
Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington

Prepared for:

Bellway Homes Limited (South London)

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



Contents

1.	Introduction	1
2.	Site Context	4
3.	Proposed Development	5
4.	Planning Policy Framework	9
5.	Planning Assessment	14
6.	Overall Planning Balance	27
7.	Conclusion	29

1. Introduction

1.1 This Planning Statement has been prepared in support of a detailed planning application submitted to Horsham District Council (HDC) by Bellway Homes (South London) Ltd ('the Applicant') for the development of Land to the west of Ashington (the site).

1.2 The application seeks full planning permission for:

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

1.3 The site forms part of the Ashington Neighbourhood Plan (March 2021) (NP) Policy ASH11 Site Allocation which allocated the site for approximately 150 dwellings, community facilities and open space on the western edge of the village.

1.4 The application demonstrates that the proposed development of the site will be sensitive to the village surroundings and will provide a sustainable new place to live and visit. The built form is located within the area identified for housing development within the policy map associated with Policy AHS11 of the NP and is situated alongside the existing settlement boundary, ensuring that the soft landscaping and areas of open space create a soft edge to the countryside.

Overview of Development

1.5 The proposed residential accommodation comprises 117 open market homes and 63 affordable homes. The affordable provision equates to 35% of the total number of units within the scheme. The development, incorporates a range of homes, including one, two, three, four and five bed homes, which responds to the Borough's and village's housing needs and will help to create a sustainable and balanced community.

1.6 The layout of the proposed housing has been carefully designed to ensure that it reflects a rural setting of traditional street frontages throughout, delivering an attractive and safe neighbourhood with public open space and the natural surveillance of all shared surfaces. Similarly, the application proposals reflect the strong local character of Ashington village.

1.7 To ensure that there is no adverse impact on the surrounding residential area or wider visual amenity, the new homes have been designed to a high quality, they will be predominately two storeys, with the exception of a three storey apartment buildings that are located central to the development and front onto the soft landscaping and central green route, which have been carefully designed to ensure it is appropriate for the location and to positively add to the character and legibility of the development.

1.8 Vehicular access to the development will be via Church Close ensuring safe access and egress to/from the site.

Supporting Information

1.9 This planning statement sets out the proposals in detail and examines them against relevant national and local policies, guidance and other material considerations. This statement should be read in conjunction with the drawings submitted as part of the application, in addition to the following accompanying documents:

- Planning Statement
- Design and Access Statement;
- Transport Assessment
- Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Water Neutrality Statement
- Ecological Appraisal
- Landscape Strategy
- Noise Impact Assessment
- Energy and Sustainability Statement
- Air Quality Assessment
- Archaeology and Heritage Assessment
- Arboricultural Impact Assessment
- Minerals Resource Assessment
- Statement of Community Involvement
- Lighting Assessment
- Suite of drawings

Structure of the Planning Statement

1.10 The structure of this Planning Statement is as follows

Section 2 (Context of the Proposals) provides the background to the proposals, including a description of the site and surrounding area.

Section 3 (The Proposed Development) sets out details of the development proposals.

Section 4 (Planning Policy Framework) sets out the relevant planning policy framework that the proposals are to be considered against.

Section 5 (Planning Assessment) provides a discussion of the material planning considerations arising from the application proposals.

Section 6 (Conclusions) presents our conclusions.

Pre-application Process

- 1.11 Bellway Homes has engaged in pre-application discussions with Horsham District Council since the early phase of the design evolution process in late 2021. Meetings have been held with Planning Officers to discuss the design principles of the development, with reference to relevant local planning policies and guidance documents. A site visit was also undertaken with the Planning Officer and Conservation Officer.
- 1.12 In respect of highways, pre-application discussions have been held with West Sussex Highways Authority. The outcomes of this are explained in the Transport Assessment submitted with the planning application.
- 1.13 The proposed development has evolved positively as a result of these discussions. Detail about how the proposed development has responded and evolved in response to the advice provided by the Officers is within the Design and Access Statement submitted with the planning application.

Public Consultation

- 1.14 Bellway Homes has engaged with Ashington Parish Council in respect to their proposals since May 2022. This included a presentation to the Parish in May 2022 and follow up written correspondence.
- 1.15 In December 2022 a public exhibition was held at Ashington Scout Hut which included visitors from the Parish Council, District Councillors and members of the public. This was a well-attended session and visitors were able to view the proposals and ask questions from the projects design team.
- 1.16 A Statement of Community Involvement has been prepared and submitted with the application which documents the feedback received and how the proposed development has responded to this information.

2. Site Context

- 2.1 The site is located to the west of Ashington, Horsham and is located approximately 1km from the village centre and falls under the jurisdiction of Horsham District Council. The site is surrounded to the south and the west by agricultural fields and open countryside. To the north is a wooded area and the northern edge of the village. To the east is the village border and Ashington Church of England School. The application site extends to approximately 14.95 hectares (ha).
- 2.2 The site has been used for agricultural purposes and contains woodland within the north and southwest parts of the site. The site is allocated within the Ashington Neighbourhood Plan (2021) under Policy ASH11. The South Downs National Park is located to the southwest of the site and village of Ashington.
- 2.3 The entirety of the site is located within Flood Zone 1. The Ashington Neighbourhood Plan notes that the site is located to the north of Mill Lane where there is a localised flooding issue (Flood Zone 3).
- 2.4 The site is immediately adjacent to the existing built-up area of the village and the Community Cluster, within walking distance of the local services and amenities.
- 2.5 The south eastern border of the site is located next to two Grade 2 listed buildings including the Parish Church of St Peter and St Paul and the Church Farmhouse on Church Lane. This area of the site also lies adjacent to the scheduled monument; Roman building north west of Spring Copse and Roman remains.

Planning History

- 2.6 There is no relevant planning history associated with the application site.
- 2.7 Adjacent to the site, an application at Chanctonbury Nurseries Rectory Lane Ashington Pulborough West Sussex RH20 3AS for the Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping (LPA Ref: DC/22/0372) was approved by Planning Committee on 20 December 2022. At the time of writing a decision notice for the application has not been issued.

3. Proposed Development

3.1 The application seeks detailed planning permission for:

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

3.2 The application proposes to erect 180 new homes on the site, complete with hard and soft landscaping, two sports pitches, sports pavilion, community allotments, access and supporting infrastructure.

3.3 Full details of the proposals are included in the Design and Access Statement which accompanies this planning application. Please also refer to the submitted application drawings.

3.4 This section of the Planning Statement provides a brief summary of the proposed scheme.

Design Approach

3.5 The design of the proposed development creates a character and layout which responds positively to the surrounding area and views in and out of the site, ensuring to retain and rural and wooded character.

