

Health Impact Assessment

Land north of Rectory Lane, Ashington

July 2026

Contents

1.	Introduction	1
2.	Health Policy and Strategy Context	4
3.	Local Public Health Profile	14
4.	Health Impact Assessment	22
5.	Discussion of Findings	58

1. Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared by Turley Economics on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd ('the Applicant') in support an outline application submitted to Horsham District Council (HDC) for up to 125 residential dwellings and associated landscaping, drainage, and highways infrastructure ('the Proposed Development') on land north of Rectory Lane, Ashington ('the Site').

Introduction to Health Impact Assessments

- 1.2 The aim of a HIA is to describe the potential consequences, both positive and negative, for health and wellbeing resulting from the construction and operation of a Proposed Development. It involves a multi-disciplinary approach, combining qualitative and quantitative evidence from a range of technical experts.

- 1.3 The World Health Organisation (WHO) defines a HIA as follows:

*"A means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques"*¹

- 1.4 The broad purpose of a HIA is to understand the health and wellbeing of the local population and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes.

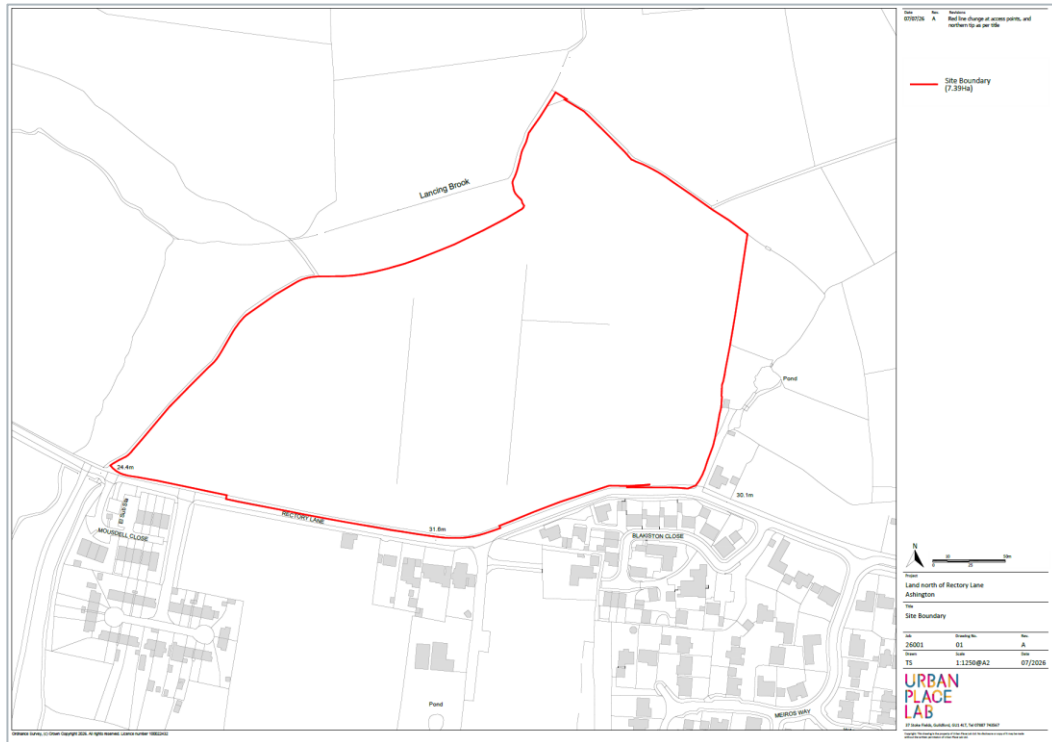
The Site and Proposed Development

The Site

- 1.5 The Site is located to the north of Rectory Lane, on the north western edge of the settlement of Ashington, which is within the administrative boundary of HDC.
- 1.6 The Site comprises 7.39 hectares of agricultural land bound by hedgerows and trees on Rectory Lane to the south, and on its eastern boundary. The western and northern boundaries are bordered by hedgerows, trees and a ditch network.
- 1.7 The Site location and boundary is shown at **Figure 1.1** below.

