A Scheduled Ancient Monument (Roman Villa) is located approximately 550m to the south. The site does not contain any Ancient Woodland or trees covered by a Tree Preservation Order (TPO). The closest Public Right of way is footpath 2607 to the east which provides connection into the village Ashington core.
- 1.13 The site falls within Flood Zone 1 and is not detailed to fall within areas of medium or high surface water flood risk according to EA mapping, other than the very southern boundary which is a high surface water flood risk area. No development is proposed in this area.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework (Dec 2024)

[NB It is noted that the revised NPPF (2026) is currently being consulted on. Given the scale and nature of the changes proposed the draft 2026 NPPF is considered to carry very minimal weight]

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Ashington Neighbourhood Plan (June 2021)

Policy ASH1: Overall Spatial Strategy for Ashington
Policy ASH2: Increasing Walking in Ashington
Policy ASH3: Parking Provision
Policy ASH4: Local Heritage Assets
Policy ASH5: Landscaping and Countryside Access

Horsham District Local Plan (2023-40) (Regulation 19)

Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 12: Air Quality
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 15: Settlement Coalescence
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Policy 29: New Employment
Policy 37: Housing Provision
Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Strategic Policy HA5: Ashington Housing Allocations

West Sussex Joint Minerals Local Plan (2018) (Partial Review March 2021)

Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)
WSCC Parking Guidance (2003 as amended Sep 2020)
Open Space, Sport & Recreation Review (June 2021)

Planning Advice Notes:

Shaping Development in Horsham (Sept 2025)
Biodiversity and Green Infrastructure (Oct 2022)

PLANNING HISTORY AND RELEVANT APPLICATIONS

None relevant

3 OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses and representations have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

If you are viewing online the specific application link is

https://iawpa.horsham.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DH&FOLDER1_REF=DC/25/1327

3.2 INTERNAL CONSULTATIONS

3.3 **HDC Arboricultural Officer:** Advice

HDC's Arboricultural Officer has provided 2 comments during the course of the application dated: 2nd January 2026 and 27th October 2025.

The officer raised initial concerns regarding the spatial relationships between retained trees and new dwellings, incursions into Root Protection Areas (RPAs) and the introduction of a drainage ditch along the southern site boundary.

Following the submission of an updated Arboricultural Report (ARB), Impact Statement, and Method Statement the officer has provided an updated comment (02/01/26) confirming that all concerns have been satisfactorily addressed.

The officer has additionally provided a list of recommended conditions:

- Accordance with the submitted details.
- Tree protection / retention measures.
- Removal of selected permitted development rights.

3.4 **HDC Environmental Health (Air Quality):** No Objection

The Environmental Health (Air Quality) officer has provided 2 comments during the course of this application dated 27/10/2025 and 11/09/2025. The most recent comment confirms that although the final calculated damage cost is still lower than anticipated, the cost of the vouchers proposed for mitigation exceeds the expected damage cost, therefore the conclusions of the report are accepted. The officer has requested planning conditions to secure an Air Quality Mitigation Plan and Construction and Environmental Management Plan (CEMP).

3.5 **HDC Environmental Health (Pollution / Land Contamination):**

The Environmental Health officer has provided 2 comments during the application dated, 21/11/2025 and 17/09/2025. The officer provided an initial comment requesting additional information including a preliminary contamination risk assessment (PCRA), borehole logs and the results of the ground gas monitoring. A further comment has been provided following the submission of Phase 1 Geoenvironmental Assessment.

Having reviewed this detail and aerial photos the EHO officer noted that waste has historically been disposed on the site. Whilst site investigations have not found any elevated level of contamination, further ground investigations are required, particularly within the north west of the site. It was requested that additional detail is provided regarding made ground to the south east of the site. The officer has outlined that these matters could be addressed through suitably worded planning conditions. No further issues are raised.

3.6 **HDC Waste & Recycling:** Advise/Modification

The Officer has provided advice and indicative bin collection points. It is requested collection points are amended in line with suggestions. It is noted plots 18,19,20,21,22,23 do not have refuse vehicle tracking through this road (Transport Statement Page 34). In addition, the

proposal should ensure sufficient space bins to be dragged from communal bin stores passed parked cars.

3.7 **HDC Housing:** Comment

HDC's Housing Officer has provided 3 comments during the course of the application dated: 11th November 2025, 31st October 2025, and 11th September 2025.

The officer has confirmed the proposal would provide 74 dwellings, which will deliver 35% (26 units) as affordable housing. It is additionally requested that the affordable 3-bed units be provided as affordable rent rather than shared ownership. The officer also raises concern that no affordable housing provider has been identified and requests reassurance that there is genuine interest from Registered Providers in taking on the site and the proposed tenure mix.

3.8 **HDC Strategic Planning:** No Objection

A comment was received from HDC's Strategic Planning Team on 01/10/2025. The officer expresses that the planning principle is likely acceptable and notes that the proposal is included within Strategic Policy HA5: Ashington of the emerging Horsham Local Plan which indicates the Council's in-principle support for allocation of at least 75 homes on the application site. This proposed allocation was supported by the Site Assessment Report Part C (SA866).

It is advised that the Council have produced a Shaping Development in Horsham District (SDPAN) whereby proposal which accord with Paragraph 5.12 should be considered positively.

It is noted that the Council is unable to demonstrate a 5-year housing land supply. This engages the "tilted balance", where a presumption in favour of sustainable development applies. It is also noted, however, that NPPF paragraph 14 is engaged as the Ashington Neighbourhood Plan is a) less than five years old, and b) includes policies and housing allocations to meet its identified housing requirement.

The officer also provides contextual policy background, including reference to relevant policy within the Ashington Neighbourhood Plan and an update regarding the current position of the Horsham District Local Plan (HDLP) 2023-2040 which remains the emerging Local Plan (eLP) in the context of NPPF para 49.

3.9 **HDC Ecology BNG:** No Objection

The Ecology / BNG Officer has provided 3 comments during the course of this application dated 25th September, 27th October 2025, 17th December 2025.

Following initial comments from the officer, a revised metric and Habitat Management and Monitoring Plan has been submitted. The officer agrees with the sites baseline value, which is calculated in accordance with degradation rules. The submitted metric now demonstrates that the development will have a -67.59% -66.20% net loss (-9.31 units) in area habitats, a 29.35% net gain (+0.46 units) in hedgerows, and a 49.02% net gain (+0.22 units) in watercourses.

Additional information has been requested regarding the wetting an existing ditch, the diameter of an existing tree (T42) and amendments to the HMMP and watercourse. It is outlined this information can be secured within standard a standard BNG / HMMP conditions. It is additionally outlined that the proposal meets HDC's definition this is considered significant on-site BNG. As such a S106 legal agreement will be required to secure the BNG.

OUTSIDE AGENCIES

3.10 **Landscape Architect:** No Objection

The Landscape officer has provided 2 comments during the course of this application dated 25th September, 10th October 2025, 19th December 2025.

An initial comment from the officer raised no objection. The officer consider the principles of development acceptable and outlined agreement with the supporting Landscape and Visual Appraisal (LVA) that “There would be an overall Minor adverse effect on rural character within the local area, with a Moderate adverse effect at the Site level” for landscape character and “minor adverse” for the visual impact which is limited to Rectory Lane for public views’.

Some concerns regarding the layout and provision of play space were raised including / potential amendments regarding:

- The location visitor parking adjacent to open space
- The provision of maintenance strips with the potential to contribute to anti-social behaviour and fly tipping
- Missed opportunities for street trees,
- The provision of amenity and play space
- Boundary treatments, including the potential for defensible planting on boundaries abutting the public realm
- The use of SUDS.

An updated comment (19th December 2025) outlines that the above issues have either been addressed or satisfactory justification provided. Conditions for soft and hard landscaping, a landscape management plan and SUDS details have been requested.

3.11 **Archaeology Consultant:** No Objection

An appropriate Heritage Desk Based Assessment has been supplied that suggests that the site has an apparent moderate archaeological potential for most periods and that further archaeological investigations may be required to clarify the nature, extent and significance of any archaeological deposits. In this case it would be reasonable to secure the work with an archaeological condition,

3.12 **Ecology Consultant:** No Objection

The Officer is satisfied that there is sufficient ecological information available to support determination of this application.

It is noted that one tree (T01 – Oak) has potential roost features for individual bats (PRFs-I) and this tree is due to be removed. Appropriate compensation will be required in advance of works to avoid loss of roost resource. The submitted non-licensed Precautionary Working Method Statement is supported, however, should also include inspection of the affected tree by endoscope on the day and felling under the supervision of a licensed bat ecologist.

Boundary vegetation offers low suitability habitat for reptiles, we support the implementation of the Precautionary Method Statement for reptiles and mobile protected species in Sections 5.3.2 and 5.5.2 of the Ecological Impact Assessment Revision.

A number of conditions have also been requested so to secure appropriate mitigation and enhancement.

The Officer has additionally noted the site falls within the 12km Wider Conservation Area for this SAC, the Officer has assessed that there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained. In addition, subject to a Wildlife Friendly Lighting Strategy the proposal is not considered to result in any Adverse Effect on Integrity of the SAC.

3.13 **Natural England:** No Comment
Natural England provided 2 comments in response to HRA consultations providing reference to standing advice. No formal comment is given.

3.14 **Environment Agency:** No Objection
No objection is raised to the proposal. Advice is given regarding the handling of waste and contaminated materials.

3.15 **Southern Water:** Advice
Southern Water have provided 2 formal comments in relation to this application (dated 22/09/2025 and 27/10/2025). In addition Southern Water have provided guidance via email.

Southern Water's comment on this application dated 27th October 2025 outlines that there is no capacity within the network. Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network.

Further Comment via email outlines that the network currently has capacity for 50% of the requested flow at this location. This is due to existing flooding and level detriment downstream of the POC at 100% flow. One alternative point of connection has been identified at manhole ID TQ12164301. This is also a 150mm main that lies west of the development. Network infrastructure upgrade may not align with the development. Southern Water have therefore requested that the development is phased.