3.6 The Design and Access Statement describes the proposal and how this is achieved in detail, but a summary is provided below:

- Spacious layout of mainly detached houses with gardens and on street landscaping and street trees.
- Scheme centred around a focal central green route conserving the existing woodland, with main access via principal spine road from the south east.
- Provision of Multi-Use Games Area (MUGA) with flood lighting and an additional grass 11-a-side football pitch with a sport pavilion containing changing and storage facilities with allocated parking.
- High quality design reflecting the materials and architectural features of the strong local character of Ashington village.
- High quality green infrastructure and tree planting to retain the rural character of the site. Retaining existing mature trees to create landmark features within the site.

Layout and Massing

3.7 The site is accessed from Church Close. The layout includes a main access spine road from the south eastern entrance to the development with smaller informal routes being created to access the dwellings. Housing will be sited to face on to the proposed roads within the site and active frontages will be provided along the pedestrian routes.

3.8 The proposed homes will be well spaced and benefit from good sized private gardens which help to retain and improve the openness of the site in partnership with the proposed areas public open space, green infrastructure and retained woodland.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- 3.9 In terms of massing, the homes will be predominately two storeys in height, apart from two three storey apartment buildings which are located central to the scheme and overlook the central green route. The apartment buildings have been designed with a shallow pitched roof and varied roof line which provides interest to the design.
- 3.10 In response to the surrounding context, the proposed layout will have a semi-rural feel, which will be achieved by the staggered building lines and irregular and informal plot orientations throughout the site.

Housing Mix

- 3.11 The development will provide 180 high quality new homes. The proposal will deliver a broad range and mix of unit types, sizes and tenures which will assist in providing a balanced and sustainable new community. The proposed mix is detailed in Table 1 below.

Table 1: Proposed Residential Mix

	Market	Affordable	Total
1 bed apartments	-	22	22
2 bed apartments	4	12	16
2 bed houses	14	8	22
3 bed houses	52	17	69
4 bed houses	44	4	48
5 bed houses	3	-	3
Total	117	63	180

- 3.12 In terms of affordable housing (please see Table 1 and 2 below), the application proposes 35% of the new dwellings as affordable accommodation. This equates to 63 units which will be provided as 44 affordable rented homes and 19 shared ownership homes. The affordable housing will be managed by a Registered Provider and secured by a Section 106 Agreement.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



Table 2 Proposed Affordable Mix

Bedroom Numbers	Numbers of Units	Affordable Rent	Shared Ownership	% of affordable
1 bed apartment	22	14	8	35%
2 bed apartment	12	8	3	32%
2 bed house	8	6	2	
3 bed house	17	13	4	27%
4 bed house	4	2	2	6%
Total	63	44	19	

- 3.13 All proposed residential dwellings meet Nationally Described Space Standards.

Landscaping and Amenity Space

- 3.14 The provision of high quality useable open space which is integrated and visible throughout the site has formed a key aspect of the design evolution of the allocation. There is a public area of accessible green space located through the centre of the site, creating a strong green routes which access the open space, sports facilities and community allotments in the north western corner. A grassed 11-a-side grassed football pitch is located to the south of the development which will be accessible to existing and future residents. The significant areas of green space across the development also include the provision of a Locally Equipped Area of Play (LEAP) and a Neighbourhood Area of Play (NAP). Overall, the proposed open space creates a sense of place and provides a useable amenity area for residents that adds to the overall quality and amenity value of the scheme.
- 3.15 The existing trees on and surrounding the site's boundaries are valuable to the existing and future character of the site. As such, the proposals retain as many trees as possible including landmark mature trees and making the a feature of the high quality landscape design. Where the removal of trees is required, new planting will be proposed in appropriate locations.
- 3.16 In terms of private amenity space, all houses will have their own amenity space in the form of private rear gardens. The apartments will benefit from Juliet balconies and set within landscaped spaces and near to open spaces that can be enjoyed by all future residents and visitors of the development.

Transport and Parking Provision

- 3.17 The proposed vehicular access points will be provided via Church Close in accordance with Policy ASH11. The position of the access was determined through the Neighbourhood Plan. Please refer to the submitted drawings package for full details, and to the Transport Assessment for details of the access arrangements.
- 3.18 Residential parking will be accommodated in a mixture of visitor spaces, allocated resident spaces, garages and spaces within the curtilage of dwellings. The development is provided with sufficient car parking, broadly in line with the adopted WSCC parking standards. All apartments will have unallocated parking

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



provision, however, the provision roughly equates to 1.5 spaces per dwelling; 2-bed houses will have either one or two allocated car parking spaces, providing an average of 1.7 spaces per house and 3, 4 and 5 bed houses will have up to 2.7 allocated car parking spaces. In total 430.5 car parking spaces are provided.

- 3.19 There will also be a further 10 parking spaces provided at the sport pavilion for visitors using the sports facilities and community allotments.

Refuse Strategy

- 3.20 In terms of servicing the site, it is proposed that all refuse and service vehicles will access the site from Church Close. The turning requirements and swept path plots for large refuse and service vehicles have been tested and full details are included within the Transport Assessment and drawings package. All applicable standards will be met.
- 3.21 In all instances refuse and recycling storage and collection areas will be provided in an accessible location, in accordance with standards, to enable convenient and safe access for collection vehicles, including communal refuse storage for the flatted block.

Planning Benefits

- 3.22 The development will provide a wide range of planning benefits, including the following:
- The scheme represents an efficient and deliverable development on an allocated site in the Neighbourhood Plan, in accordance with Policy ASH11;
 - The scheme incorporates a range of residential dwelling types, sizes and tenures that have been developed carefully in response to local needs and market demands. This includes much needed family accommodation, housing for key workers and affordable housing;
 - The provision of affordable housing (35%) comprising a mix of housing types that is consistent with identified need and will be delivered tenure blind and pepper-potted across the development;
 - The layout of the proposal ensures that the scheme is fully deliverable and that this high quality residential development can come forward in an efficient timescale. The Applicant intends to commence work on site as soon as practicably possible once planning permission has been granted;
 - The proposal will provide much needed high quality residential accommodation in this sustainable location on the settlement edge of Ashington village and within walking distance of existing services and facilities;
 - The proposals will include CIL and S106 contributions for infrastructure and highways works, and
 - A design-led approach to the development which provides a high quality scheme and considerable landscaping that will help ensure the development respects the strong local character of the area and designated heritage assets.

4. Planning Policy Framework

- 4.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 4.2 At the time of writing, the statutory development plan (relevant to this application) for HDC currently comprises the adopted Horsham District Planning Framework (2015), Ashington Neighbourhood Plan (2021) and the emerging Horsham Local Plan (2019-2036).