¹ World Health Organisation (WHO): 'Environment, Climate Change and Health' [Online]. Available at: <http://www.who.int/hia/en/>

Figure 1.1: Site Location



Source: Urban Place Lab, 2026

The Proposed Development

- 1.8 The Proposed Development comprises an outline planning application for up to 125 residential dwellings (Use Class C3), landscaping, access, and public open space. The description of the Proposed Development is as follows:

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

- 1.9 A HIA is therefore a relevant exercise, particularly given that a number of elements of the scheme’s delivery and long-term operation, such as construction phase environmental impacts, housing provision, active travel links and public realm, are likely to have an impact on local health outcomes and provision of services.

Overview of Approach

- 1.10 HIA is a multi-disciplinary assessment which aims to identify vulnerable groups and health priorities in the local impact area and outline the likely impact of the Proposed Development. The following stages are carried out as part of the assessment:

Figure 1.2: HIA methodology



- 1.11 A variety of resources and guidance has been published by the UK Government's Department for Health, WHO and the NHS Healthy Urban Development Unit (HUDU) in relation to undertaking HIAs.
- 1.12 West Sussex County Council (WSCC) has published HIA guidance² which identifies best-practice HIA processes and methodological frameworks, suitable to the scale of proposals being assessed. On this basis, a 'rapid' assessment has been prepared, and it is considered that the HUDU's Rapid HIA Tool³ is an appropriate means of structuring the assessment.
- 1.13 This HIA draws on publicly-available data published by organisations such as NHS Digital and the UK government's Department for Health and Social Care (DHSC), alongside evidence from other technical reports carried out as part of the planning application submission, which referenced as such throughout this report, such as the Planning Statement, Design & Access Statement (DAS), Environmental Impact Assessment (EIA) Screening Report, Sustainability Statement, Transport Assessment (and linked Travel Plan), Air Quality Assessment (AQA) and Noise Impact Assessment (NIA).

Structure of the HIA

- 1.14 The remainder of this HIA is structured as follows:
- **Chapter 2 Health Policy and Strategy Context:** Summary of the relevant health and wellbeing policies and legislation at national and local levels;
 - **Chapter 3 Local Public Health Profile:** Presentation of a summary profile of public health of the local population living in Ashington and Horsham district, in comparison to wider geographies, such as West Sussex;
 - **Chapter 4 Health Impact Assessment:** Assessment of the impacts using the NHS HUDU Rapid HIA Tool;
 - **Chapter 5 Discussion of Findings:** Conclusions of the assessment, summarising key health and wellbeing impacts of the Proposed Development and identifying any potential mitigation solutions and/or enhancement measures that should be implemented to reduce any potential negative impacts and to maximise benefits.

² West Sussex County Council (2021), Creating Healthy and Sustainable Places: A Public Health and Sustainability Framework for West Sussex

³ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

2. Health Policy and Strategy Context

National Planning and Health Policy

National Planning Policy Framework

- 2.1 The UK Government published the new National Planning Policy Framework (NPPF) in December 2024, which sets out the Government’s planning policies for England and how these should be applied. The NPPF provides a framework for a planning system centred around sustainable development, including the provision of homes, commercial development and supporting infrastructure.
- 2.2 The NPPF continues to set a social objective *“to support strong, vibrant and healthy communities, by ensuring that a number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*⁴
- 2.3 The NPPF sets that planning policies and decisions should:
- “Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”*⁵
- 2.4 A core planning principle of the NPPF focuses on the promoting healthy and safe communities, stating that plan-making and decision-taking should aim to:
- a) *“Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
 - c) *Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and*

⁴ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 8(b)

⁵ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 98(b)

accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”⁶

2.5 The draft new NPPF, focusing on plan-making and national decision-making policies, was published for consultation in December 2025⁷, and similarly continues to “*promote the creation of healthy and inclusive places and support the provision of appropriate public services*” in order to foster healthy communities.

2.6 The NPPF is supplemented by the web-based Planning Practice Guidance (PPG) 2024. The ‘Healthy and Safe Communities’ section of the PPG highlights that decision making in planning should consider health:

“Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)”⁸.

2.7 The PPG identifies that “*a health impact assessment is a useful tool to use where there are expected to be significant impacts*”. The increasing use of HIAs mirrors changes across the planning profession; organisations such as the Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) are undertaking research on topics such as ‘healthy weight environments’⁹ and ‘housing for dementia’¹⁰. This trend is supported by advances in national legislation; human health impacts must be considered in Environmental Impact Assessments (EIA).

