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Our Reference: 1201P/JP

Mr Sam Whitehouse
Senior Planning Officer
Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

21 July 2026

Dear Mr Whitehouse

**SUBMISSION OF AN OUTLINE PLANNING APPLICATION IN RELATION TO
LAND NORTH OF RECTORY LANE, ASHINGTON**

On behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd, (TW) we are pleased to submit an outline planning application in relation to Land north of Rectory Lane, Ashington.

Outline planning permission is sought for:

"Up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access "

The application is in outline with the principle of the proposed use and means of access to be considered whilst appearance, height, scale, landscaping and layout will be reserved matters. Development will also provide a financial contribution towards community infrastructure as part of the Community Infrastructure Levy (CIL), alongside financial contributions through a separate s106 agreement, if required.



Application Documents

The following documents and drawings are submitted in support of the application as follows:

- Application Forms and certificate of ownership
- Site Location Plan, 26001- 01A
- Land Use Parameter Plan, 26001-06E
- Proposed Site Access Plan, 25-036-006 Rev A
- Illustrative ASN2 Draft Allocation Concept Plan, 26001-08C
- Illustrative Landscape Strategy Plan, 4705-140D
- Planning Statement, including Affordable Housing Statement
- Design & Access Statement and Design Code
- Statement of Community Involvement
- Agricultural Land Classification
- Arboricultural Impact Assessment
- Transport Assessment
- Residential Travel Plan
- Flood Risk Assessment & Drainage Strategy
- Landscape and Visual Impact Assessment
- Ecological Impact Appraisal (redacted)
- Biodiversity Net Gain Report
- BNG Proposed Habitats Plan
- BNG Metric
- Information to Inform Habitat Regulation Assessment
- Archaeological Desk Based Assessment
- Built Heritage Statement
- Air Quality Assessment
- Noise Impact Assessment
- Health Impact Assessment



- Sustainability Statement
- Mineral Resource Assessment
- Geotechnical Report
- Utilities Report (redacted)

Environmental Impact Assessment

In terms of Environmental Impact Assessment (EIA), the development proposed falls within the description at 10 (b) of Schedule 2 to the Town and Country Planning (EIA) Regulations 2017. Having considered the criteria in Schedule 3 to the above Regulations, however, whilst there may be some impact on the surrounding area the identification and commitment to measures of known efficacy would mitigate any effects to less than significant levels thus the proposal would not be likely to have significant effect on the environment due to the nature, scale and location of the Proposed Development and nature of the receiving environment. Therefore the proposed development is not considered to be EIA Development.

Taylor Wimpey formally request an EIA Screening Opinion from Horsham District Council and submit an evidenced Screening Report to inform consideration the screening opinion process.

Illustrative Masterplan for Draft Proposed Allocation HA5-ASN2

In response to the pre-application meeting on 1 July 2026, and the subsequent letter received from yourself on 13 July 2026, please find a comprehensive site wide masterplan for the proposed draft allocation HA5-ASN2 submitted as part of the application, for illustrative purposes, to accord with draft Policy ASN2 criteria a).

A masterplan was agreed between the three developers who have been working together for a number of years: Devine Homes, the Diocese of Chichester and TW and was submitted throughout Local Plan representations. The most recent submitted to the Reg 19 Submission Local Plan (February 2024).

The February 2024 Masterplan has been updated to reflect detailed site information on the TW and Devine Homes application sites, other known site information and the Ashington Neighbourhood Plan (ANP) emphasis on the village Community Cluster and walkable routes.



The TW proposal has been designed in accordance with the up-to-date constraints and opportunities on the Site. Active travel links have been provided to adjoining land within the draft allocation to facilitate connections, meet ANP walkable route priorities, and not to prejudice the development of adjoining land or infrastructure, in accordance with draft Policy ASN2 criteria b).

The TW application also meets criteria c) to g) of draft Policy ASN2.

It should be noted that all three developers have their own independent accesses to land within their control and hence, they can bring those sites forward separately and independently without encumbering each other or the objectives of the policy, and enable early delivery of much needed homes within the next 5 years.

Application Fee

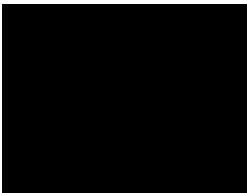
The Site Area is 7.39ha as set out in the numbered drawings above and as referenced in the Planning Statement.

As such, the application fee of £25,986, including the service charge, and has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgment and validation of this application and trust you have sufficient information to favourably consider this full planning application.

Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



Jane Piper
Director