National Planning Policy

- 4.3 The National Planning Policy Framework (2021) and the National Planning Practice Guidance (2014) (with further updates) represent material considerations that should be taken into account in the determination of all planning applications.
- 4.4 At the heart of the NPPF is a presumption in favour of sustainable development which is outlined in paragraph 11. Criteria C specifies that any development proposals in accordance with an up-to-date development plan are to be approved without delay.
- 4.5 The NPPF sets out that the Government expects the planning system to deliver homes, businesses, and infrastructure and improve local places whilst at the same time protecting and enhancing the natural and historic environment.
- 4.6 The NPPF outlines the three overarching objectives for achieving sustainable development. These include:
- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'
- 4.7 Section 12 sets out the great importance that the Government places on design of the built environment but is clear that decisions should not stifle innovation or originality and that Council's should not impose architectural styles or particular tastes.
- 4.8 Paragraph 48 sets out the weight given to relevant emerging policies, including the more advanced its

preparation the greater weight is given and whether there are unresolved objections to relevant policies.

- 4.9 Paragraph 110 requires development to promote sustainable transport modes, provide safe and suitable access, design streets in compliance with National Design Code and any impacts from the development on the existing road network are effectively mitigated.
- 4.10 In terms of highways, Paragraph 111 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 105 states that significant development should be focused in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes
- 4.11 Paragraph 126 of the NPPF incorporates good design as a key aspect of sustainable development in order to create successful places to live and work.
- 4.12 Paragraph 152 of the NPPF requires new development to incorporate measures and infrastructure to be resilient to the impact of climate change. This includes physical protection measures; encouraging the reuse of existing resources and reductions in greenhouse gas emissions.
- 4.13 In terms of energy and sustainable development, Section 14, paragraph 157 notes that *“In determining planning applications, local planning authorities should expect new development to:*
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*
- 4.14 Paragraph 174 requires decisions to protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside, provide net gains in biodiversity and prevent new development from having an adverse effect on quality of soil, air, water or noise.
- 4.15 In this regard, the applicant has paid special attention to the site constraints and opportunities to maximise the site and layout to meet both design standards set by Government.
- 4.16 The proposed development is entirely compliant with the thrust of the principles of the NPPF and will deliver a sustainable form of development.

Adopted Horsham District Planning Framework (2015)

- 4.17 Horsham’s District Planning Framework (2015) is the adopted Local Plan however this is to be replaced by a new Local Plan (2019-2036) which is currently facing delays due to national changes in Planning Policy and concerns regarding water neutrality.

SP1 Sustainable Development. The Council will work proactively with those who favour sustainable development.

SP2 Strategic Development. Horsham’s spatial strategy includes the development of settlements at an

appropriate scale, providing varied housing needs for the communities and conserving the District's built heritage.

SP4 Settlement Expansion. Growth of settlements across Horsham is supported to meet local housing and community needs.

SP15 Housing Provision. Provision is made for at least 1500 homes allocated through Neighbourhood Planning.

SP16 Meeting Local Housing Needs. Development should provide a mix of housing sizes, types and tenures. Sites providing 15 or more dwellings will require 35% of the dwellings to be affordable.

SP24 Environmental Protection. Development is expected to reduce exposure and the emission of pollutants including noise, odour, air and light pollution.

SP25 The Natural Environment and Landscape Character. Development should aim to protect the natural landscape, landform and development pattern.

SP31 Green Infrastructure and Biodiversity. Development will be supported where the existing green infrastructure is enhanced or maintained. It is expected that development will contribute to the enhancement of existing biodiversity.

SP32 The Quality of New Development. High quality and inclusive design is expected by the council and should demonstrate a clear understanding of the local and policy context.

SP33 Development Principles. Development should enhance the natural and built environment by adopting a high standard of design and making an efficient use of land.

SP34 Cultural and Heritage Assets. Development affecting heritage assets must embrace the special character of the area and maintain the setting of the assets.

SP35 Climate Change. Development which contributes to mitigating and adapting to the impacts of climate change will be supported by the council.

SP37 Sustainable Construction. Proposals should deliver sustainable design. New development requires satisfactory arrangements for the storage of refuse and recyclable materials.

SP38 Flooding. Development proposals will follow a sequential approach to flood risk management, giving priority to development sites.

P40 Sustainable Transport. Development should promote an improved and integrated transport network in favour of non-car modes of transport.

P41 Parking. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

SP42 Inclusive Communities. Proposals should include measures to help create a socially inclusive and adaptable environment for a range of occupiers.

P43 Community Facilities, Leisure and Recreation. The council supports proposals that include the provision of new or improved community facilities.

Emerging Horsham District Draft Local Plan (2019-2036)

- 4.18 Horsham's new local plan has been delayed due to a statement from Natural England concerning water neutrality and the Sussex North Water Supply Zone. The Council has therefore been unable to ensure a sound and legally compliant Local Plan until greater detail on the impacts on the Arun Valley Special Area of Conservation is confirmed, and until a Water Neutrality Strategy for the area is developed.
- 4.19 On the 5th December 2022, the Department for Levelling Up, Housing and Communities made an announcement on progress it has made on the Levelling Up and Regeneration Bill, including the publication of suggested NPPF amendments. In response to this, HDC have paused the Regulation 19 Local Plan and an update on this from them is awaited.

Ashington Neighbourhood Plan (2019-2031)

- 4.20 The Ashington Neighbourhood Plan was 'made' on 23 June 2021 and is now considered part of the Development Plan for the application proposals. The relevant policies from the Ashington Neighbourhood Plan are:
- 4.21 **Policy ASH1:** Overall Spatial Strategy for Ashington. The Neighbourhood Plan provides for at least 225 dwellings to be built between 2019 and 2031. The Land west of Ashington School is allocated for development.
- 4.22 **Policy ASH2:** Increasing Walking in Ashington. Support will be given to improving appropriate sustainable accessibility and Walkway Routes. New developments should ensure safe pedestrian access to link up with existing footways.
- 4.23 **Policy ASH3:** Parking Provision. Development proposals with an increased need for vehicle parking must provide suitable off-street parking. The number of spaces will be in accordance with the West Sussex Residential Parking Demand Calculator.
- 4.24 **Policy ASH4:** Local Heritage Assets. Development proposals affecting local heritage sites, directly or indirectly, should respect the context of the local asset. There is a scheduled monument that lies close to the allocated site.
- 4.25 **Policy ASH5:** Landscaping and Countryside Access. Development which abuts open countryside should provide an appropriate landscape buffer and minimise the visual impact of buildings within the site.
- 4.26 **Policy ASH7:** Addressing Flooding in Mill Lane. Development near Mill Lane should address or contribute towards mitigating localised flooding issues.
- 4.27 **Policy ASH11:** Land West of Ashington School. The site is allocated for approximately 150 dwellings and development proposals will be supported subject to:
- Providing a mix of dwelling sizes, a minimum of 25% of units shall meet the needs of older people and affordable housing in accordance with the development plan.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- Development will be confined to the centre of the site and provide open public space to the west and south.
- Providing vehicular access from Church Close, pedestrian access which links to the Walkway Routes, upgrading the relevant Public Rights of Way and retaining the Forest School to the west of the site.
- Providing commercial floorspace, a community football pitch, Multi-Use Games Area, sports pavilion, allotments and contributions to other community infrastructures.
- Protecting Church Farm House and St Peter and St Paul's Church which are listed and no built development shall occur to the south of the site within the setting of the scheduled monument and archaeological remains.
- Providing a landscape buffer to enhance the settings of the SDNP and retain mature trees.