The Marmot Review

2.8 In 2008, Professor Sir Michael Marmot was tasked with chairing an independent review to propose evidence-based strategies for reducing health inequalities in England from 2010. Crucially, the review evidenced how the “*conditions in which people are born, grow, live, work and age*” - the ‘social determinants’ of health - affect health inequalities.

2.9 The final report was published in 2010 and concluded on the policy objectives required to reduce health inequalities, including:

- Create fair employment and good work for all;
- Ensure a healthy standard of living for all;
- Create and develop healthy and sustainable places and communities; and

⁶ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 96(a, b, c)

⁷ Ministry of Housing, Communities and Local Government (December 2025) National Planning Policy Framework: Plan-Making and National Decision-Making Policies

⁸ Ministry of Housing, Communities and Local Government (2018-2021) and Department for Levelling Up, Housing and Communities (2019) Planning Practice Guidance: Healthy and Safe Communities, para 001 (Reference ID:53-001-20190722)

⁹ Ross & Chang (2014) Planning Healthy Weight Environments: A TCPA Reuniting Health with Planning Project

¹⁰ RTPI (2017) Dementia and Town Planning

- Strengthen the role and impact of ill-health prevention.
- 2.10 The report proposed that the socio-economic characteristics of a local area, such as income and employment, were central to understanding asymmetries in health and wellbeing across the UK. The central message of the report is that the social determinants of health should be addressed despite any perceived economic ‘cost’.
- 2.11 In February 2020, the Institute of Health Equity (IHE) at University College London (UCL), of which Professor Sir Michael Marmot is Director, published a subsequent report, ‘Health Equity in England: The Marmot Review 10 Years On’¹¹ which sought to understand the changes that had occurred in the nation’s health and wellbeing since the original report’s publication.
- 2.12 The Review stated that the preceding decade had been marked by deteriorating health and widening health inequalities, highlighting that *“for men and women everywhere the time spent in poor health is increasing”*¹² and identifying that increasingly wide socio-economic inequalities are a key factor in this trend.
- 2.13 The Review concludes that national government should prioritise addressing health inequalities and developing a national strategy to do so. It also outlines that there are instances of local government having played a significant role in establishing whole system approaches to tackling health inequalities, which have resulted in public health improvements, and which should serve as a model for national government and other local authorities upon which to build.
- 2.14 In January 2024, the Institute of Health Equity published a further report, ‘Health Inequalities: Lives Cut Short’, which concluded that a million people in England died earlier over the decade 2011-2021 than they would have done if they had been living in areas where the richest 10% of the population reside¹³.

Sub-Regional Planning and Health Policy

Creating Healthy and Sustainable Places: A Public Health and Sustainability Framework for West Sussex

- 2.15 The West Sussex Public Health and Sustainability Framework¹⁴ affirms WSCC’s commitment to reducing health inequalities, and recognises the need to shape the system in ways that maximise health equity and opportunities for sustainability. Cross-sector action is identified as being key to addressing health inequalities and environmental challenges.
- 2.16 The built and natural environment are identified as major determinants of health and wellbeing across an individual’s life course, and can unlock many opportunities to create healthy and sustainable places to live, work and play. It is stated that significant gains in population, health and sustainability can be achieved by delivering consistent

¹¹ Institute of Health Equity (2020) Health Equity in England: The Marmot Review 10 Years On

¹² Ibid. p. 5

¹³ Institute of Health Equity (2024) Health Inequalities, Lives Cut Short

¹⁴ West Sussex County Council (2021) Creating Healthy and Sustainable Places: A Public Health and Sustainability Framework for West Sussex

standards across West Sussex, and by working in partnership to improve our built, natural and social environments.

2.17 The Framework's vision is underpinned by six key elements:

- **Social cohesion and participation:** ensuring that communities are safe and secure; there are spaces for community gathering and interaction; local services and facilities are co-located and integrated with walking and cycling routes; there are minimal health inequalities; and that there is increased health equity and support for mental health.
- **Healthy Housing:** ensuring provision of a range of housing options (including in relation to size, tenure and affordability), and that design promotes healthy, quality housing;
- **Resilient built public infrastructure and services** ensuring access to affordable, quality, climate-resilient infrastructure, and connected neighbourhoods and community spaces;
- **Safe and sustainable travel options:** ensuring accessible, safe and affordable public transportation and walking and cycling routes;
- **Prosperous and sustainable economy:** ensuring an economy where everyone has the chance to benefit, with opportunities for all to have gainful, meaningful and well-resourced employment, offering jobs and business opportunities for local people; and
- **Thriving and accessible natural environments:** ensuring natural environments, biodiversity and wildlife are restored, enhanced, preserved, protected and accessible for all, good air quality, good water quality and resources, and safe levels of noise, reduction on carbon emissions for new and proposed development.

