

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/1327

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

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

RESOLVED:

At its meeting on **17th March 2026**, Planning Committee resolved 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.

Since the committee resolution to approve, the section 106 legal agreement has now been completed securing the following:

- On site Affordable Housing
- Affordable housing financial contribution of £70,725.79
- Biodiversity Net Gain (BNG)
- Offsite highways works including tactile paving, bus stop improvements and dropped kerbs.
- Travel Plan Monitoring Fee

The NPPF (August 2026)

Since consideration of this application on the 17th March 2026, the National Planning Policy Framework (NPPF) has been updated replacing the 2024 version and becoming a material consideration in decision-making from the date of publication (17th Aug 2026).

Whilst the new NPPF significantly revises the structure and presentation of national planning policy, the overarching objectives of the planning system and the presumption in favour of sustainable development underpinning decision-making remains. It continues to be the case that the NPPF should be read as a whole (paragraph 7). Officers have reviewed the application against the updated NPPF:

Principal of Development

NPPF 2026 Policies S3-S6 broadly replace paragraph 11 and the application of the tilted balance within the previous 2024 NPPF. Policy S3 establishes the presumption in favour of sustainable development, whilst Policy S5 identifies specific forms of development outside settlements that should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. These forms of development include:

“j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test, and where the development would:

- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or*
- ii. Comprise major development for freight and logistics purposes which accords with policy E3.”*

As set out in the Officer’s committee report, the Council has a housing land supply of 1.7 years whilst Horsham’s 2025 HDT (published on 17 August 2026) was shown to be 44%. The Officer’s report additionally sets out that the application site is *physically well-related, 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. The proposal therefore gains the principal support of NPPF 2026 Policy S5 and as such remains consistent with the NPPF 2026. This policy is also considered to be consistent with the principles set within the SDPAN.

In regards to the Ashington Neighborhood Plan, the protections afford by NPPF 2024 Paragraph 14 are consistent / carried over with paragraph Policy S6 of the NPPF 2026. The assessment set out within the Committee report therefore remains accurate.

Density

NPPF 2026 Policy L3 introduces a specific focus on achieving appropriate densities and making efficient use of land. For developments outside of settlements and on land at the edge of existing built-up areas, as in this instance, policy L3.2.b requires proposals to ‘make the best use of a site’s development potential, taking into account the policies in this Framework’, however, no specific density is prescribed. This requirement is broadly comparable with paragraph 129 of the NPPF 2024. The proposal’s density would therefore be appropriate when considered against the NPPF 2026 when read as a whole.

Other matters of planning policy consideration

Other planning policy considerations as detailed in the March 2026 committee report (such as affordable housing, highway matters, ecology, drainage and residential amenities) remain consistent with the NPPF 2026. This includes the following NPPF 2026 policies:

- Housing need / affordable provision (HO7, HO13)
- Meeting the challenge of climate change (CC2, CC3)
- Achieving Well-Designed Places (DP3, DP4)
- Promoting Sustainable Transport (TR3, TR4, TR6, TR8)
- Promoting Health Communities (HC3, HC4, HC6)
- Pollution, public protection and security (P2, P3, P4, P5)
- Managing flood risk and coastal change (F4, F5, F7, F8)
- Conserving and enhancing the natural environment (N2, N3, N6)

Officers have therefore given due regard to the new material consideration of the NPPF (Aug 2026) read as a whole and are satisfied that that the committee’s resolution to grant remains consistent with the changes set within the NPPF 2026.

Conditions

- Condition 7 has been amended to provide a notice period of 5 working days for a meeting with the Council's Arboricultural Officer.
- Condition 22 has been amended to ensure the correct travel plan is referenced (LJ/ITS200920-004B).
- Condition 13 has been amended to include the provision of swift bricks and/or boxes.
- Condition 32 which sought to restrict the use of garages has been omitted as this is not necessary to achieve suitable on site parking provision.
- An addition condition (C33) has been added to secure the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 liters per person per day.

A final list of approved plans subject to Condition 1 on the Decision Notice is as follows.