Supplementary Planning Guidance

4.28 The relevant SPDs and other guidance include:

- Green Infrastructure Strategy (2014)
- Planning Obligations and Affordable Housing (2017)
- Guidance on Parking in New Residential Developments (2010)
- CIL Charging Schedule (2017)
- Transport and Development Study Technical Note (2015)
- Landscape Character Assessment (2003)
- Landscape Capacity Study (2021)
- Local Cycling and Walking Infrastructure Plan (2020)
- Planning Advisory Note: Biodiversity and Green Infrastructure (2022)
- Facilitating Appropriate Development (2022)
- Natural England's Advice Note regarding Water Neutrality within the Sussex North Water Supply Zone (February 2022 V2)

4.29 The policies and guidance set out above have been used to inform and guide the design of the proposed development. The following section of the Planning Statement explores further, how the proposed development complies with the development plan and national guidance.

5. Planning Assessment

- 5.1 This section of the Planning Statement assesses the proposals against the national, regional and local planning policy framework as set out above.

Principle of Development

- 5.2 The principle of development has been established through the sites allocation as part of the adopted Ashington Neighbourhood Plan (2021) under Policy ASH11. The proposal seeks to provide a total of 180 dwellings on site in order to boost and provide additional housing supply within the borough.
- 5.3 A key material consideration of the proposal is that the scheme comprises both high quality market and affordable housing provision delivered by the established house builder Bellway Homes. Following receipt of permission, Bellway intend to construct the development as soon as possible. This will in turn help to deliver the much-needed housing within the District in order to assist meet the Council's housing trajectory.
- 5.4 The proposed scheme has been designed to accord with the requirements of Policy ASH11 as follows.
- i. *it provides a mix of dwelling sizes in accordance with relevant policies in the development plan;* The development proposals provide a mix of 1-5 bed units to provide a mix of housing to accommodate the area.
 - ii. *at least 25% of all units are designed to meet the needs of older people, with an appropriate split of the provision based on the mix of market and affordable properties;* All units will achieve Nationally Described Space Standards and 80% will be M4(2) Building Regulations Compliant.
 - iii. *affordable housing is provided to meet the requirements of the relevant policies in the development plan;* The application proposals provide a policy compliant 35% of affordable housing.
 - iv. *the design of the dwellings reflects the character of the surrounding area.* The high quality design will utilise materials and design features to reflect the strong local character of Ashington village.
 - v. *built development is confined to the central part of the site as shown on Figure 8.2;* As per the policy requirement, the application proposals confine all built form within the area highlighted for development. The built form cover a reduced area than the policy ensuring to retain the existing woodland to the north of the site. The built form is concentrated along the eastern boundary adjacent to the existing development in the village creating a new and gradual settlement boundary.
 - vi. *open space in the west and south of the site is available for public access, accompanied by a suitable management plan to be agreed by the local planning authority.* The application proposals include large areas of accessible open space to the south and west of the site, this include the provision of two sports pitches, a central green routes and soft landscaping proposals, all of which will be publicly accessible for existing and future residents.
 - vii. *the provision of appropriate vehicle access into the site from Church Close;* As per the policy, the vehicle access will be gained from a main spine road from Church Close.
 - viii. *the provision of appropriate pedestrian access which provides direct and safe linkages into the Walkway Routes identified in Policy ASH2;* The application proposals include pedestrian access on the eastern boundary to ensure access to the Forest School facilities.
 - ix. *where it is within or adjacent to the site, the upgrading of Public Right of Way FP2607 so that it is*

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- capable of everyday use all year-round and has suitable lighting for use after dark; Public Right of Way FP2607 is outside of the red line boundary. The Applicant will make a CIL contribution and agree S106 contributions with Horsham District Council and Ashington Parish Council to ensure that community facilities within proximity to the site are enhanced and maintained.*
- x. *upgrading of Public Right of Way FP2611 to a high quality shared footpath and cyclepath which links up to Malthouse Lane; The Applicant will make a CIL contribution and agree S106 contributions with Horsham District Council and Ashington Parish Council to ensure that community facilities within proximity to the site are enhanced and maintained.*
 - xi. *retention of Forest School activities on the western part of the site, along with safe footpath access, for use by the school, from Ashington Primary School to this area and to the Forest School activity area to the south-west of the site. The application proposals include the retention and enhancement of the Forest School to the south west of the site and ensure pedestrian access is included in the layout from the eastern boundary.*
 - xii. *the provision of commercial floorspace (Use Class B1) on flexible terms, subject to meeting the requirements of Policy ASH9 (Small Scale and 'Move on' Employment Development) – this could be as part of a multi-user community facility at the Ashington Community Cluster; The Applicant will make a CIL contribution and agree S106 contributions with Horsham District Council and Ashington Parish Council to ensure that community facilities, including much needed commercial floorspace, within proximity to the site are included.*
 - xiii. *the provision of a full-sized (11-a-side) grass football pitch for community use; The application proposals include a 11-a-side grass football to the south of the site.*
 - xiv. *land and contributions towards the provision of a full-sized (11-a-side), floodlit Multi Use Games Area (MUGA) primarily for football use; The application proposals include a 11-a-side grass MUGA with flood lighting and sports pavilion on the north western part of the site.*
 - xv. *land and contributions towards the provision of a sports pavilion, changing rooms and equipment storage facility; The application proposals include a sports pavilion alongside the MUGA to the north western part of the site with changing facilities for up to 40 people, club room and storage facilities. Parking is also proposed adjacent to the sports pavilion with 10 spaces.*
 - xvi. *the provision of allotments on site and the retention of allotment facilities immediately adjacent to Ashington School specifically for school use; The application proposals include community allotments to the north western corner of the site, where parking can be facilitated at the adjacent sports pavilion.*
 - xvii. *contributions towards the delivery of other community infrastructure identified in Policy ASH8 (Ashington Community Cluster) where it is not delivered on the site; The Applicant will make a CIL contribution and agree S106 contributions with Horsham District Council and Ashington Parish Council to ensure that community facilities within proximity to the site are enhanced and maintained.*
 - xviii. *contributions for education as well as the allocation of 0.1 hectares of land adjoining the Ashington Primary School site, closest to the existing school buildings, to enable school expansion to mitigate allocated development; The Applicant will agree S106 contributions with Horsham District Council and Ashington Parish Council to ensure that education facilities within proximity to the site are enhanced and maintained.*