2.18 In order to achieve healthy and sustainable placemaking, the Framework identifies a number of objectives that include the following:

- Avoid and mitigate adverse health and sustainability impacts from development;
- Provide safe, healthy and sustainable living and recreational environments;
- Provide convenient and equitable access to innovative models of health and care services and social infrastructure;
- Design in opportunities to promote and facilitate healthy lifestyles;
- Consider all four aspects of health and wellbeing equally – these being: mental, social, physical and economic factors – as part of placemaking;
- Make use of inclusive design to design better connected places;

- Ensure that developments embody the principles of lifetime neighbourhoods and promote independent living;
- Create environments that are more socially inclusive;
- Design settlements that are less demanding on resources and more resilient;
- Respond to global and local environmental issues;
- Recognise people and places are assets to unlock the power of communities; and
- Make use of place- based interventions.

2.19 The Framework highlights that human health and sustainable development are inextricably linked, and that sustainable communities which succeed economically, socially and environmentally, are well-designed places where people feel safe and secure.

2.20 HIAs are identified as a useful tool to ensure that current and future health and wellbeing needs are met. It states that a healthy development should account for the following eight considerations:

- Climate Change;
- Biodiversity and Wildlife;
- Air Quality;
- Healthy Food;
- Prosperous and sustainable economy;
- Quality housing development and design;
- Neighbourhood and community spaces; and
- Movement and access.

West Sussex Joint Strategic Needs Assessment

2.21 WSCC's Joint Strategic Needs Assessment (JSNA)¹⁵ analyses the health and social care needs of the local population and identifies areas of inequality to help guide the commissioning of local services.

2.22 Key public health risk factors identified by the JSNA include tobacco (which remains the biggest risk factor for poor health in West Sussex, and across the South East and England as a whole), as well as issues relating to diet, obesity, cardiovascular health and air pollution.

2.23 There is a gap in life expectancy between people living in the most deprived areas in West Sussex compared to those living in the least deprived. In 2020-21, the gap was 6.1

¹⁵ West Sussex County Council (2024) West Sussex Joint Strategic Needs Assessment, Summary Document 2024/25

years for men, and 6.0 for women. Propensity for circulatory diseases makes the greatest contribution to the gap, followed by cancer and respiratory diseases. It is noted that Arun and Crawley are the West Sussex boroughs where deprivation is most prevalent, with lower prevalence of deprivation being present in Horsham and West Sussex.

- 2.24 The natural environment is highlighted as having a notable impact on physical and mental wellbeing, in particular issues related to air quality, access to green spaces and walking and cycling.

West Sussex Joint Local Health and Wellbeing Strategy, 2025 to 2030

- 2.25 The Joint Local Health and Wellbeing Strategy (JLHWS)¹⁶ has been developed by the West Sussex Health and Wellbeing Board (WSHWB), to present a vision and priorities for improving health and wellbeing for the area's communities, and how population needs and health inequalities identified in the Joint Strategic Needs Assessment (JSNA) will be addressed.
- 2.26 The Strategy is focused around five key priority areas: food and nutrition; school readiness; transitioning to adulthood; tobacco control; and health and wellbeing in temporary accommodation.
- 2.27 It is underpinned by three core principles, with a commitment to:
- Reduce health inequalities, including tackling the wider determinants of health;
 - Build resilient and connected communities, including addressing loneliness and social isolation across an individual's life course; and
 - Work in partnership to deliver the strategy.
- 2.28 By way of local context, the Strategy also references the following key indicators of health inequalities:
- The population of West Sussex is growing, outstripping the growth rate across England, and the neighbouring areas of Brighton and Hove and East Sussex;
 - The fertility rate in West Sussex continues to decline, with fewer than 8,000 births in 2023;
 - The majority of district and borough areas in West Sussex have an older age profile compared with England; and
 - Life expectancy has increased, but so has the proportion of life spent in poorer health.