It is additionally noted that soakaways and SUDs should not be connected into the public sewer and the surface water hierarchy should be followed. In addition, a tree planting condition has been requested so as to protect Southern Water Assets.

3.16 **NatureSpace:** Advice
The development falls within the red impact risk zone for great crested newts with highly suitable habitat and a high likelihood of great crested newt presence. 8 ponds within 500m of the development proposal and there is direct connectivity between the development and surrounding features in the landscape.

Following some negative eDNA results returned earlier this year, and due to the lack of impacts to any remaining suitable habitat on site, we are of the opinion that a Precautionary Working Methods Statement (PWMS) would be appropriate here. There are some measures provided within the above report, however given the scale of the development, and the proximity of nearby ponds, we recommend that a formal statement is produced. This must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval prior to determination or secured via condition.

3.17 **WSCC Highways:** No Objection
WSCC have provided 2 comments during the course of the application dated 24th September 2025 and 28th January 2026. The proposal has been reviewed for highway safety, capacity and access.

Road Closures

We note the applicant's Design Team have provided some further clarity on details of the speed survey and time undertaken. Furthermore, we have liaised with colleagues in WSCC's Street works team who issue permits to work/close the highway and there were no recorded closures during the dates of the survey.

Access and Visibility

The access onto Rectory Lane has demonstrated suitable manoeuvrability for larger refuse collection vehicles for both access and egress. A separate 2m wide footway will be provided

into the site providing safe access for pedestrians. Tactile paving should be provided to allow pedestrians to cross the access point, this can be demonstrated further at detailed design. The works for the access would be subject to a Section 278 Agreement with the LHA's Highway Agreements Team.

Visibility splays of 2.4 metres x 40.8 metres and 2.4 x 46.0 can be achieved in both directions, these would be in line with the recorded speed limits of 28 and 31 mph respectively.

The LHA has reviewed the most recently available accident data for this stretch of the Rectory Lane and there have not been any recorded road traffic collisions within the immediate vicinity of the proposed point of access.

Stage 1 Road Safety Audit (RSA)

No matters have been raised within the RSA and there are no outstanding matters raised through the audit process.

Capacity

The residential development would generate up to 35 two-way trips in the AM and 32 two-way trips in the PM peak periods (08:00am-09:00am and 17:00pm-18:00pm). Junction capacity has been assessed to 2030 with development. the site access junction will operate within capacity with a small queuing delay. The LHA would not raise a capacity concern with the anticipated amount of additional vehicular movements onto the local network.

Layout and Parking

Further raised tables should be added to the development in the region of plots 12 and 38 to discourage higher speeds in the development. The application of the different construction types along with the proposed widths in the various areas is considered appropriate. Parking accords with parking standards and the LHA is content with this level of parking.

Accessibility and Localised Improvements

It is accepted that all services within the village are within reasonable walking and cycling distance. The walking distance from the site to the nearest bus stop is notably greater than the recommended 400 metres. However, the greater distance isn't necessarily an issue as the walking distance will be factored in journeys.

A number of localised improvements are proposed including tactile paving and bus stops.

Travel Plan Statement (TPS)

The submitted Travel Plan accords with the requirements of WSCC and should be secured via a s106 agreement

The below conditions are additionally recommended

- Access
- Construction Management plan
- Travel Plan

3.18 **WSCC Lead Local Flood Authority:** Objection

WSCC LLFA have provided 5 comments during the course of the application dated 23/02/2026, 04/02/2026, 17/12/2025, 06/11/2025 and 30/09/2025.

The most recent comment (dated 23/02/2026) clarifies that the LLFA is satisfied that the matters related to the proposed outfall ditch viability, drainage strategy, construction detail for all SuDS and on-site infiltration have now been resolved.

The LLFA has, however, maintained an objection as they 'remain unconvinced that the proposed SuDS scheme aligns as closely with the national SuDS standards as it should' noting that the national SuDS standards (June 2025) put a much greater emphasis on water

re-use, interception, source control, and surface-level open SuDS features and the use of multiple SuDS features in series to improve water quality, site amenity and ecology. The LLFA has noted the proposal places a reliance on 'end of system' attenuation features including attenuation creates.

3.19 WSCC Fire and Rescue: Comment

A comment has been provided advising conditions to secure fire hydrants.

3.20 WSCC Minerals and Waste: No Objection

The application site falls within a Mineral Safeguarding Area for Brick Clay (Weald Clay). The site is less than 3ha in size and is therefore not consider the proposal to result in a significant degree of Mineral Sterilisation.

3.21 WSCC Education Services: Comment

West Sussex Education Services do not have any concerns with the proposed development. Should the application be approved, it will be CIL liable. CIL will be sought by the County Council as local education authority from the charging authority to provide the necessary education mitigation for the proposed development. (For the avoidance of doubt, Education covers all children from 0-18 and up to 25 for SEND pupils)

3.22 South Downs National Park Authority: Comment

The southern boundary of the application site is located approximately 1.8km from the boundary of the South Downs National Park. Given the scale and nature of development, this separation distance is considered sufficient to avoid any negative impacts on the National Park or its setting.

3.23 Sussex Police: Joint Commercial Planning Manager Sussex and Surrey Police

[Summary 7th October 2025] – Objection

It is calculated the proposed development would generate an additional 30 incidents per year for Sussex Police to attend resulting in 9 additional recorded crimes per year. The cost of this increased policing has been calculated as £24,000 for the future purchase of infrastructure to serve the proposed development. This is indicated to over 2x ANPR (Automatic Number Plate Recognition) Cameras located along London Road. In the absence of developer contributions towards the provision of essential policing infrastructure, Sussex Police would raise objection.

3.24 Sussex Police: Local Policing Service Improvement & Engagement Department

[Summary 4th September 2025] – Comment

The proposed development has created a good active frontage with the streets and the public areas being overlooked. Advice is given regarding secure design and crime prevention including active frontages, eyes on the street, natural surveillance, secure cycle parking and externally mounted secure post box. It is also note that flats should have access control is implemented into the design and layout to ensure control of entry is for authorised persons only, there should not be Tradesperson or timed-release mechanisms.

PUBLIC CONSULTATIONS

Representations:

- 3.1 147 letters of Objection have been received from 108 addresses, objecting to the application on the following grounds:

Neighbourhood Plan

- The site is not allocated within in the Ashington Neighbourhood Plan and does not comply with the Neighbourhood plan.
- The proposal undermines the Neighbourhood plan and democratic plan for the community.
- Lack of engagement with the community and parish.

Overdevelopment / Cumulative development

- The proposal would lead to overdevelopment of small villages and changes the rural character of the village and Ashington is becoming to overpopulated
- Cumulative impact of this and other large-scale developments is disproportionate, unsustainable, and deeply damaging (74 dwellings Elivia Homes, 150-180 homes proposed by Bellway).
- Cumulative impacts of traffic and impacts on public services in combination with other new development being built including peak hour movements.

Housing Supply

- The proposal does not include affordable housing
- Insufficient housing need in the village / there are enough housing locally and elsewhere within the district.
- High house prices limit young people's ability to move within the area.
- Housing is not needed in rural areas where there are not jobs.
- Living in a rural area will not appeal to people

Landscape and Visual Impact

- Proposal would result in the loss of the field, loss of green land and play space for the school and would be destroying a natural beautiful space
- Proposal is too dense with limited green space.
- Poor design of proposed houses.
- Proposal would be harmful to the rural and village character of Ashington
- The site is greenfield land. Developments should be restricted to brown field sites in larger towns and cities.

Amenity Impacts

- Impacts of noise, dust, air pollution, traffic and road closures during construction would impact residents.
- Location of proposed flats would increase noise and lack of privacy for residents.
- Properties would overlook gardens resulting in loss of privacy.
- Impact on the value of property.
- Existing gardens back onto the site.
- Increased Light pollution in village edge.

Highway, Access and Parking

- The proposal would result in more traffic / congestion / accidents on country lanes which poses risks to pedestrians and cyclists.
- Existing roads are narrow / single lane and dangerous.
- Rectory Lane has existing traffic issues and speeding and cannot accommodate additional traffic including emergency services and HGVs.
- Rectory Road has a small off-camber pavement with overgrown vegetation and cars and large vehicles are often forced onto the pavement.
- Proposal would have limited public transport increasing reliance on cars. The closest bus stop is 1.5km walk by the Curry Lounge on London Road and there would be no investment in public transport.
- Damage to the road and Mud and debris on road due to construction traffic
- Parking will be an issue, including on the high street and on neighbouring roads
- Neighbours have no confidence in highways monitoring.
- Impact of traffic within the wider transport network.
- Travel vouchers do not address the long-term unsuitability of local bus routes or their high cost.
- Access to the site is insufficient and has poor visibility

- Transport assessment was conducted during a period when the road was partly closed therefore the findings are of dubious value
- Rectory Lane is often closed.
- Park Lane Road / Other routes into the village are not suitable for large vehicles and is in a state of disrepair.
- Pavements are narrow.
- Not clear who will manage tree line along Rectory Lane.
- Speed calming measures are needed.
- Traffic forecasts are not accurate / underestimated.
- There should be an alternative access to Billingshurst road/A24

Environment and Trees

- Impact / loss of habitat and protected species as the field is used by deer, rabbits, foxes and birds of prey and lizards.
- The proposal would lead to additional pollution.
- Will there be a compensation for the loss of habitat.
- insufficient ecological evidence has been provided.
- Construction would also harm the roots of mature trees
- Impact on Arun Valley SPA/SAC.
- Proposal would risk mature trees.

Flooding and drainage

- Proposal would increase existing flooding issues on the site.
- Surface water run off would increase without drainage capacity.
- Southern Water have objected as there is insufficient foul or drainage water capacity.
- The development would risk overflow, pollution and potential risks to public health.
- The site has clay soil.
- Climate change is increasing rain and flooding.