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- xix. *safeguarding of a further 0.44 hectares of land adjoining the existing school site for further school expansion if required;* The application proposals include the retention and enhancement of the Forest School facilities and improved pedestrian access. The Applicant will make a CIL contribution and agree S106 contributions with Horsham District Council and Ashington Parish Council to ensure that community and education facilities within proximity to the site, outside the red line boundary, are enhanced and maintained.
- xx. *provision for flood mitigation works to address flood issues at Mill Lane;* The application proposals include a new drainage system collecting surface water runoff that would be discharged at a controlled rate via a new basin, reducing the risk of surface water flooding at the site's perimeter and offering an improvement on the current situation. Above ground SuDS features such as open swales and basins also provide water quality benefits by filtering sediment and pollutants, providing biodiversity and amenity opportunities.
- xxi. *the setting of the listed buildings, Church Farm House and St Peter and St Paul's Church, is protected;* The application proposals would not result in any physical changes to the Church of St Peter and St Paul, or its associated churchyard. It would also not alter the relationship between the Church and the settlement of Ashington. The access route to the site is located adjacent to the Church, the development will remain separated from the Church by retaining existing tree boundary and the schools playing. The high quality design will reflect the design features and materials of the character of the local area minimising any impact to the setting of the heritage assets.
- xxii. *protect the setting of the scheduled monument and archaeological remains in the south of the site, no built development occurs in this area;* No built form will be located on areas of archaeological interest. The grass football pitch, where minimal ground works are required, will be located to the south of the site in close proximity of the scheduled monument and archaeological remains.
- xxiii. *views to and from Church Farm House and St Peter and St Paul's Church are retained.* The application proposals will remain separated from the Church by retaining existing tree boundary and the school playing ensuring to retain existing key views from the heritage assets.
- xxiv. *mature trees are retained on the site;* The application proposals retains mature trees where possible and ensure to reflect into the design proposals by creating key focal points across the scheme.
- xxv. *enhance the setting of the South Downs National Park, including through the provision of an appropriate landscape buffer in line with the requirements of Policy ASH5 (Landscaping and Countryside Access);* The application proposals retain the existing woodland and tree boundaries to retain the development from views from SDNP in the south west and includes areas of soft landscaping, street trees and green open space to ensure a landscape led scheme.
- xxvi. *the submission of a minerals resource assessment to ensure the viable mineral resources are not permanently sterilised by development;* The planning application is accompanied by a Minerals Resource Assessment to provide details on the minerals resource on site.
- xxvii. *occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;* The Applicant will liaise with service providers to ensure sewerage infrastructure is delivered in-line with the phased construction of the scheme.
- xxviii. *the layout is planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;* The layout will allow turning area to facilitate vehicles for sewerage maintenance and refuse throughout the lifetime of the development and potential future expansions.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- 5.5 The above matters are covered in further detail within this Statement and within the documents that support the planning application. On the basis of the above, the proposed development complies with the requirements of Policy ASH11 of the Ashington Neighbourhood Plan (2021) which establishes the principle of development and this should weigh in favour of the planning application.

Proposed Housing Mix

- 5.6 The development proposes a balanced housing mix which reflects current market signals, the location of the site and the evidence contained within the North West Strategic Housing Market Assessment (2019).
- 5.7 The proposal would deliver a mix of market and affordable homes of a variety of types and sizes. The mix across the development is provided in the tables below.

Table 3: Proposed Market Mix

Bedroom Numbers	Number of Units	% of market units	SHMA Requirement %
1 bed apartment	-	0%	5%
2 bed apartment	-	15%	30%
2 bed houses	18		
3 bed houses	52	45%	40%
4 bed houses	44	40%	25%
5 bed houses	3		
Total	117		

- 5.8 The proposed housing mix is broadly in accordance with the SHMA. The minor deviations from the SHMA respond to market analysis of the area by offering family housing.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



Table 4: Proposed Affordable Mix

Bedroom Numbers	Numbers of Units	% of affordable provision	Affordable Rent	% of affordable rent	SHMA affordable rent % requirement	Shared Ownership	% of shared ownership	SHMA shared ownership % requirement
1 bed apartment	22	35%	14	32%	35%	8	42%	25%
2 bed apartment	12	32%	9	27%	30%	3	26%	40%
2 bed house	8		6			2		
3 bed	17	27%	13	30%	25%	4	21%	25%
4+ bed	4	6%	2	5%	10%	2	11%	10%
Total	63		44			19		

- 5.9 The proposed affordable housing mix is broadly in accordance with the SHMA. There are minor deviations from the SHMA by offering additional smaller units which responds to the pre-application recommendations by offering key worker affordable housing.

Affordable Housing

- 5.10 At the local level, Policy 16 of the HDPF requires 35% affordable housing on developments providing 15 or more homes. The Planning Obligations and Affordable Housing SPD requires 70% to be delivered as affordable/social rent and 30% for affordable home ownership. All affordable homes are designed to meet the requirements of Homes England's Housing Quality Indicators. The development will be delivered tenure blind and affordable units will be pepper-potted across the scheme to provide a sustainable community.
- 5.11 This proposed mix will help to address the specified need for affordable housing as documented in the SHMA. The proposals offer a good balance between affordable apartments and houses to be suitable for the borough's need. The tenure of the affordable housing will be a mixture of affordable rent and shared ownership. The proposed affordable units have amenity spaces available to all residents.

Design of Development

- 5.12 The NPPF places great importance on the design of the built environment. Good design is stated as being a key aspect of sustainable development and is indivisible from good planning.
- 5.13 The proposal has been carefully positioned and designed in accordance with a sensitive landscaping strategy to provide generous gardens and soft landscape edges to the public realm. The layout provides high quality street scenes in order to positively enhance the site. The proposed dwellings have been arranged in an equivalent urban grain format to reflect that of the surrounding village and utilise building

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



materials to reflect the character of the surrounding area. The application proposes building forms that have a local resonance, with a variety of house types to create a memorable streetscape.

- 5.14 The heights of the proposed development have been carefully considered to respond sensitively to the surrounding building heights of the local area. The dwellings are all two and 2.5 storeys high, which is consistent with much of the built development within Ashington and reduce on-looking to existing buildings on the site's boundaries. The layout consists of majority of 2 storeys buildings around the perimeter and two 3 storey flatted block central to the development fronting onto the central green route and areas of open space. The 3 storey apartment blocks are located central to the scheme along the main spine road and adjacent to the area of green infrastructure to aid legibility.
- 5.15 A mix of short terraces, semi-detached and detached dwellings together with the flatted blocks will help to create a development that is cohesive but also varied and interesting in appearance. The proposed appearance of the dwellings responds positively to the traditional context of the site, consisting of a range of traditional building materials reflecting the character of development prevalent in the surrounding area. The proposed materials for the dwellings will consist of stitch coursing in contrasting buff brick and stone work, splayed brick window heads and panelling where appropriate. Brick and stone feature detail will also be proposed for gables where appropriate.
- 5.16 The design of the sports pavilion will reflect the grey panelling and brick work of the surrounding development.
- 5.17 The layout comprises a central spine access road with smaller residential streets on informal surfaces off the main route to access the properties to the north, east and west of the spine road. The layout comprises landscaping, including private gardens, street trees and amenity open space.
- 5.18 All proposed residential dwellings meet the Nationally Described Space Standards and 80% of homes will be designed in compliance with M4(2) Building Regulations.
- 5.19 The Design and Access Statement submitted in support of this planning application provides further detail as to how the layout and design of the development has evolved from pre-application discussions and public consultation through to submission.
- 5.20 The proposal is therefore considered to be fully in accordance with the Development Plan.