¹⁶ West Sussex Health and Wellbeing Board (2025) Joint Health and Wellbeing Strategy 2025 to 2030

Local Planning and Health Policy

Horsham District Planning Framework

2.29 HDC's Horsham District Planning Framework (HDPF)¹⁷ was adopted in November 2015 and covers the period up to 2031, and seeks to deliver the social, economic and environmental needs of the plan area.

2.30 The HDPF vision is defined as follows:

'A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life'.

2.31 In order to fulfil the vision for the district, key objectives for the Framework are:

- Economic prosperity;
- High quality of life;
- Opportunities for all;
- Valued natural and historic environment; and
- A green and sustainable place.

2.32 This is underpinned by a number of key objectives, including:

- Ensure that future development in the district is based on sustainable development principles that strike the correct balance between economic, social and environmental principles, and delivers living, working and balanced communities which contribute to community cohesion;
- To meet employment needs, create opportunities to foster economic growth and regeneration, and maintain high employment levels;
- Provide a range of housing developments that cater for the needs of all residents, including delivery of a range of housing sizes and types, including affordable housing;
- To safeguard and enhance the environmental quality of the district, ensuring that development maximises opportunities for biodiversity and minimises the impact on environmental quality including air, soil, water quality and the risk of flooding;
- Ensure that new development minimises carbon emissions, adapts to the likely changes in the future climate and promotes the supply of renewable, low carbon and decentralised energy.

¹⁷ Horsham District Council (November 2015), Horsham District Planning Framework (excluding South Downs National Park)

- 2.33 HDPF Policy 42 ('Inclusive Communities') states that to create socially inclusive and adaptable environments, the following considerations should be accounted for:
- The needs of an ageing population, particularly in terms of housing and health;
 - People with additional needs, including the disabled, or those with learning disabilities;
 - The co-ordination of services to fulfil the needs of young people;
 - The specific needs of minority groups within the district, including Gypsies and Travellers; and
 - The specific needs of faith and other community groups.

Draft Horsham District Local Plan 2023-2040 (Regulation 19)

- 2.34 HDC's draft Local Plan¹⁸ seeks to guide development in the district to 2040, but also considers a longer-term context of up to 30 years for strategic scale development.
- 2.35 The draft Plan's vision is for the district to be:
- 'A place where people from all backgrounds can chose to live and work, in a high quality natural environment and low carbon economy with access to high quality jobs, services, facilities and green spaces that are close to home'.*
- 2.36 The draft Plan states that homes should be provided that local people can afford, and which are of a range of sizes, types and tenures, to ensure that the needs of families, young people, and older residents alike are met, and which include opportunities for homeworking.
- 2.37 Enhanced and new community facilities and services should also be provided alongside new development to create vibrant places and communities, with high levels of walking, cycling and public transport that are built to zero carbon standards.
- 2.38 Draft Plan Strategic Policy 1 ('Sustainable Development') states that HDC will take a positive approach when considering development proposals, reflecting the NPPF's presumption in favour of sustainable development. HDC will work proactively with applicants to secure development that improves economic, social and environmental conditions.
- 2.39 Draft Plan Strategic Policy 19 ('Development Quality'), affirms requirements for high quality and inclusive design, based on a clear understanding of the local physical, social, economic, environmental and policy context, including the following criteria:
- It provides an attractive, functional, accessible, safe and adaptable environment;

¹⁸ Horsham District Council (2024) Horsham District Local Plan 2023- 2040, Regulation 19

- It encourages and enables low traffic neighbourhoods with good street design that prioritises pedestrians and cyclists, promoting active travel modes which in turn improves people's health and wellbeing;
- It makes efficient use of land and optimises the provision and use of buildings and open space within a site;
- It contributes to and enhances the green and blue infrastructure that makes the District a pleasant place to live; and
- It helps secure a framework of high quality open spaces which meets the identified needs of the community.

2.40 Draft Plan Strategic Policy 27 ('Inclusive Communities, Health and Wellbeing') states that development proposals must take positive measures to create socially inclusive and adaptable environments, and to ensure they support mixed, sustainable communities. New development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and wellbeing needs. It should be designed with physical and mental health in mind, and seek to minimise the negative health impacts arising from development.