Infrastructure / community facilities

- Ashington does not have the infrastructure for more houses.
- There is no GP surgery or dental practice locally, with long wait for appointments in Storrington and Pulborough / oversubscribed
- There is no capacity within the primary school and there is no secondary school and children will need to go to school elsewhere.
- The shop cannot keep up with demand, has a limited range of products and runs out of supply.
- There is no plan to expand essential services
- There is no emergency services infrastructure.
- Limited capacity within the chemist.
- There are frequent and long power cuts with no plan to expand capacity.
- Internet provision is already poor with no phone signal or mobile internet
- Refuse collection is not reliable.
- There is no street lighting on Rectory Lane
- Ashington takes 15/20 minutes to reach by ambulance.
- Police do not have capacity and have objected.
- There is no capacity in the sewer network.
- Infrastructure should be in place before housing.

Water Neutrality

- Will there be enough water to supply new homes.
- Water neutrality is a serious concern in our region.
- Southern water have objected and there is insufficient fresh water to supply homes.

Other Matters

- The ancient wall at Warminghurst church is damaged by large vehicles
- Proposal is against parish council objection
- Residents do not want the development.

3.21 Parish Comments:

Ashington Parish Council: Objection

Ashington Neighbourhood Plan (ANP)

Ashington Parish Council (APC) have a “made” Neighbourhood Plan (2021) which should be adhered to. The proposed application gives no consideration to the policies as set out in the Neighbourhood Plan. To override the made ANP, fundamentally erodes the ethos of empowering communities to ensure the right development is delivered in the right place in the village - a key aspect of the Localism Act 2011. The ANP is at this time less than 5 years old and contains policies and allocations to meet its identified housing requirement. The proposal is therefore in conflict with NPPF Paragraph 12 and 13.

Horsham District Planning Framework (HDPF) and the ANP

The HDPF seeks to provide for at least 1,500 new dwellings on non-strategic sites over the plan period to 2031. APC commissioned a local Housing Needs Survey which recommended a house needed between 123 and 200 for Ashington village over the period 2017 to 2031. The ANP allocated 225 dwellings across 2 sites, allowing for historic under provision. With the 74 permitted under DC/22/0372 and 152 with an application in progress for DC/23/0406, proposed housing numbers have been achieved in accordance with ANP numbers and satisfy the local housing need until 2031. Whilst it is accepted that Horsham District Council have no “current” Local Plan, and are required to demonstrate a housing supply, Ashington through its made Neighbourhood Plan is already demonstrating this.

Site proposed in the emerging Local Plan

It is acknowledged that HDC promoted this site in the emerging Local Plan, although this plan has currently been paused, and the HDPF is the “current” plan. It is noted that the HDC - Planning Policy Department have given “in-principle” support to this site, but it should also be noted that APC submitted a consultee response at the Regulation 19 stage citing concerns about issues such as increased traffic, limited public transport, inadequate infrastructure, school expansion etc. Concerns were also raised about the Local Plan preparation process and other issues were highlighted.

This site sits outside the BUAB

Development outside the 2 site allocations is within the built-up area boundary or small-scale expansion of existing commercial facilities. It should be noted that there has already been a handful of new houses on windfall sites in addition to the two sites allocated.

Provision of education

WSCC - Education have outlined they would seek CIL funds to provide the necessary education mitigation. The expansion of the existing school can only be on land that was proposed to be provided under the ANP policy ASH11; however, this land has not been submitted by the developers of site ASH11 and therefore the land cannot currently be guaranteed for school expansion.

Highways and transport

WSCC - Highways Authority failed to acknowledge the wider transport network. Proposals for adequate on-site access does not mitigate the narrow access roads in the vicinity, as highlighted by recent incidents of a large vehicle becoming stuck, and one incident resulting in the delay of an emergency vehicle on a call out, due to queuing site traffic blocking the narrow road. To suggest this already inadequate country lane provides sustainable transport access for the site and a ‘safe’ cycle/walking route to the centre the village, some 800m - 1.2km away is certainly not sustainable.

Site Accessibility

WSSC - Highways Authority note all services within the village being “within reasonable walking and cycling distance” - what is considered “reasonable”? The walking distance to the nearest bus stop 800 metres which is not considered reasonable and does not give due consideration to those with mobility issues, with children, carrying shopping etc.

Given high reliance on cars as noted in the ANP use of public transport from this site could be considered likely to be low. Although new bus shelters would be welcomed, it should be noted there are actually 2 bus stops at this end of London Road, there is not adequate room for the proposed cycle stands and the proposed upgrade to Real Time Information boards was actually carried out in early 2024. The bus services offered are limited both in terms of frequency and hours of operation.

Transport Assessment

The transport assessment is unreliable as the data it is based upon was collected during a period when the road was closed / partially closed and therefore baseline traffic information is unreliable. There has been no consideration of the cumulative impact of traffic generated from DC/22/0372 (74 houses) which is currently in development and will share the access route. To suggest a development of 74 properties which creates parking provision on site for an anticipated 148 vehicles plus 23 visitors (171 in total), and located beyond reasonable walking distance of the village amenities will only generate 35 vehicle movements during peak periods is highly questionable.

The proposal does not meet the requirements of Horsham District Council’s Planning Framework (2015-2031) the West Sussex County Council’s Transport plan (2022- 2036) or NPPF and there is no evidence that it addresses the requirements of the NPPF to priorities sustainable transport.

Community Engagement

The Statement of Community involvement fails to address the concerns raised by the community. No consultation or discussions have taken place with the Parish Council and many of the community concerns raised have not been addressed. The consultation community newsletter was distributed to less than 50% of the village. Despite only 44 people attending the consultation event, 42 of these objected to the proposal.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person’s rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.
- 4.2 The application has also been considered in accordance with Horsham District Council’s public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

- 5.2 The proposal has been reviewed by Sussex Police who have noted that the proposed layout includes a good active frontage with the streets and the public areas being overlooked and has provided guidance in line with Crime Prevention Through Environmental Design (CPTED) and Secured by Design (SBD).
- 5.3 The proposal has additionally been reviewed by the Joint Commercial Planning Manager at Sussex and Surrey Police who have requested capital infrastructure funding (£24,000). In the absence of this developer contribution towards the provision of policing infrastructure reports the Sussex Police and Crime Commissioner would raise Objection, as the additional strain placed on their resources would have a negative impact on policing of both the development and force-wide policing implications within the district. This is addressed below under the heading 'S106 Agreement and Community Infrastructure Levy (CIL)'.

6. PLANNING ASSESSMENTS

Principle of Development:

Development Plan Policy Context

- 6.1 The development plan relevant in this instance comprises of the Horsham District Planning Framework (HDPF, 2015), the 'made' Ashington Neighbourhood Plan (ANP 2021) and the West Sussex Joint Minerals Local Plan. In accordance with planning law, these documents form the statutory development plan and the starting point for the assessment of the development proposals. The National Planning Policy Framework and accompanying Planning Practice Guidance are material considerations relevant to the development proposals.
- 6.2 HDPF 1 (Sustainable Development), 2 (Strategic Development), 3 (Development Hierarchy), and 4 (Settlement Expansion) set out the settlement hierarchy of the district and establish the Council's main strategy for the location of development across the district.
- 6.3 HDPF Policy 3 specifically outlines the settlement hierarchy of the district and establishes that development will be permitted within defined built-up area boundaries (BUABs). HDPF Policy 4 (Settlement Expansion) supports the growth of settlements outside built-up area boundaries to meet identified local housing where;
- 1.) A site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge;
 - 2.) Where the level of expansion is appropriate to the scale and function of the settlement;
 - 3.) Where the development would satisfy identified local housing (or employment) need or would assist with the retention and enhancement of community facilities/services;
 - 4.) Where development would not prejudice long-term strategic development and;
 - 5.) Where development is contained within an existing defensible boundary and would maintain features of landscape and townscape character.
- 6.4 HDPF Policy 26 (Countryside Protection) provides support for development outside of BUABs where there is an essential need for a countryside location, and where further qualifying criteria are met. The proposal is not essential to this countryside location and therefore is not supported by Policy 26.
- 6.5 The Ashington Neighbourhood Plan allocates two sites for development; this application site is neither, meaning the site is not supported by Policy 4 of the HDPF. Policy ASH1 of the Ashington Neighbourhood Plan (ANP) otherwise states that development should be focused within the BUAB of Ashington village (Part A) and that (Part D) '*Development proposals outside the built-up area boundary and the site allocations will not be permitted unless:*
- i. they represent appropriate uses in the countryside, such as agriculture, forestry, horticulture, fishing and equestrian activities, tourism, essential utilities infrastructure and energy generation;*

- ii. *they are on previously developed land and accord with local and national policy for such development;*
- iii. *they relate to the retention of existing and appropriate provision of new commercial businesses’.*

The proposal meets none of these criteria therefore it fails to accord with Policy ASH1.

- 6.6 The application site is located outside any of the district’s defined BUABs and has not been allocated for residential development within the HDPF or ANP. In addition, the proposed residential development is not considered to have an essential need for a countryside location. As a result, development in this location would conflict with the requirements of HDPF Policies 2, 3, 4 and 26 and ANP Policy ASH1. The proposed proposal is therefore not considered in accordance with the spatial strategy set within the adopted development plan. This carries weight against the proposal.

Horsham District Local Plan

- 6.7 The Horsham District Local Plan 2023-40 (the emerging Local Plan or ‘eLP’) was submitted for examination in July 2024. Following the cancellation of these Hearings by the Local Plan Inspector, the inspector recommended that the eLP be withdrawn.

- 6.8 On 28 January 2026, the Council was informed that a new Inspector, Mr Jonathan Bore, has been appointed in place of the previous Inspector. In a subsequent letter dated 11 February, Mr Bore sets out his intention to hold examination hearings around late April 2026 with further hearing sessions in September. This establishes a positive way forward for the progression of the eLP. The Horsham District Local Plan 2023 - 2040 remains the emerging Local Plan (eLP) in the context of NPPF para 49 and therefore remains a material consideration. And the policies within the eLP carry some limited weight. In addition, the background evidence base to support the draft plan (eLP) continues to carry limited weight given the Examining Inspector’s comments at paragraph 95 of his Interim Findings letter (April 2025). This background evidence base includes the site assessments that informed the site allocations.