Landscaping

- 5.21 The provision of high quality useable open spaces integrated throughout the site has formed a key aspect of the design evolution of the scheme. This includes the creation of a central green route through the site connecting the areas of green space and sports facilities. This area of open space creates a sense of place and provides a useable feature that adds to the overall quality and amenity value of the scheme.
- 5.22 Given the nature of the local landform, woodland boundaries and surrounding development, there are limited views of the site from the village centre. Existing woodland to the north and south west of the site limits views into the site from the countryside and SDNP beyond. Beyond this views of the site are restricted by the existing development, landforms and vegetation. Therefore concluding that the proposal would not

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



give rise to any significant landscape or visual effects in line with adopted planning policy.

- 5.23 A Landscape Strategy Plan has also been submitted in support of this application. The Landscape strategy will predominantly consist of native species that will include a number of ecological and biodiversity enhancements. The planting species will be of local provenance and reflect the typical characteristics of the wider character area. The landscape enhancements will provide both enhanced links between the existing vegetation structure that defines the site boundaries and the local setting and an enhanced degree of amenity to the surroundings, ensuring the proposals can be successfully integrated into the existing setting without harm.
- 5.24 The proposals will also seek to retain the majority of the northern, central and south western boundary vegetation, which will be further enhanced and strengthened with additional native hedgerow, shrub and tree planting. Ancient woodland is located central to the site, along the proposed green route, where no built form is proposed within a 15m buffer.

Landscape Setting

- 5.25 The application includes a Landscaping Visual Impact Assessment, which concludes that proposal respects the landscape pattern and the existing settlement edge at Ashington. Wildlife corridors will be retained and enhanced providing connections between the existing settlement edge and adjacent countryside.
- 5.26 Whilst the loss of arable land within this countryside will result in permanent, the proposals present an appropriate form of development within a location considered acceptable at a neighbourhood level. The proposals protect, conserve, and enhance, the key features and characteristics of the landscape character area in which it is located and introduces new elements that respond to the local distinctiveness of the existing village

Heritage

- 5.27 A Heritage Statement has been produced and submitted with this planning application. It identifies that the site does not contain any designated heritage assets such as world heritage sites, scheduled monuments, RPGs, registered battlefields, listed buildings or conservation areas.
- 5.28 However, Listed Buildings are identified as having the potential to be sensitive to the proposed development including Grade II* Listed Church of St Peter and St Paul and the Grade II Listed Church Farmhouse. A Scheduled Monument (Scheduled Roman Building NW of Spring Copse) is also located to the south of the application site.
- 5.29 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.30 This statutory duty requires decision makers to give considerable weight and importance where there is harm to the significance of a designated heritage asset.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- 5.31 Chapter 16 of the NPPF at paragraph 195 sets out that the Local Planning Authority 'should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.
- 5.32 Paragraphs 197 - 203 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.
- 5.33 The proposed development has been designed to minimise potential impacts on these assets, in particular with regard to the treatment of the access route and the siting of residential development in the southern part of the Site being well screened by existing woodland and tree boundaries.
- 5.34 A degree of harm will, however, still arise to these assets with this principally resulting from the changes to urbanisation of the character of the access route, the reduction in the understanding of the assets as being located on the edge of the settlement, and the development of historic land holdings which retain a degree of intervisibility with the Church Farmhouse.
- 5.35 The Heritage Statement classifies this harm as less than substantial, at the lower end of the spectrum for the Church and at the lowermost end of the spectrum for Church Farmhouse.
- 5.36 In accordance with Paragraph 202 of the NPPF and the for reasons set out later in this report, the public benefits resulting from the proposed development would be such to outweigh the harm to the assets as identified.
- 5.37 In respect of the Scheduled Monument, the proposed residential development will be located away from its boundary with the open space provided by the proposed sports pitches, there will be a clear physical and visual separation between the residential development and the asset. Furthermore, the development as a whole will read as part of the existing extent of Ashington to the north.
- 5.38 The change from open agricultural land to a more formal recreation space at the south of the site would be limited to a single sports pitch and an access road. There will be no ancillary structures located within the area, sports paraphernalia and landscaping would be kept to a minimum, and the area would not be floodlit.
- 5.39 On the basis of the above, whilst there would be a change in setting of the Scheduled Monument, the Heritage Statement concludes this would be less substantial harm. Interpretation of the Scheduled Monument and its immediate environs is proposed as part of the design for the southern part of the Site. These changes will result in an increased public awareness and understanding of the Scheduled Monument, which can be viewed as a positive change in how the asset is experienced. This should be considered as a heritage benefit under the Paragraph 202 balance.
- 5.40 The proposed southern sports pitch would be sited in an area known for potential archaeological remains, as detailed in the Heritage Statement. The physical impacts required as part of the establishment of the sports pitches has been carefully considered in response to the probable archaeological remains, to reduce potential impacts in this regard. Further information is contained within the Heritage Statement, concluding that any impact to archaeology is likely to be limited.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



Residential Amenity and Outlook

- 5.41 The proposed scheme has been sensitively designed to respect the residential amenity of surrounding dwellings and to ensure that residential amenity of future residents is also respected. The proposed site layout has been carefully considered in relation to site's constraints to ensure appropriate orientation of development. Existing tree lined boundaries and woodland to the north is retained to ensure the development is well screened and onlooking avoided.
- 5.42 The application proposals include boundary planting and private gardens to provide appropriate buffer land physically separating the properties from the boundary of the site. Areas of green space and sports facilities are located on the developments edges ensuring to create a gradual landscaped boundary and minimise view from the SDNP to the south west.
- 5.43 In respect of proposed occupiers, the scheme has been designed to provide for the highest quality living environment with units that meet appropriate space standards. The flatted developments will include Juliet balconies set within landscaped areas and near amenity open space.