2.41 As such , development proposals should demonstrate consideration of the following:

- How the design and layout will promote active transport (walking and cycling) to locals services and facilities, including public transport hubs;
- How the development will incorporate measures for climate change mitigation and adaptation to reduce health risks to future users;
- Access to green space, community facilities, services and healthy food; and
- Best practice and relevant, up to date, national or local guidance on delivery of development which supports health and wellbeing.

Horsham Council Plan 2023-2027

2.42 HDC's Horsham Council Plan¹⁹ is supported by four core themes, being:

- **Supporting people and communities:** making the district a great place to live and where everyone deserves to benefit, providing help and building communities where people can flourish;
- **Inspiring greener futures:** aiming to be a net zero council by 2030 and net zero district by 2050, delivering best practice in rewilding, regenerative farming and recycling;
- **Building a thriving local economy:** aiming to be known as an easy place to do business, working to overcome challenges and keep high streets thriving; and

¹⁹ Horsham District Council (2023) Council Plan: 2023-2027

- **Always listening, learning and improving:** through sharing and more community involvement.

2.43 Core themes are supported by a number of key priorities, including:

- Better understand the needs of our whole community to deliver services that support people to live long, active lives;
- Improve access to affordable housing and community services;
- Build closer ties with all housing partners;
- Work with partners to ensure the district continues to be a safe place to live and work;
- Create safe spaces for our children to grow and play;
- Show the way to net zero through engagement with our community;
- Create nature diverse places for people to live in;
- Help businesses and residents to waste less and recycle more;
- Create safer routes for cycling and walking;
- Help residents and business to cut carbon emissions and water usage, as well as with the insulation of homes and premises and switch to green technologies;
- Campaign for improvements in public transport; and
- Support initiatives to help people find work.

Summary

- 2.44 Planning for healthy communities is a priority for national and local government. From reference to HIAs and building healthy communities in the NPPF, to the health priorities identified by the WSCC's JSNA, to HDC's adopted and emerging Local Plans' health and wellbeing policies, health is a key consideration within the planning process.
- 2.45 It is recognised that a high-quality built environment can play a crucial role in fostering health and wellbeing and promoting sustainable communities, and the public health benefits arising from new developments can be maximised through applying recommendations arising from a HIA.

3. Local Public Health Profile

- 3.1 The following health profile of the local and wider population considers general and wider determinants of health.
- 3.2 The baseline has been tailored to understand the impacts of the Proposed Development and outlines the public health characteristics of the immediate locality of the Site (where data allows), and across the district of Horsham and West Sussex more widely, in comparison to national benchmarks.
- 3.3 Also presented is a baseline assessment of access to primary healthcare facilities in the immediate locality of the Site to understand the provision that could be available to new residents.

General Health and Wider Determinants of Health

- 3.4 The DHSC's Public Health Outcomes Framework (PHOF) highlights that health outcomes in Horsham²⁰ are broadly positive in comparison with wider geographies. Key issues highlighted included:
- **Life expectancies in Horsham are higher than in West Sussex and England as a whole.** Life expectancy for men and women in the district is 82.0 and 86.0 years respectively, compared to 80.9 and 84.7 years in West Sussex and 80.0 and 83.8 years nationally.
 - **Adult and childhood obesity rates are lower in Horsham than across West Sussex and nationally.** Around 62% of adults are overweight in the district, in comparison to 65% in West Sussex and 66% nationally, whilst 27% of children in Year 6 in the district are overweight, in comparison to 32% in West Sussex and 36% nationally.
 - **A higher proportion of adults are physically active in Horsham than across West Sussex and nationally.** Around 73% of adults in the district do more than 30 minutes exercise per day, in comparison with 71% in West Sussex and 68% nationally.
 - **A low proportion of children living in Horsham are from low-income than across West Sussex and nationally.** Around 9% of the district's children are in low-income families, in comparison 13% in West Sussex and 20% nationally²¹.
- 3.5 The Proposed Development is located in 'West Chiltington, Thakeham & Ashington' (WCTA) ward. Data from the 2021 Census provides an insight into the health of the population, asking respondents to self-assess their general health²².

²⁰ Department for Health and Social Care (2026) Public Health Outcomes Framework: Horsham

²¹ Relative low income is a measure of the proportion of children who live in households with an income below 60% of the median income in a given year.