- 6.9 The site forms a draft allocation within the submission Horsham District Local Plan 2023 - 2040 (eLP) under Strategic Policy HA5 (ASN1). This policy outlines the site for the development of up to 75 homes and requires proposals to achieve the following:
- Ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by a HRA and a wintering bird survey,
 - Demonstrate connectivity from the site to key local amenities and services and that these are enhanced through improvements to local pedestrian and cycling networks

- 6.10 The proposed development seeks 74 dwellings in line with draft Policy HA5 (ASN1) and is therefore considered principally to be in accordance with Policy HA5. This carries limited weight in favour of the proposal. Full accordance with the criteria of Policy HA5 (ASN1) is assessed below under the headings ‘Highway Safety, Access and Parking’ and ‘Ecology’.

Shaping Development in Horsham District (SDPAN 2025)

- 6.11 In light of the Council’s inability to demonstrate a 5-year supply of deliverable housing sites, and in recognition of the key objective of Government policy to significantly boost the supply of homes, the Council has endorsed a Shaping Development in Horsham District (SDPAN-2025) advice note which now forms a material planning consideration in decision making. The advice contained in the advice note is guidance only and does not form policy and does not alter the statutory decision-making framework.
- 6.12 The SDPAN, at Paragraphs 5.6 - 5.9, advises that eLP draft allocations seek to meet identified housing needs in the period to 2031 together with housing requirements to 2040 and therefore seeks to go beyond allocations in a number of made and emerging Neighbourhood Plans.

- 6.13 The SDPAN at paragraph 5.7 further advises that eLP draft allocations are based on robust evidence that sites are capable of accommodating sustainable development. The Council will therefore consider positively applications for development identified eLP, and which are also compliant with non-housing supply related Policies. The SDPAN encourages applicants to have regard to quantities of development identified within the eLP, and highlights that the examining Inspector did not identify any concern with proposed eLP allocations within his initial findings letter (Paragraph 5.8).
- 6.14 The SDPAN additionally sets out the weight that can be given to current and emerging local policy and has been produced to enable the Council to act proactively to continue to deliver housing in a sustainable manner. For development proposals located outside the defined BUAB, the SDPAN (at paragraph 5.12) echoes the requirements of HDPF Policy 4 and states that applications will be considered positively provided that all of the following criteria are met:
1. The site adjoins the existing settlement edge as defined by the BUAB;
 2. The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
 3. The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
 4. The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
 5. The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.
- 6.15 The site abuts the Ashington BUAB to the east and is contained within a defensible boundary marked by Rectory Lane to the north, woodland to the south, existing dwellings within Penn Gardens to the west, and Chanctonbury Nurseries Development and Ashington BUAB to the east. The proposal is additionally considered to meet local housing need, as set out under the heading below 'Housing Mix and Affordable Housing' and would not prejudice comprehensive long-term development. The site is therefore considered to meet criteria 1, 3, 4 and 5 set out above.
- 6.16 Accordance with Criteria 2 should additionally be considered both individually and cumulatively with recent housing applications and permissions.
- 6.17 HDPF Policy 3 outlines the settlement hierarchy within the Horsham District. Ashington is defined as a 'medium village' with a moderate level of services and facilities and community networks, together with some access to public transport which provide some day-to-day needs for residents and a reliance on small market towns and larger settlements to meet a number of residents requirements. Facilities within Ashington and within proximity to the site include Co-op food, a Post Office, Primary School, Pre-school, Village Hall Public House and sports facilities (See 'Site Connectivity and Sustainable Transport' for a full assessment of local facilities).
- 6.18 Online mapping indicates approximately 923 dwellings are currently located within the Ashington BUAB. At the time of writing the planning applications for a total of 226 dwellings have recently been permitted within / adjacent to Ashington:
- 74 dwellings - Chanctonbury Nurseries' (DC/24/1081)
 - 152 dwelling - Land To The West of Ashington C of E School' (DC/23/0406) [NB this is subject to the completion of a s106 agreement)
- 6.19 These sites were both allocated within the Ashington Neighbourhood Plan and form part of the planned expansion of Ashington to 2031. They equate to an approximately 24.5% increase in the number of dwellings in Ashington. The addition of the application site (for 74 dwellings) would increase this growth to an approximately 32.5%. Whilst it is acknowledged that this is a cumulatively significant increase within Ashington, it is not considered that this

level of growth would be disproportionate to the scale and function of Ashington as a 'medium village' with its range of local facilities and services. It is additionally noted that the site's draft allocation (HA5) seeks to deliver housing demand until 2040, beyond the planned growth of the above two ANP allocations.

- 6.20 Given the above, it is considered that the quantum of development proposed, in combination with other approved schemes, would be appropriate to the scale and function of Ashington and would be in accordance with the criteria set within Paragraph 5.7 and 5.12 of the SDPAN. This weighs in favour of the proposals.

5-Year Housing Supply and presumption in favour

- 6.21 The NPPF was updated in December 2024. NPPF paragraph 78 states that for local plans which are more than five years old from their date of adoption, local authorities should identify and update annually a supply of sites to provide a minimum of a 5 years' worth of housing provision, including an additional 5% buffer or a 20% buffer if the most recent Housing Delivery Test score is below 85% delivery over the last three years.
- 6.22 In December 2025, the Council published the latest Authority Monitoring Report (AMR) which revealed that the Council currently has a housing land supply of 1.7 year against current targets. In light of this, it is acknowledged that the Council is unable to demonstrate a full 5-year housing land supply, and it is recognised that this forms a material consideration in decision making which triggers the application of the 'tilted balance' at Paragraph 11d of the NPPF.

Principle of Development Summary

- 6.23 The proposed development conflicts with HDPF Policies, 2, 3, 4 and 26, and ANP Policy ASH1 as the site falls within the countryside on a site not allocated for development within the adopted development plan. The principle of development is therefore not supported by the development plan. Notwithstanding this, of material weight is the fact that the Council is unable to demonstrate a 5-year housing land supply; the site is draft allocated within the eLP at Policy HA5 (ASN1) which seeks to meet housing demand up to 2040; and the proposal is considered compliant with the SDPAN when considered both in isolation and cumulatively. These material considerations weigh in favour of the principle of development on this site.
- 6.24 It is though necessary to consider the proposal as a whole. The following sections of this report consider all other detailed planning considerations, with the final section considering the overall Planning Balance.

Housing Mix and Affordable Housing:

- 6.25 HDPF Policy 16 states that development should provide a mix of housing sizes, types, and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment (Iceni, November 2019), as set out in the table below. HDPF Policy 16 additionally requires proposals for 15 or more dwellings to deliver 35% of dwellings to be affordable with a tenure split of 70% affordable rented and 30% intermediate tenure.
- 6.26 The Council's Housing Team has commented that the Housing Register in Ashington currently lists 151 households awaiting accommodation with 43 households (28%) requiring a 1-bedroom unit, 28 households (19%) requiring a 2-bedroom unit, 60 households (40%) requiring a 3-bedroom unit, and 20 households (13%) requiring a property with 4 or more bedrooms.
- 6.27 The application has been amended to adjust the affordable housing tenure mix to maximise the opportunity for much needed 3-bed affordable rent homes, in response to the housing officer's comments. In order to maximise the number of 3-bed rental homes one affordable home has been lost from the development meaning the proposal now provides for 66% Open Market (49 dwellings) and 34% affordable housing (25 dwellings).

6.28 The overall housing mix is therefore as follows, compared with the recommended mix set out in the Council's current Strategic Housing Market Assessment (SHMA, 2019):

Affordable Rented	SHMA 2019 (18 units)	Proposal (18 units)	Over / under supply
1-bed	35% (6 dwellings)	8 dwellings	+2
2-bed	30% (5 dwellings)	4 dwellings	-1
3-bed	25% (5 dwellings)	7 dwellings	+2
4+ bed	10% (2 dwellings)	0 dwellings	-2

Shared Ownership	SHMA 2019 (8 units)	Proposal (8 units)	Over / under supply
1-bed	25% (2 dwellings)	2 dwellings	-
2-bed	40% (3 dwellings)	2 dwellings	-1
3-bed	25% (2 dwellings)	2 dwellings	-
4+ bed	10% (1 dwellings)	0 dwellings	-1

Open Market	SHMA 2019 (48 units)	Proposal (48 units)	Over / under supply
1-bed	5% (2 dwellings)	8% (4 dwellings)	+2
2-bed	30% (14 dwellings)	17% (12 dwellings)	- 2
3-bed	40% (20 dwellings)	48% (20 dwellings)	-
4+ bed	25% (12 dwellings)	27% (13 dwellings)	+1

6.29 It is noted that a policy compliant provision of affordable housing (35%) would require 25.9 affordable homes. Recognising the inability of a developer to provide a part unit the proposal now includes a financial contribution of £70,725.79 in lieu of the provision of the final 0.9 of an affordable housing unit. This has been calculated using the methodology set out at paragraphs 6.1.62 – 6.1.64 of the Planning Obligations and Affordable Housing SPD and is considered sufficient to ensure compliance with HDPF Policy 16.

6.30 The affordable tenure, as amended, would be provided as 76% affordable rented and 24% intermediate tenure achieving affordable rental in excess of policy requirements. Following the amendments, Officers advise that the proposal would achieve a policy compliant affordable housing provision with an appropriate tenure split that best maximises the opportunity for 3-bed affordable rent homes.

6.31 It is additionally noted that 2no 1-bedroom affordable rental flats and 2no 1-bedroom open market flats are proposed to an M4(3) standard (wheelchair users) including accessible parking provision. Whilst this is not required by policy, the inclusion of these dwellings within affordable rent is welcomed.

6.32 Given the above, the proposal is considered to provide a policy compliant market and affordable housing tenure split and tenure mix. In the event that planning permission is granted, a Section 106 legal agreement would need to be provided to secure on-site affordable provision and tenure, a financial contribution of £70,725.79, and a registered provider who will take on the units, as per the requirements of HDPF Policy 16 and the accompanying Planning Obligations and Affordable Housing SPD.