Flood Risk and Drainage

- 5.44 The site is located entirely within Flood Zone 1, which is land assessed to not be at risk of tidal / fluvial flooding. The site has also been established to be generally at low risk of flooding from all other sources and all land uses, including vulnerable uses such as residential, are appropriate in Flood Zone 1. Therefore, the proposed development is considered appropriate in terms of national and local planning policy on flood risk.
- 5.45 All the surface water attenuation storage would be designed to accommodate a 1 in 100 year storm plus 40% to account for climate change.
- 5.46 All dwellings will also be designed to be constructed with finished floor levels 300mm above the peak modelled 1 in 100 year plus 70% for climate change flood level.
- 5.47 Investigations on site show that the land composition would be unsuited to soakaways as a way of draining the site (there is a Weald Clay underlay) and as such an above ground attenuation basin will be needed before discharging into to a watercourse in the NW of the site. Above ground SuDS features such as open swales and basins provide the additional benefits of providing water quality benefits by filtering sediment and pollutants, being easier to maintain, and providing biodiversity and amenity opportunities.
- 5.48 In terms of foul drainage, runoff from the development could be collected via a new network of adopted foul sewers located in the development's road network, which would discharge to the foul water sewer system via a spur provided at the site boundary.
- 5.49 As the site will benefit from a new drainage system collecting surface water runoff (which it currently does not have and any infiltration is impeded by the clay underlay), this would be discharged at a controlled rate (equivalent to greenfield rates) via a new basin, the risk of surface water flooding at the perimeter watercourses should be reduced when compared to the existing site – offering an improvement on the current situation.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- 5.50 In terms of flood risk and drainage strategy, it is concluded that the development can be occupied and operated safely with no increase in the level of flood risk to the site or surrounding area. Overall, the Flood Risk Assessment and Drainage Strategy demonstrates the proposed development can be drained in a sustainable manner in accordance with the Development Plan.

Water Neutrality

- 5.51 A Water Neutrality report has been submitted within the planning application. This shows that the proposed water strategy will reduce the potable water demand for development by 30%, utilising greywater recycling and rainwater harvesting. Furthermore, it is possible for water to be safely extracted by borehole to serve new homes proposed on the site. In addition to this there will be some water offsetting due to existing uses on the site.
- 5.52 During the course of the planning application this matter will be discussed further with HDC, particularly in the context of any strategy Water Neutrality Solution HDC is developing.
- 5.53 On this basis, an Appropriate Assessment can be passed in respect of the directive from Natural England, that states that all new residential and commercial accommodation, with high-water uses, in this area will need to meet the new Habitat Regulations Assessment (HRA) requirement to demonstrate water neutrality. This measure has been stipulated in order to protect ecological flows and reduce the demand for increased water abstraction from the wells at Hardham. As this could potentially adversely impact the integrity of the Arun Valley which has the following protected designations; Sites of Special Scientific Interest, Special Protected Area, Special Area of Conservation and Ramsar.

Noise

- 5.54 A Noise Impact Assessment has been undertaken which assessed noise levels affecting the proposal including noise receptors from existing environmental sources. Noise affecting the development has been assessed in accordance with the ProPG guidance. The Noise Assessment concludes that the design of the development is considered to be acceptable for residential development.
- 5.55 The proposals include a multi-use games area (MUGA) which is situated in the north western corner of the Site and a grass sports field on the southern boundary of the site. It is expected that the MUGA and the sports field will generate noise when in use, the layout of the site means these sources are separated from both existing and proposed sensitive residential receptors as much as possible.
- 5.56 Operational noise can be subject to careful management controls and if necessary planning conditions. In so doing it is considered that the MUGA and grass sports pitch would not lead to an adverse impact on the proposed development or existing sensitive receptors nearby.

Trees

- 5.57 An Arboricultural Impact Assessment (AIA) has been submitted as part of this Planning Application, as requested by RBC.
- 5.58 The AIA demonstrates the proposals ability to provide opportunities for enhancements to the existing tree

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



stock. This will include a number of new trees being proposed across the site in order to soften the boundary with the existing woodland. There will also be a number of street trees located across the site helping to create a verdant character.

- 5.59 The proposed development results in the loss of very few trees. None of the trees to be removed are of such quality that they should constrain a scheme of development. Any necessary tree losses will be mitigated and replacement trees will have a greater capacity to contribute to the amenity of the site. Newly planted trees will also soften the appearance of the proposals and help integrate the new development within the setting. This new cohort of trees can provide a diverse portfolio of tree cover to ensure sustainability of green infrastructure in the future and deliver a net gain of trees within the site. An effective scheme for safeguarding retained trees has been prepared, including tree protection barriers.

The application proposals recognise the important contribution the trees make to the existing character of the site and the high quality of the future built environment, and the role they play to help mitigate and adapt to climate change. The proposals seek to retain existing trees and integrate new trees in accordance with the requirement of local and national planning policy. Overall, the proposal is acceptable in arboricultural terms.

Ecology

- 5.60 The site is dominated by habitats of limited ecological interest and the habitats of highest ecological interest are the treelines, ancient woodland, mature trees and scrub bordering the site, which are all to be retained.
- 5.61 The proposal will deliver ecological enhancements at the site for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of national conservation priorities. The enhancements include habitat creation for hedgehogs, birds, reptiles, bats, insects and planting of trees and flora, throughout the site, creating a net gain in biodiversity.

Sustainable Construction

- 5.62 The Energy and Sustainability Statement sets out the appropriate provisions to ensure the development addresses relevant local and national policies.
- 5.63 This includes utilising a fabric first approach to sustainable construction, demonstrating that improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO2 emissions are minimised.
- 5.64 Similarly, it has been concluded that a combination of solar PV systems, air source heat pumps and gas boilers are considered the appropriate low carbon and renewable energy technologies for the site. The CO2 emissions savings demonstrated above are a 54% reduction compared to the Building Regulations Part L1A 2013 baseline.
- 5.65 Further details regarding the sustainability of the proposed development are included within the Energy Statement submitted with this planning application.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



Transport, Access and Parking

- 5.66 This application is supported by a Transport Assessment and Framework Travel Plan in accordance with the guidance within the NPPF. West Sussex County Council as local highway authority and were consulted at an early stage to agree the methodology for the accompanying Transport Assessment. Overall, the Transport Assessment demonstrates the lack of impact that the proposed development will have on the local road network, pedestrian network and car parking within the local area.
- 5.67 Access to the site is gained from a spine road from Church Close to the south east of the site in line with Policy, providing a suitable access for all vehicles associated with the development as well as pedestrians and cyclists.
- 5.68 The proposals ensure that appropriate opportunities to promote sustainable transport modes can be taken up by providing safe pedestrian / cycling routes to connect with the existing public transport services and facilities further afield.
- 5.69 The site layout has been designed in accordance with local and national guidance. The streets have been designed in accordance with WSCC's design guide, swept path analysis has been undertaken to ensure vehicles can manoeuvre without issue, including emergency services and refuse vehicles,
- 5.70 The traffic impacts from the development are considered minimal, where an additional 100 vehicles will ingress and egress the site during peak hours, therefore the residual impact on the road network is not 'severe'.
- 5.71 In terms of car parking provision, residential parking will be accommodated in a mixture of visitor spaces, allocated resident spaces, garages and spaces within the curtilage of dwellings. The development is provided with sufficient car parking, broadly in line with the adopted WSCC parking standards. All flats will have unallocated parking provision, however, the provision roughly equates to 1.5 spaces per apartment; 2-bed houses will have either one or two allocated car parking spaces, providing an overall parking ratio of 1.7 spaces per dwelling, 3 bed units will have 2.2 spaces per dwelling and 4+ bed houses will have 2.7 allocated car parking spaces. In total 430.5 car parking spaces are provided which exceeds WSCC's required range. There are also a further 10 spaces provided for use by the Sports Pavilion.
- 5.72 In terms of cycle parking provision, cycle parking for the site will be provided in accordance with the WSCC Parking at New Developments Guidance (2020).
- 5.73 The proposal is therefore fully in accordance with Policy ASH11 and other relevant development plan policies.