²² ONS via Nomis (2025) Census 2021 – TS037 – General Health

- 3.6 It can be seen that a slightly higher proportion of WCTA ward residents self-scored their general health as 'very good' or 'good' than across Horsham, which in turn recorded higher rates of positive self-scored general health than West Sussex and England.

Table 3.1: General Health, 2021

	WCTA Ward	Horsham	West Sussex	England
'Good' or 'Very Good'	87%	85%	83%	82%
'Fair'	10%	11%	12%	13%
'Bad' or 'Very Bad'	3%	4%	4%	5%

Note: Some totals appear not to sum to 100% due to rounding.

Source: ONS via Nomis, 2021

- 3.7 The 2021 Census also provided information on the number of residents who are disabled under the Equality Act's definition and the extent to which this affects their day-to-day lives²³. Census data reports that a lower proportion of WCTA ward's residents report themselves as being disabled (13%) than in Horsham (15%) and across West Sussex and nationally (both 17%).

Deprivation

- 3.8 The link between general health outcomes and deprivation – including factors such as poverty, employment and skills levels, as well as access to services and living environment – is well known.
- 3.9 The Indices of Deprivation (IOD)²⁴ is a measure of relative deprivation across different 'small areas' (defined as 'Lower Super Output Areas', LSOAs)²⁵ in England. The 2025 edition of the IOD is based on 55 separate indicators, organised across seven distinct domains of deprivation²⁶, which are combined and weighted to calculate the Index of Multiple Deprivation (IMD).
- 3.10 The IMD ranks every LSOA nationally, from 1 (the most deprived) to 33,755 (least deprived), as well as every Local Authority, on a scale of 1 (most deprived) to 296 (least deprived). LSOA and local authority geographies are also ranked into ten deciles (1 being the most deprived, and 10 being the least), relative to all others across the country.
- 3.11 When summarised at a Local Authority level, Horsham is ranked in the 10th decile – in other words, it is amongst the least-deprived local authorities nationally.

²³ ONS via Nomis (2025) Census 2021 – TS038 - Disability

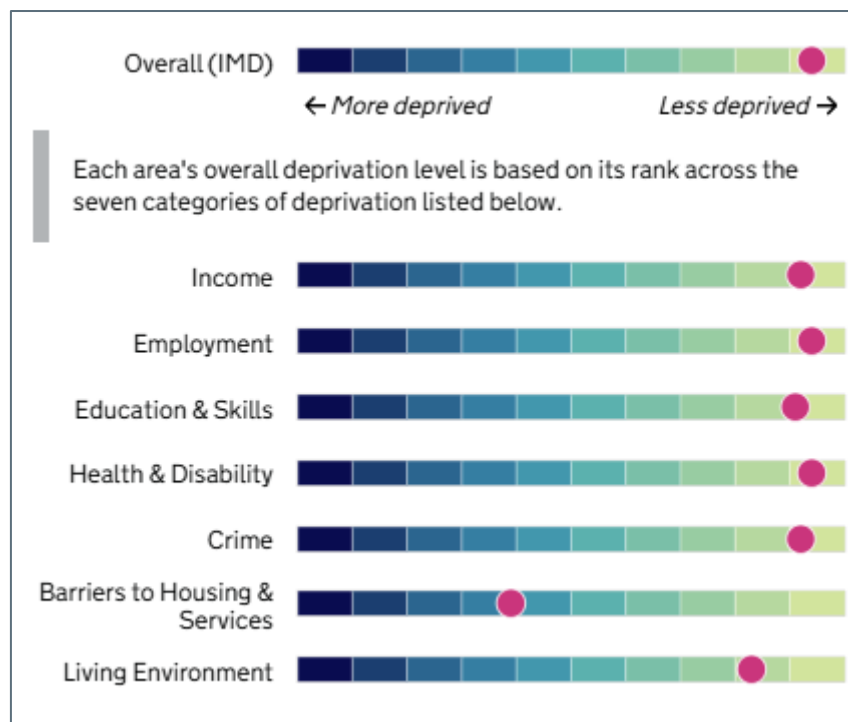
²⁴ Ministry of Housing, Communities & Local Government (2025) English indices of deprivation

²⁵ 'Lower Super Output Areas' (LSOAs) are statistically-defined small areas (or neighbourhoods), designed to be of a similar population size for the reporting of data, with an average of c. 1,500 residents.