Design, Appearance and Landscape Impact:

6.33 HDPF Policies 25, 32, and 33 promote development that protects, conserves and enhances the townscape character from inappropriate development. Proposal should take into account townscape characteristics, with development seeking to provide an attractive, functional and

accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

- 6.34 ANP Policy ASH5 requires developments to minimise visual impacts and utilise planting and retain the rural village feel of Ashington. ASH5 additionally requires proposals which abut open countryside to provide an appropriate landscape buffer avoid the creation of a hard edge.
- 6.35 The application has been reviewed by the Council's Landscape Officer who, following amendments to boundary treatments, public Open Space, improved play provision has raised no objection to the proposal.
- 6.36 The site would be set out as a circular looping internal road with a cul-de-sac to the west, street trees along the internal roads, and a central area of open / public space. Dwellings would be a mix of detached, semi-detached and 2no small flat blocks with a maximum height of 2.5 storeys. The proposed material palette incorporates Red Brick, Buff brick, hanging tiles, render and timber cladding dispersed through the site. Boundary treatments are proposed to comprise of 1.8m red brick walls, 1.8m close board fencing and 0.6m post and rail fencing. Prominent boundaries including the rear boundaries to plots 53-58 are proposed as brick walls, with post and rail fencing used to provide visually boundaries on front elevations. The resulting character would be relatively low density and sub-urban, which would be reflective of the wider settlement of Ashington.
- 6.37 It is noted that the site is well enclosed and would be bound to the east and west by existing and committed development. In addition, plots 1-2, and 53-58 would front onto Rectory Lane, continuing frontage along the road and providing a positive countryside edge. Additional native trees are also proposed within the tree line to the north reinforcing existing vegetation. It is therefore considered that whilst views of the site would be apparent from Rectory Lane, these views would not result in an unacceptable degree of harm. In addition, longer views of the site / development would not be apparent within the landscape. Final details of boundary treatment, materials, and landscaping could be secured via a suitably worded planning condition.

Open Space Play space

- 6.38 The site incorporates two main areas of open space. An area of 'Formal Public Open Space' is proposed in the centre of the site in front of plots 19-22. This area comprises of a flowering lawn, some limited tree planting, paths and public seating. Whilst this area is modest in scale, it is considered this contributes positively to the site layout / sense of space upon entering the site. Informal play space is also proposed within the communal garden of the flats to the north west. This is proposed to comprise of "small earthwork mounds interspersed with incidental play features". A landscape buffer / SUDS basin is additionally proposed to the south of the site adjacent to the woodland. Final details of play space, public seating and street furniture can be secured via a suitably worded planning condition. It is considered necessary to secure a Landscape Management and Maintenance Plan y condition to secure the long term management of these communal and open areas.
- 6.39 In summary, with the above conditions in place the proposal is considered to accord with HDPF Policies 25, 32, and 33 and ANP Policy ASH5,

Arboriculture:

- 6.40 HDPF Policy 31 states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

- 6.41 The proposal has been reviewed by the Council's Arboricultural Officer who has raised no objection. The proposal would result in the loss of two trees (T44, T42) and a section of hedgerow along the Northern Boundary (H01 and H41). The arboricultural officer has outlined that the loss of these features can be compensated through replacement planting. This can be secured via condition and should include a minimum of 2 replacement trees along the northern boundary. In addition, surgery works are required to T08, T09, T42, T43, T38 and TG14. The officer has raised no objection to these works, subject to surgery works being undertaken in accordance with British standards.
- 6.42 The Arboricultural Officer has additionally noted that the gardens for dwellings along the eastern boundary, in addition to units 33 and 54, would be subject to overhanging and overshadowing from existing boundary trees with some encroachment in to RPAs. This may create a future pressure for pruning or removal due to shading, leaf and debris fall, and perceived safety concerns. The applicant has therefore outlined methods to minimise these impacts and to ensure trees are protected during construction. This includes 'no dig' construction within RPAs and manual excavation within RPAs. These measures can be secured via suitably worded planning conditions.
- 6.43 Further to this and given the degree of RPAs within private gardens along the eastern boundary, it is considered appropriate to removed select permitted development rights for the development of outbuildings, hard surfaces and swimming pools from plots 6 - 16 (Schedule 2, Part 1, Classes E and F). Whilst this will not entirely restrict these dwellings from future development with RPAs, the removal of these rights will require future occupants to apply to the Local Planning Authority for formal planning permission allowing for a degree of control / certainty that future development will not result in harm to RPA. This can also be secured via a suitably worded planning condition.
- 6.44 With the above conditions in place, the proposal is considered to have an acceptable impact on existing trees on site and to accord with HDPF Policy 31.

Highway Safety, Access and Parking:

- 6.45 HDPF Policy 40 states that development will be supported if it is appropriate and in scale to the existing transport infrastructure, including public transport; is integrated with the wider network of routes, including public rights of way and cycle paths, and includes opportunities for sustainable transport.
- 6.46 HDPF Policy 41 states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. HDPF Policy 33(8) further requires, where appropriate, the incorporation of convenient, safe, and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings. ANP Policy ASH3 additionally outlines that proposals must provide suitable off-street parking in accordance with WSCC Parking guidance. ASH2 requires new development in Ashington to maximise the potential for sustainable travel, including improving walking routes and linkages within the village.
- 6.47 Policy HA5 (3.a) of the eLP additionally requires connectivity from the site to key local amenities and services and that these are enhanced through improvements to local pedestrian and cycling networks.
- 6.48 Chapter 9 of the NPPF sets out the Government's aspirations for the promotion of sustainable transport, and details how the transport and highways implications arising from the development proposals should be considered in planning terms. Paragraphs 115 to 117 of the NPPF are particularly relevant when assessing the appropriateness of a proposal in highway terms. Paragraph 115 requires that appropriate opportunities to promote sustainable transport modes should be *prioritised*, and that safe and suitable access to the site can be achieved for all users. In addition, it requires that any significant impacts from the

development on the transport network (in terms of capacity and congestion) or on highway safety can be effectively mitigated.

- 6.49 The proposed internal road layout is set out as a circular loop with a cul-de-sac to the west. Much of the sites internal roads would be shared surface, with a dedicated / segregated pedestrian pavement to the north of the site extending from the site access onto Rectory Road. Raised tables are located throughout the site as speed calming measure, with additional raised tables added adjacent to plots 12 and 38 following feedback from the WSCC Highways Officer.

Site Access / Visibility

- 6.50 The site would be accessed via a new 5.5m wide access onto Rectory Lane with a 2m wide pedestrian footways on either side of the access leading into the site. WSCC Highways Authority (LHA) have outlined that tactile paving should be provided to allow pedestrians to cross the access. This can be demonstrated further at detailed design during the required Section 278 Agreement. Swept path analysis has additionally been provided to demonstrate the access and site layout would allow access and manoeuvrability for refuse collection vehicles and emergency services / fire tenders

- 6.51 The proposal has demonstrated acceptable visibility splays of 2.4 metres x 40.8 metres and 2.4 x 46.0 in both directions. These visibility splays are in line with 85th Percentile recorded speeds of 28.8mph eastbound and 31.5mph westbound.

- 6.52 It has been noted within public representations, and representations from Ashington Parish Council, that the Transport Assessment was conducted during a period when the road was partly closed. Having sought clarification on this matter from the applicant and WSCC Highways, it is noted that the Automatic Traffic Count (ATC) Survey was undertaken between 2nd June and 8th June 2025. This survey records Traffic Flows and Vehicle Speeds and has been used to inform the required visibility splays. The applicant's transport consultant has confirmed that no road closures were in place during this survey. WSCC Highways Authority have additionally verified that there were no recorded closures during the dates of the survey. The transport consultants additionally visited the site mid-week, and did not observe any road works. Officers are therefore satisfied that traffic surveys undertaken by the applicant are valid and provide an up-to-date and accurate assessment of traffic flows and speeds.

- 6.53 In addition to the above, it is noted that road works were taking place on Wednesday 11th June 2025 during the Stage 1 Road Safety Audit Site Visit. WSCC Highways have confirmed that this assessment reviews the road layout and would not be impacted by the presence of road works. The Stage 1 Road Safety Audit is therefore also considered to remain valid.

Traffic / highways capacity

- 6.54 Trip Rate Information Computer System (TRICS) has been undertaken demonstrating that the proposal would generate up to 35 two-way trips in the AM peak (08:00am-09:00am) and 32 two-way trips in the PM peak (17:00pm-18:00pm). The LHA are satisfied that this volume of traffic could be accommodated at the site access with 'a small queuing delay'. The LHA are also satisfied that this level of traffic would not raise a capacity concern within the local network. It is highlighted that highway capacity has been assessed to 2030 including the cumulative impact of all committed development, including the consented developments at 'Chanctonbury Nurseries' (DC/24/1081) and 'Land To The West of Ashington C of E School' (DC/23/0406)

Parking

- 6.55 The proposal includes the provision of 140 allocated vehicle parking spaces, 8 unallocated spaces and 22 visitor spaces. Parking would be located within dedicated parking bays or private driveways with visitor parking provided within dedicated on-street parking bays. This provision would accord with WSCC parking standards and would be well located in relation to dwellings. The proposal additionally includes the provision of 74 charging points, with one

charging point for every dwelling. It is further noted that 4no of the allocated parking spaces would be disabled bays allocated to the propped M4(3) dwellings. The proposed vehicle parking provision is therefore considered to accord with HDPF Policy 41 and 33(8) and ANP Policy ASH3.

- 6.56 Integrated secure cycle parking is included on the ground floor of the proposed flats buildings, all other dwellings are proposed with private cycle parking is within private amenity space, final details of which can be secured via a suitably worded condition. The proposed cycle storage is therefore considered acceptable, and subject to the above condition, would provide secure and acceptable cycle storage for residents in accordance with HDPF Policy 40.