Air Quality

- 5.74 An Air Quality Assessment has been conducted and submitted as part of this application. It has sought to determine whether there will be any air quality impacts through the construction and operational phase of the development, and if there will be any local or long term impacts.
- 5.75 Overall, the Air Quality Assessment demonstrates that the site does not fall within any of the declared

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



AQMA's. The Air Quality Assessment also demonstrates through a review of the site and the surrounding area that the monitoring location is below the national annual mean objective for NO₂ and the proposed redevelopment site is likely to create no air quality grounds for refusal subject to mitigating emissions.

- 5.76 Mitigation measures have been proposed for construction traffic and stationary plant associated with the proposed development. This will include measures such as appropriate construction vehicle maintenance, no idling vehicles and construction operations in areas further from adjacent residential properties. Overall the Air Quality Assessment demonstrates that the residual effects of construction dust and emissions from construction plant/vehicles upon the local area are temporary and considered to be 'not significant'.
- 5.77 Further details can be found in the Air Quality Assessment

Draft Heads of Terms

- 5.78 In addition to the planning benefits of the scheme, it is anticipated that an appropriate package of S106 obligations and CIL funding will be negotiated with HDC and West Sussex County Council during the course of the application process.
- 5.79 Section 106 Heads of Terms will be advanced ahead of the planning decision and if necessary before the planning committee. It is anticipated that the Section 106 Agreements will likely comprise contributions or agreements towards:
- Off-site highway and PRow improvements;
 - On site Affordable Housing;
 - Off-Site education funding;
 - Water Neutrality Credentials and any off-setting;
 - On Site community facilities including allotments and sports; and
 - Off-Site enhancements/maintenance to existing community facilities.
- 5.80 The actual sum; triggers; and precise wording will be agreed throughout the application process but all contributions must be substantiated and justified in the context of the NPPF and Regulation 122 of the Community Infrastructure Levy Regulations 2010.

6. Overall Planning Balance

- 6.1 The NPPF explains that the planning system has three overarching objectives for achieving sustainable development (economic, social and environmental). The proposed development would constitute sustainable development because it would contribute to these objectives in the following ways:

Economic Benefits

- 6.2 Providing new homes in this sustainable location on the settlement edge can contribute to building a strong, responsive and competitive economy, supporting the viability and vitality of the village and local shops and services within the area.
- 6.3 The occupancy of the new dwellings is likely to result in additional local expenditure on products such as furniture and white goods to make the dwellings into homes. Where local shops and services are utilised to purchase these goods, there will be direct, local economic benefits to the community.
- 6.4 Economic benefits will also include the CIL and Section 106 contributions required to mitigate the impact of the development on existing infrastructure and new homes bonus, agreed with HDC, County Highways and Ashington Parish Council.

Social Benefits

- 6.5 From a social perspective, the proposals will support a strong and vibrant community, by providing a range of dwelling types, sizes and tenures that help to address local housing need. The housing mix and affordable housing provision (including tenure split) have been proposed to comply with the relevant local planning policies and information in the latest SHMA.
- 6.6 The proposed new pedestrian links will encourage walking and cycling by future occupiers. Due to the sustainable location of the proposed development, access to the village, with numerous amenities and services, can be easily accessed by sustainable transport modes. This not only provides environmental benefits, potentially reducing reliance on private cars, but also health and wellbeing benefits from a social sustainability perspective.
- 6.7 The development will deliver the requirements of the Ashington Neighbourhood Plan, including new sports pitches, sports pavilion and allotments. This will assist in enhancing the community assets of the village and enhancing wellbeing of future and existing residents.

Environmental Benefits

- 6.8 Open amenity green space, habitat creation, street trees and boundary planting on site offers opportunity for net gains in biodiversity and carbon sequestration.
- 6.9 The inclusion of SuDS reduces the risk of flooding from surface water, in the surrounding area, as well as amenity and biodiversity improvements. Full details of the proposed drainage arrangement for the scheme are included in the submitted Drainage Strategy.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



- 6.10 A Construction Management Plan can ensure that the construction stages are as efficient as possible and natural resources are utilised prudently. This can be subject to a condition if considered necessary.
- 6.11 As detailed within the Design and Access Statement, the proposed development will utilise modern, sustainable materials, ensuring that the new homes are as efficient as possible with regards to the use of natural resources.
- 6.12 The proposed water strategy reduces the potable water demand for development by 30%, utilizing greywater recycling and rainwater harvesting, which will lead to significant environmental and economic benefits.
- 6.13 The energy strategy for the development includes solar panels and air source heat pumps helping to limit carbon emissions.
- 6.14 Taking these matters into account including the sites formal allocation as part of Policy ASH11, it is clear that the proposed development would generate significant positive benefits, which individually and cumulatively carry significant weight in favour of the planning application. In accordance with Paragraph 11 of the NPPF, the proposal should therefore be approved without delay.

7. Conclusion

- 7.1 This detailed planning application is for the erection of 180 new homes, sports pitches, pavilion with changing and storage facilities, community allotments including associated parking, landscaping, open space and infrastructure. The application has been produced with regard to the NPPF, the adopted HDPF (2015), Ashington Neighbourhood Plan (2021) and emerging Horsham Local Plan.
- 7.2 Extensive technical documents and reports have been undertaken and these demonstrate the development of the site is suitable, achievable and available and therefore deliverable in planning terms. It has also been demonstrated that the proposed scheme represents a sustainable form of development in a sustainable location on an allocated site.
- 7.3 If approved, the development will commence as soon as practically possible (in accordance with any planning conditions) and will help meet the housing needs of the area and provide key community benefits.
- 7.4 The development proposal will result in a high quality residential development, with a mixture of house sizes and tenures with sports and community facilities and publicly accessible amenity green space.
- 7.5 The application will bring about several economic, social and environmental benefits including:
- New residents to support the local economy;
 - New affordable and market housing, for varying sizes and tenures to meet the needs of the area;
 - Green corridors and linkages to habitats outside of the site will be created;
 - Two new sports pitches and changing/storage facilities;
 - Community allotments; and
 - S106/CIL Contributions to off-site community/education facilities.
- 7.6 Finally, the proposed development represents a sustainable form of development which will not give rise to any significant adverse impacts. The Proposed development complies with the Development Plan and so in accordance with Paragraph 11 of the NPPF it should be approved without delay.

Planning Statement (incorporating Affordable Housing Statement)

Land West of Ashington School, Ashington



Robert Steele
Associate Director



Laura Field
Graduate Planner