Plans list for: DC/25/1327

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Tree Retention and Protection Plan	LLD3503-ARB-DWG-021 REV 02	02.12.2026
Plans	Tenure Plan	PL-15 REV E	27.02.2026
Plans	Boundaries Plan	PL-14 REV A	02.12.2025
Plans	Materials Plan	PL-12 REV A	02.12.2025
Plans	Detailed Site Layout Sheet 2	PL-03 REV C	02.12.2025
Location plan	Location Plan	PL-10 REV B	18.08.2025
Block plan	Block Plan	PL-11 REV A	02.12.2025
Plans	Proposed Site Layout	PL01 REV K	27.02.2026
Plans	Parking Plan	PL-13 REV A	02.12.2025
Plans	Accessibility Plan	PL-18 REV A	02.12.2025
Plans	Floor Plans and Elevations (HT08)	PL-27 REV A	18.08.2025
Plans	Floor Plans and Elevations (HT07)	PL-26 REV A	18.08.2025
Plans	Floor Plans and Elevations (HT-02-HT10-HT11)	PL-29 REV B	18.08.2025
Plans	Floor Plans and Elevations (HT09)	PL-28 REV A	18.08.2025
Plans	Floor Plans and Elevations (HT03-HT04)	PL-23 REV A	18.08.2025
Plans	Floor Plans and Elevations (HT03)	PL-22 REV A	18.08.2025
Plans	Floor Plans and Elevations (HT01)	PL-20 REV B	18.08.2025
Plans	Floor Plans and Elevations (HT03-HT03-HT10-HT11)	PL-30 REV A	18.08.2025

Plans	Floor Plans and Elevations (flats)	PL-31 REV B	18.08.2025
Plans	Floor Plans and Elevations (HT06 & HT06A)	PL-35 REV A	18.08.2025
Plans	Floor Plans and Elevations (HT02)	PL-21 REV B	18.08.2025
Plans	Floor Plans and Elevations (HT05A & HT05B)	PL-24 REV A	18.08.2025
Plans	Floor Plans and Elevations Garages	PL-32	02.12.2025
Plans	Floor Plans and Elevations Car Ports	PL-33	18.08.2025
Plans	Detailed Site Layout Sheet 1	PL-02 REV C	12.12.2025
Plans	CAR PORTS FLOOR AND ELEVATIONS	PL-34	18.08.2025
Plans	Indicative Street Scenes	PL-50 REV A	02.12.2025
Plans	Indicative Street Scenes	PL-51	18.08.2025
Plans	Tree Retention and Protection Plan	LLD3503-ARB-DWG-020 REV 02	02.12.2025
Plans	Tree Retention and Protection Plan	LLD3503-ARB-DWG-022 REV 02	02.12.2025
Plans	Tree Retention and Protection Plan	LLD3503-ARB-DWG-023 REV 02	02.12.2025
Plans	Illustrative Landscape Master Plan	LLD3503-LAN-DWG-011 REV 02	02.12.2025
Plans	Building Heights Plan	PL-17 REV A	02.12.2025
Plans	Indicative Street Scenes	PL-52	18.08.2025
Plans	Dwelling Size Plan	PL-16 REV A	02.12.2025
Plans	Drainage Strategy	2504072-0501 P05	02.12.2025
Plans	Landscape Master Plan	LLD3503-LAN-DWG-010 REV 04	02.12.2025
Supporting Docs	TN04 LLFA Comment Response (3)	TN04 LLFA Comment Response (3)	12.01.2026
Supporting Docs	BNG METRIC	BNG METRIC	03.12.2025
Supporting Docs	BIODIVERSITY NET GAIN STATEMENT	BIODIVERSITY NET GAIN STATEMENT	03.12.2026
Supporting Docs	ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT	LLD3503-ARB-REP-001	02.12.2025
Supporting Docs	EXISTING TREE SCHEDULE (TREE RETENTION AND PROTECTION PLAN)	LLD-3503-ARB-SCH REV 2	02.12.2025
Supporting Docs	Landscape Design Strategy	LLD3503-LAN-REP-001 REV 03	02.12.2025

Supporting Docs	PHASE II GEOENVIRONMENTAL ASSESSMENT	5993-2 v2	05.11.2025
Supporting Docs	Phase 1 Environmental Assessment	5993-1	06.10.2025
Supporting Docs	ARCHAEOLOGICAL DESK BASED ASSESSMENT	11336A	18.08.2025
Supporting Docs	ASSESSMENT OF IMPACT OF NOISE ON A PROPOSED RESIDENTIAL DEVELOPMENT	NONE	18.08.2025
Supporting Docs		ENERGY STATEMENT REV 01	18.08.2025
Supporting Docs		9286r1	18.08.2025
Supporting Docs	TRANSPORT STATEMENT	LJ/AJ/ITS200920-002B	18.08.2025
Supporting Docs	TRAVEL PLAN STATEMENT	LJ/ITS200920-004B	18.08.2026
Supporting Docs	HERITAGE STATEMENT	HERITAGE STATEMENT	18.08.2026
Supporting Docs	ECOLOGICAL IMPACT ASSESSMENT	LLD3503-ECO-REP-001-02-EcIA REV 02	18.08.2025

Following the above considerations it is considered permission can be granted.

Case Officer: Sam Whitehouse	Date: 02/09/2026
Authorising Officer: Adrian Smith	Date: 02/09/2026