Site Connectivity and Sustainable Transport

- 6.57 As previously outlined, Ashington is defined as a 'medium village' within HDPF. The local facilities within proximity to the site include Co-op food, a Post Office and BP / M & S Simply Food (all 1,300m / 15 minutes' walk), a Pharmacy (1,500 metres / 18 minutes' walk), the Red Lion Tavern public house (1,500 / 19 minutes' walk), Chanctonbury Pre-school (500m / 6 minutes' walk) and the village 'community cluster' comprising sports fields, play spaces, skate park, Primary School, church and scout hut and village halls (all 1000m / 12 minutes' walk). The Village does not have access to a doctor's surgery, instead relying on larger settlements, such as Storrington, Henfield and Cowfold and Steyning.
- 6.58 The closest bus stop is located approximately 800 metres to the west on London Road. Whilst this distance is greater than the recommended 400 metres, the bus stop remains within a comfortable walking distance of the site. In addition, the submitted Transport statement sets out a series of improvements to site connectivity intended to promote Sustainable Travel and improve site connectivity to the bus stop. This including introducing tactile paving is at four junctions along the following junctions along Rectory Lane:
- Blakiston Close / Rectory Lane Junction
 - Rectory Lane / Meiros Way Junction
 - The Sands / Rectory Lane Junction
 - Rectory Lane / Rectory Close Junction
- 6.59 The proposal additionally includes two new / replacement bus shelters with real time information, seating, and cycle stand for the bus stops on either side of London Road. In addition, two new uncontrolled crossing are proposed adjacent to the London Road bus stop, providing improved accessibility. The above measures can all be secured within a Section 106 agreement.
- 6.60 The site would also benefit from improvements to footpath 2607 to be delivered by the adjacent Chanctonbury Nurseries development (DC/24/108). This would facilitate year-round use for pedestrians and cyclist, providing improved access to the village core, and would provide access to the play space, sports pavilion, all-weather sports pitch and allotments to be provided within 'Land To The West of Ashington C of E School' (DC/23/0406) which sits to the south of the site. Whilst pedestrian connectivity between the south of the application site and Chanctonbury Nurseries has been explored by officers / the applicant, it is stated that this would conflict with surface water drainage basin which is located to the south east of the site. Consent would also be required from the developer/management company for the Chanctonbury Nurseries development for residents to cross their managed land to reach footpath 2607. Whilst it is disappointing that a connection cannot be achieved, in practical terms occupiers of the northern half of the site would in any event just as likely access the PROW network via the site access and footpath 2607 that then runs alongside the Chanctonbury Nurseries site. It would be the occupiers of the southern dwellings that would benefit most from a more direct east-west link to footpath 2607.

Summary

- 6.61 In summary, the proposal would be sustainably located and would provide a suitable access, internal layout and parking provision so as to accord with HDPF Policy 40, 41 and 33(8), eLP Policy HA5 and ANP ASH3. It is additionally not considered that the proposed development would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, in accordance with NPPF (paragraph 116).

Drainage and Flood Risk:

- 6.62 HDPF Policy 38 requires development to follow a sequential approach to flood-risk, giving priority to sites and layouts which minimise vulnerability to flood risk and the risk of increasing flooding elsewhere. NPPF Paragraph 181 additionally requires a site-specific flood-risk assessment for development on land at risk of flooding, including surface water flooding, and where development would introduce a more vulnerable use.
- 6.63 The latest EA flood risk mapping shows the site and site access fall entirely within Flood Zone 1 and are therefore not considered at risk of flooding from fluvial flooding, including when factoring for climate change. Mapping additionally shows known surface water flooding (pluvial flooding) to the south of the site's southern boundary. This surface water flooding falls predominantly outside of the site boundary, however, encroaches on the south of the site during a 1 in 1000 flood event. It is noted that this does not include any developed area of the site or the site access / egress.

Surface water drainage

- 6.64 Surface water is proposed to be retained within a cellular storage tank and an attenuation basin before discharging into an existing outfall ditch to the south of the site. It is noted that the site has clay-based soils and infiltration of surface water is therefore not possible. The Lead Local Flood Authority (LLFA) are satisfied that the proposed drainage scheme would be viable and that the outfall ditch to the south is suitable to accommodate surface water run-off. Notwithstanding this, the LLFA have maintained their concern that the scheme relies too much on engineered drainage and as such fails to accord with the new National Standards for Sustainable Drainage Systems (SuDS) which place an increased emphasis on re-use, interception, source control, and surface-level open SuDS features. Officers advise that strict compliance with the updated national SuDS standards is not a policy requirement; the important consideration is whether a suitable drainage strategy is capable of ensuring the development does not increase flood risk on or off site. In his regard there is no evidence that the proposed surface water drainage strategy is unacceptable from a technical perspective, seeking to retain water on site within an attenuation basin and cellular storage tank and discharging to the nearby watercourse at a controlled rate without needing to discharge surface water into the sewer network. Officers therefore considered that the proposed drainage is acceptable and would accord with HDPF 38, subject to conditions securing the final details (conditions 10 & 11).

Foul Water connection

- 6.65 The development is proposed to connect into the existing public sewer to the north of the site for foul water. Southern Water's comment dated 27th October 2025 outlines that a capacity check has been undertaken to assess the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This comment outlines that there is currently insufficient capacity within the network, with capacity for only 50% of the required flow rate. Additional flows may lead to a minor increased risk of impact on the sewer network.
- 6.66 Southern Water Guidance to Local Planning Authorities outlines that Southern Water have a legal obligation under Section 94 of the Water Industry Act 1991 (WIA 1991) to provide developers with the right to connect to a public sewer regardless of capacity issues. In addition, Southern Water has a statutory duty under section 94 of the WIA 1991 to plan and implement any works that are necessary to ensure the network of sewers (and sewage treatment facilities) continue to operate satisfactorily once they have received notification that

a developer intends to exercise their right to connect. When assessing planning applications, Southern Water assess whether there is infrastructure capacity to serve the development and if there would be adverse amenity impacts for existing or prospective users as a result. Whilst it is not possible to refuse planning applications due to limited network capacity, in some instances, Southern Water may advise that a phased development be delivered in line with improvements to the infrastructure, as identified.

- 6.67 In this instance, it has been indicated that an alternative point of connection has been identified, however, no details resolving capacity have been provided at this stage. Southern Water have additionally outlined that works to upgrade network infrastructure may not align with the development build out. A condition to secured phased development is therefore requested by Southern Water, and is included as condition 12 below. This condition requires agreement of a phasing plan between the applicant and Southern Water to ensure the number of occupied dwellings do not exceed the capacity of the network.

Heritage and Archaeology:

- 6.68 HDPF Policy 34 relates to Cultural and Heritage Assets and states that applications should make a positive contribution to the character and distinctiveness of the area and ensure that development in Conservation Areas is consistent with special character of the area.
- 6.69 The application site does not fall within the setting of a Conservation area, a number of listed buildings are located approximately 400m east of the site and a Scheduled Ancient Monument (Roman Villa) is located approximately 550m to the south, however, given the separation the site is not considered to be within their setting of these heritage assets.
- 6.70 The proposal has been reviewed by the County Archaeologist who has outlined that site has a moderate archaeological potential and that further archaeological investigations may be required to clarify the nature, extent and significance of any archaeological deposits. The officer has therefore requested the development to be undertaken in accordance with a Written Scheme of Archaeological Investigation. This can reasonably be secured via a suitably worded planning condition. With this condition in place the proposal is considered to accord with HDPF Policy 34.

Residential Amenity:

- 6.71 Policy 33 of the HDPF requires development is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land. Policy 32 of the HDPF, further, seeks to ensure that development provides an attractive, functional, accessible and adaptable environment. Concerns have been raised within public representations regarding the proximity of existing and proposed dwellings, including the potential for overlooking and loss of privacy.
- 6.72 To the east the closest residential dwellings are 'Winders', 'Cleftstoones', 'Karoja' and 'Kestrals', with the rear gardens of 'Winders' and 'Cleftstones' directly abutting the application site. As proposed, Plots 1 and 2 would be located ~4m from the boundary with 'Winders' and ~8m from the dwelling itself at the closest point. It is noted that both dwellings would be orientated north on to Rectory Lane, and the degree of separation is broadly equivalent to other existing dwellings set along Rectory Lane. In addition, Plot 1 would have a single-storey garage and catslide roof on the eastern elevation, with no windows proposed to the east. This arrangement of Plot 1 and 'Winders' is therefore considered acceptable from a neighbouring amenity perspective.
- 6.73 In addition, plot 3, plot 4, plots 6-16 would abut the boundaries of 'Chanctonbury House', 'Winders', and 'Cleftstoones'. Given the degree of separation (~15 – 20m at the closest point) and the existing dense vegetation / treeline along this boundary, it is not considered this would result in an unacceptable impact on the amenity of these properties.

- 6.74 To the west plots 37 – 44 would similarly back onto Penn Gardens with approximately 15m between the proposed dwellings and the western boundary, and approximately 20m between the dwellings and 5 / 6 Penn Gardens. It is noted that this boundary has limited existing vegetative screening and would therefore provide views between the site and Penn Gardens. Notwithstanding this, given the distance between dwellings this would not result in the unacceptable loss of neighbouring amenity. The proposal additionally seeks to introduce native hedgerow and scrub along the western boundary which would provide an additional buffer.
- 6.75 Further to the above, the proposed flats (2.5 storey) within the north west of the site would have an approximately 23m buffer with dwellings along Mousdell Close formed of the vegetation, play space, and the access road to Penn Gardens. The southern elevation of the flat block would additionally have a catslide roof without no windows. This arrangement is therefore not considered to result overlooking or overbearing to dwellings along Penn Gardens or Mousdell Close.
- 6.76 Additional concerns have been raised regarding the loss of amenity during construction, through increased noise, traffic movements, dust and pollution. Whilst these impacts would be temporary in nature it is considered appropriate to secure a Construction Environmental Management Plan (CEMP) to manage these impacts. This can be secured and implemented via a suitably worded planning condition. The applicant has additionally proposed Dust Emission Mitigation Measures which can also be secured via planning condition.
- 6.77 In summary, with the above CEMP condition in place it is not considered that the proposal would result in unacceptable harm to the amenity of occupiers / users of nearby property and land and would therefore accord with HDPF Policy 32 and 33.

Ecology:

- 6.78 HDPF Policy 31 states that development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. eLP Policy HA5 requires the site to ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site.
- 6.79 The applicant has submitted an Ecological Impact Assessment (EIA) Revision 2 (Lizard Landscape Design and Ecology, July 2025). This has been reviewed by the Council's Ecologist who is satisfied that there is sufficient ecological information available to support determination of this application.
- 6.80 The site as existing comprises mainly bare ground, with a strip of mixed scrub on the western boundary and native hedgerow with trees on the northern boundary with no buildings on site. The site is considered to provide negligible winter roosting potential for bats; however, the Council's Ecologist has noted that the proposal would result in the loss of an oak tree (T01) which has potential roost features for individual bats. The Council's Ecologist has therefore outlined that compensation is therefore required in advance of works. The officer is also supportive of the non-licensed Precautionary Working Method Statement set out within the EIA. It is additionally noted that the tree should be inspected on the day of works and felling should take place under the supervision of a licensed bat ecologist. This can be secured a suitably worded planning condition.
- 6.81 It is also noted that the sites boundary vegetation offers low suitability habitat for reptiles, as such, a Precautionary Method Statement for reptiles and mobile protected species is considered acceptable in this instance. Final details of this can be secured a suitably worded planning condition.

- 6.82 In addition to the above, the Council's Ecologist has further requested planning conditions to secure the following a Wildlife Friendly Lighting Strategy, a Construction and Environmental Management Plan (Biodiversity) and a Biodiversity Enhancement Strategy.

Impact on Internationally designated Sites

- 6.83 The site falls 11.7km southeast of The Mens Special Area of Conservation (SAC). The proposal has been reviewed by the Council's Ecologist is satisfied with that there will be no Adverse Effect on Integrity of the SAC, subject to a Wildlife Friendly Lighting Strategy is secured via a suitably worded planning condition.
- 6.84 A Habitats Regulations Assessment (HRA) has been produced on behalf of the Council which concludes that where the above conditions could be secured, "the project will avoid an Adverse Effect on the Integrity of the Habitats sites listed in this assessment, either alone or in combination with other plan and projects."

Great Crested Newts

- 6.85 The proposal has also been reviewed by NatureSpace who have assessed the potential impact on Great Crested Newts. The application site falls within falls within the red impact risk zone for great crested newts where there is highly suitable habitat and a high likelihood of great crested newt presence. In addition, there are 8 ponds within 500m of the development proposal, the closest of which is located 11m east and there is direct connectivity between the development and surrounding features in the landscape.
- 6.86 NatureSpace have noted that negative eDNA results from nearby ponds has been provided and that no remaining suitable habitat on site would be impacted by the proposal. As such, NatureSpace have advised that a Precautionary Working Methods Statement (PWMS) would be appropriate in this instance. Whilst the submitted Ecological Impact Assessment sets out some measure given the scale of the development, and the proximity of nearby ponds a formal PWMS is recommended in this instance. This can be secured via a suitably worded planning condition.

Biodiversity Net Gain (BNG):

- 6.87 Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG), unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.
- 6.88 The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed.
- 6.89 In this instance the site's baseline habitat comprises of modified grassland, mixed scrub, native hedgerow / trees and a ditch. The site was cleared prior to submission of this application, therefore the baseline value has been calculated from on-site indicators and historical aerial imagery. These has been reviewed and agree by HDC'S BNG Ecology Officer.
- 6.90 The development will result in a 66.20% net loss (-9.31 units) in area habitats, a 29.35% net gain (+0.46 units) in hedgerows, and a 49.02% net gain (+0.22 units) in watercourses. The proposal seeks a degree of onsite enhancement including introducing shrub, species-rich native hedgerow with trees and a wet ditch, however, off-site units would also be required to

achieve a net gain of 10%. Final details of this, including specific details of onsite species can be secured by way of the statutory BNG planning condition.

- 6.91 The Council's BNG officer has outlined a number of areas where additional information / amendments are required. These include clarification of the diameter of the largest stem of T42 and further clarification as to which ditch the outfall of the drainage pipes is connecting to. The Officer is satisfied these details can also be secured by way of the statutory BNG planning condition.
- 6.92 It is noted that the proposal includes delivery of onsite habitats of medium distinctiveness within the hedgerow and watercourse modules. This meets HDC's definition for significant on-site BNG and should therefore be secured within a S106 legal agreement. Therefore, with a the statutory BNG planning condition in place, and subject to an appropriate S106 legal agreement the proposal is considered capable of achieving a Biodiversity Net Gain (BNG) of 10%.

Education:

- 6.93 Concerns have been raised within public representations and by the Parish Council regarding the capacity of schools. The proposal has been reviewed by West Sussex Education Services who have confirmed that, as the proposal is CIL liable, CIL can be sought by the County Council for any necessary education mitigation resulting from the proposal. This would include any increased demand for local school places. It is noted that this covers all children from 0-18 and up to 25 for SEND pupils.
- 6.94 Concerns have additionally been raised in representations regarding the availability of land available for the expansion of Ashington Primary School. Application DC/23/0406 (Land To The West of Ashington C of E School) includes the provision to transfer 0.54ha of land to WSCC to facilitate the expansion of the School as per ANP Policy 11. This application was resolved by planning committee to be granted subjection to a Section 106 agreement securing this land transfer to WSCC (amongst other obligations). Application DC/23/0406 is due to be determined subject to this Section 106 agreement, at which time the land would be safeguarded for the school expansion. It is therefore considered that the proposal would not have an unacceptable impact on Education Services.

Water Neutrality:

- 6.95 A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.
- 6.96 On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.
- 6.97 To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10th November 2025 raises no objection

to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

- 6.98 Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.
- 6.99 Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Minerals and Waste:

- 6.100 The application site is located within a Minerals Safeguarding Area for Brick Clay (Weald Clay) as defined in the WSCC Joint Minerals Local Plan 2018 Policy M9. The WSCC Minerals and Waste team have reviewed the application advising that given the application site is less than 3ha in size, the proposal would not result in a significant degree of mineral sterilisation. The proposal is therefore considered to accord with Policy M9 of the WSCC Joint Minerals Local Plan.

Waste and recycling

- 6.101 The proposed layout has been provided following comment from the Council's Waste and Recycling Officer. Parking spaces for units 67 and 69 have been amended to ensure sufficient space for refuse teams to drag communal bins. Refuse Collection Points have also been amended from plots 19,20,21,22,23,47,48,49,50 to provide roadside collection. It is noted that each of these plots or dwellings, these amendments are considered sufficient to address concerns raised by the Council's Waste and Recycling Officer.

Climate Change / Air Quality Impact

- 6.102 HDPF Policies 35, 36 and 37 require that development mitigates the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.
- 6.103 The design and access statement outlines the proposal would include the provision of Air Heat Source Heat Pumps (ASHP) and Solar Panels. Final details of the air source heat pumps implementation can be secured via a suitably worded planning condition, with the solar panels already shown on the submitted plans. The proposal also includes 74 Electric Vehicle (EV) charge points providing 1 per dwelling. This is welcomed as part of the wider desire to improve overall air quality and the increased take-up of EVs. Installation of charge points for the flats can be secured via a suitably worded planning condition, with the houses to be provided with charge points under Part S of the Building Regulations. It is noted that whilst visitor spaces are not proposed to include EV charge points, Part S of the Building Regulations requires these spaces include a cable route / ducting to facilitate future EV points. This is therefore addressed within building regulations.
- 6.104 The submitted Air Quality Assessment calculates a damage cost of the proposal based on Sussex Air guidance (2021) and DEFRA Damage Cost guidance. The Council's Environmental Health (Air Quality) Officer has reviewed these details noting that whilst discrepancies remain within the final calculated damage cost, the proposed mitigation via travel vouchers would still exceed the expected damage cost as calculated by officers. An air quality mitigation plan including the provision of Sustainable Travel Vouchers can be secured via a suitably worded planning condition. With the above conditions in place, the proposal is considered to accord with HDPF Policies 35, 36 and 37.

Contaminated Land:

- 6.105 The application seeks the introduction of a residential use to the site. This use is sensitive to the presence of contamination necessitating the need to ensure the site is suitable for residential development. The application has provided a Phase 1 Environmental Assessment and Phase 2 Geoenvironmental Assessment which have been reviewed by the Council's Environmental Protect Officer.
- 6.106 The Officer has noted that the site shows some signs unregulated waste disposal to the north west, and evidence of made ground to the south east related with the former reservoir located close to the site's boundary. Whilst no evidence of elevated levels of contamination have been identified within the submitted reports, the evidence of made ground / deposited waste further ground investigation are required prior to the commencement of the development to ensure any contamination is identified and suitably managed. This can be secured via a suitably worded planning condition.

S106 Agreement and Community Infrastructure Levy (CIL):

- 6.107 A s106 legal agreement is required to secure the obligations necessary to make this application acceptable in planning terms, and is currently being drafted. The Heads of Terms include the following:
- Biodiversity Net Gain (BNG)
 - On site Affordable Housing
 - Affordable housing financial contribution of £70,725.79 (in lieu of 0.9 of a unit)
 - Highways Works to include:
 - Tactile paving at the following junctions:
 - Blakiston Close / Rectory Lane Junction
 - Rectory Lane / Meiros Way Junction
 - The Sands / Rectory Lane Junction
 - Rectory Lane / Rectory Close Junction
 - Replacement Bus Stop including a new shelter, seating, real time information and cycle stands.
 - Two new uncontrolled crossings with dropped kerbs and tactile paving on London Road.
 - Travel Plan.
- 6.108 In addition to the above, Sussex Police are seeking a financial contribution to the capital 'cost' of policing new growth equating to £24,000 to facilitate 2no. ANPR cameras along London Road. The justification for this contribution appears premised on it being required in part to mitigate the increased population resulting from the development and in part to subsidise a reduction in grant funding for Sussex Police in recent years.
- 6.109 The Council's IDP and CIL Charging Schedule sets out that emergency service funding is covered by CIL in Horsham district, rather than individual contributions from individual development sites. As such services can be funded directly via CIL, it is not reasonable to oblige the applicant to provide this additional funding for Sussex Police via the s106 agreement. Furthermore, there is no direct evidence that this particular development proposal will increase the risk of crime or disorder such that this bespoke contribution is necessary. As such, the request is not deemed necessary to mitigate the impact of the development, is not considered directly related to the development, or fairly and reasonably related in kind to the development, thereby failing to meet the tests for a planning obligation set out at paragraph 58 of the NPPF and at Reg 122 of the CIL Regulations.

Conclusions and Planning Balance:

Tilted Balance

- 6.110 This report has acknowledged that the Council is unable to demonstrate a full 5-year housing land supply, and it is recognised that this forms a material consideration in decision making which triggers the application of the 'tilted balance' at Paragraph 11d of the NPPF. In accordance with Paragraph 11d, the Council is required to grant permission unless either (or both) of the following limbs apply:

'(i) the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination '

- 6.111 NPPF Paragraph 14 outlines the continued relevance of Neighbourhood Plans in situations where the presumption of favour or 'tilted balance' applies. Paragraph 14 states:

'in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).'

- 6.112 In this instance, the ANP was formally made on 23rd June 2021 and is therefore less than five years old. In addition, the ANP allocates two sites for a total of 225 dwellings to meet identified local needs up to 2031 as identified in their Housing Needs Assessment undertaken in July 2017. It is therefore considered that both criteria (a) and (b) of NPPF Paragraph 14 have been met.

- 6.113 ANP Policy ASH1 states that new development in Ashington parish shall be focused within the built-up area boundary of Ashington village and that development proposals outside the built-up area boundary and site allocations will not be permitted except in specific circumstances, none of which apply to these proposals. The proposal is therefore in conflict with the ANP, and as per NPPF Paragraph 14 above, the adverse impact of this conflict is *'is likely to significantly and demonstrably outweigh the benefits'* for the purposes of NPPF 11d (i).

- 6.114 Notwithstanding this, it is acknowledged that there may be instances where this harm would not *'significantly and demonstrably'* outweigh the benefits of a scheme. In this instance the proposal would provide the benefit of 74 homes, including a policy compliant level of affordable housing. This is a sizable contribution to the districts housing need up to 2040.

- 6.115 The application site also forms draft allocation HA5 (ASN1) within the emerging Local Plan (eLP). This draft allocation is based on robust evidence which demonstrates the site is capable of sustainably accommodating the quantum of development proposed. This report has further considered the sustainability and the site against the SDPAN, finding that the site is well located adjacent to the Ashington BUAB and that the quantum of development proposed, in combination with other approved schemes, would be appropriate to the scale

and function of Ashington. Finally, of note is the fact that the protections afforded to the Ashington Neighbourhood Plan by Paragraph 14 of the NPPF expire when the ANP is five years old on 23rd June of his year. At the time of the committee meeting that will be only some three months distant, and may be surpassed by the time the s106 agreement is completed to enable planning permission to be granted.

- 6.116 The remainder of the scheme has been found to be acceptable subject to conditions and a legal agreement. This includes design and landscape impacts the impact on highway safety and capacity, ecology, heritage, flood risk and drainage, and sustainability/climate change are judged to be acceptable. Some economic benefit would be provided from construction jobs and activity in addition to ecological benefit through the delivery of statutory BNG.
- 6.117 Therefore, whilst it is acknowledged that the proposal would be contrary to the ANP, it is not considered in this instance that this conflict would '*significantly and demonstrably outweigh the benefits*' of the proposal for the specific combination of reasons above.
- 6.118 The proposal is therefore recommended for approval subject to the conditions below, and subject to the completion of the necessary s106 legal agreement to secure the affordable housing and other infrastructure as set out in the above Heads of Terms.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Residential Development	7269.04	0	7269.04
	Total Gain		7269.04
	Total Demolition		0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 To approve full planning permission subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

Conditions:

1. **Approved Plans List**

2. **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

3. **Pre-Commencement Condition:**

a) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

a) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

4. **Pre-Commencement Condition:** No development shall take place until a Precautionary Working Methods Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the Local Planning Authority. Works shall only be undertaken in accordance with the approved Method Statement.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species

5. **Pre-Commencement Condition:** Prior to the commencement of works hereby approved a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority.

- a) The CEMP (Biodiversity) shall include the following.
- b) Risk assessment of potentially damaging construction activities.
- c) Identification of "biodiversity protection zones".
- d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

6. **Pre-Commencement Condition:** Prior to the commencement of works hereby approved a Precautionary Method Statement for reptiles and mobile protected species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles and mobile protected species during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

7. **Pre-commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- i. All trees on the site shown for retention on approved drawing number Tree Protection Plan, Drawings numbered: LLD3503-ARB-DWG-020 Revision 02, LLD3503-ARB-DWG-021 Revision 02, LLD3503-ARB-DWG-022 Revision 02, LLD3503-ARB-DWG-023 Revision 02, dated 27/11/25- as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- ii. Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
- iii. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan, Drawings numbered: LLD3503-ARB-DWG-020 Revision 02, LLD3503-ARB-DWG-021 Revision 02, LLD3503-ARB-DWG-022 Revision 02, LLD3503-ARB-DWG-023 Revision 02, dated 27/11/25.
- iv. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to the acceptable delivery of this permission, in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. **Pre-Commencement Condition:** The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
- (a) Details of site management contact details and responsibilities;
 - (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
 - (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
 - (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

9. **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
- a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
 - b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

10. **Pre-Commencement Condition:** No development shall commence on the Sustainable Drainage System (SuDS) until full details of the maintenance and management of the SuDS system, set out in a site-specific maintenance manual, and has been submitted to and approved in writing by the Local Planning Authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. The manual shall also include details of the arrangements for the future access and maintenance of any watercourse

or culvert (piped watercourse) crossing or abutting the site. Such arrangements shall include the provision of a minimum 3 metre buffer for maintenance access. The future access and maintenance shall thereafter be carried out in accordance with the approved details. At no time shall current and future landowners be restricted or prevented from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site, as a result of the development. Upon completed construction of the SUDS system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual, including the approved access and maintenance details for any watercourse or culvert.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

11. **Pre-Commencement Condition:** No development shall commence on site until the full details of the proposed surface water drainage scheme, and a construction method statement, have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. The results of winter groundwater monitoring, to establish the highest annual ground water levels will be required to support the design of the SuDS features. No building shall be occupied until the complete surface water drainage system serving the building has been implemented in accordance with the agreed scheme/drawings and method statement. The agreed scheme is to remain in place for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies

12. **Pre-Commencement Condition:** No development shall commence until details of the proposed foul drainage system have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of its siting, design and subsequent management/maintenance, if appropriate, alongside a phasing and implemented plan detailing how the development will be phased to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that wastewater network capacity is available to adequately drain the development. Thereafter, no dwelling shall be occupied otherwise than in accordance with the submitted details and the phasing and implementation plan.

Reason: To ensure that the development adequately manages foul drainage without increasing food risk in accordance with NPPF.

13. **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
 - d) persons responsible for implementing the enhancement measures; and
 - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

14. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15. **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition (insert number of detailed SuDS design condition). Where necessary, details of corrective work to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF.

16. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawings number 'PL-02 Rev C' and 'PL-03 Rev C'. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 9(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 9(b).

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

18. **Pre-Occupation Condition:** Prior to occupation, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals)

shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

19. **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- a. Details of all existing trees and planting to be removed and retained
- b. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details. This shall include the planting of a minimum of 2no native trees along the northern boundary.
- c. Details of all hard surfacing materials and finishes
- d. Details of all boundary treatments and other means of enclosure
- e. Details of all play space / equipment.
- f. Details of all minor artefacts and structures such as street furniture, refuse and/or other storage units, signs, lighting and similar features
- g. Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

20. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected

to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21. **Pre-Occupation Condition** No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'PROPOSED SITE ACCESS ARRANGEMENT' and numbered ITS200920-GA-004 Rev A.

Reason: In the interests of road safety.

22. **Pre-Occupation Condition:** No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

23. **Pre-Occupation Condition:** No dwelling / plot hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, that dwelling/ plot have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

24. **Pre-Occupation Condition:** No dwelling shall be first occupied until an air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The air quality mitigation plan should include (but not be limited to) the measure of "Sustainable Travel Vouchers" equal in value to the calculated cost of £11,100 as detailed in Section 6.4 of the Redmore Environmental Ltd Air Quality Assessment.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

25. **Pre-Occupation Condition:** Plots 59 – 74 (inclusive) hereby permitted shall not be occupied until a fast charge electric vehicle charging point for that plot has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

26. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

27. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

28. **Pre-Commencement Condition:** No air source heat pumps shall be installed until details of their location on each dwelling have been submitted to and been approved in writing by the Local Planning Authority. The air source heat pumps shall thereafter be implemented and retained in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015)

29. **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment Revision 2 (Lizard Landscape Design and Ecology, July 2025) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. This includes the Precautionary Method Statement for reptiles and mobile protected species in Sections 5.3.2 and 5.5.2 of the Ecological Impact Assessment Revision 2 (Lizard Landscape Design and Ecology, July 2025), which avoids impacts on protected species. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

30. **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement - Land East of Mousdell Close, Rectory Lane, Ashington prepared by Lizard Landscape Design and Ecology (LLDE), On Behalf of: Rocco Homes, Reference - LLD3503-ARB-REP-001 Revision: 2: dated 27/11/25

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

31. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes E and F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of dwellings / plots 6 – 16 of the development hereby permitted as shown on 'Detailed Site Layout - Sheet 2' (PL-03 Rev C) without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the successful and satisfactory protection of important irreplaceable habitats in accordance with Policy 33 of the Horsham District Planning Framework (2015)

32. **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

33. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain)

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Informatives.

1. Highway Authority consents

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

2. Landscape Details

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Details of existing and proposed levels for all external earthworks associated with the landscape proposals (including SuDS, play areas, etc). Such details to include cross sections where necessary
- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

3. Landscape Management and Maintenance Plan

A Landscape Management and Maintenance Plan is a site-specific strategy that demonstrates how the site will be managed and maintained in order to fulfil the original intentions of the applicant and guarantees that the scheme and the retained landscape and ecology structures are maintained and improved for the lifetime of the development. A guidance note to content and layout can be found using the following link <https://www.horsham.gov.uk/planning/development-management>.