²⁶ The seven domains of deprivation are: Income; Employment; Health & Disability; Education, Skills & Training; Crime; Barriers to Housing and Services; Living Environment

- 3.12 **Figure 3.1** presents the various domains of deprivation which inform the district's deprivation rank, showing comparative ranking by decile. It can be seen that, whilst the district performs well in terms of the vast majority of domains, 'barriers to housing and services' is the one area in which the district is more relatively deprived, highlighting the need for additional housing provision locally, particularly affordable homes.

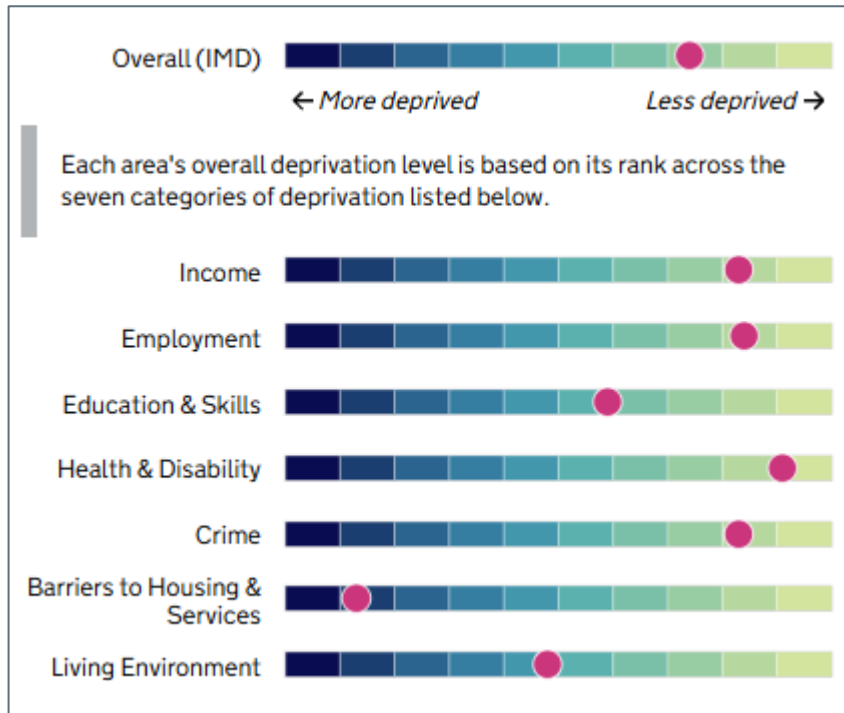
Figure 3.1: Horsham District IMD Domains by Decile



Source: MHCLG, 2025

- 3.13 Whilst not aggregated at ward level, the LSOA within which the Site is located (Horsham 015B) is categorised within the 30% least deprived nationally, indicating that, whilst deprivation is relatively low in the locality of the Site, this is to a slightly greater extent than is the case across the wider district on average.
- 3.14 As with the district more widely, the Site's home LSOA is ranked as relatively deprived in relation to 'barriers to housing and services' (indeed, to a greater extent than the district as a whole), and also is ranked lower than the district average in relation to 'living environment' (which considers both interior and exterior living environments) and 'education and skills'.

Figure 3.2: Horsham LSOA 015B IMD Domains by Decile



Source: MHCLG, 2025

Cost-of-Living Crisis

- 3.15 The proportions of children in relative low-income families in Horsham (9%) and West Sussex (13%) are notably lower than the proportion recorded nationally (20%)²⁷. The rising cost of living is nonetheless a key health concern at all spatial scales, with poverty being perhaps the most significant determinant of health. A significant majority (87%) of adults surveyed by the ONS in October 2025 reported that the cost of living was one of the most important issues facing people in the UK.²⁸
- 3.16 The ongoing cost-of-living crisis and inflationary pressures on everyday essentials has resulted in notable increases in the number of households in housing, food and energy poverty nationwide.
- 3.17 The latest ONS house price data (year ending September 2025)²⁹ indicates that median house prices in Horsham district stand at c. £437,000, which is 14% higher than the median in West Sussex (£385,000), and 46% higher than the national figure (£300,000).
- 3.18 As of 2025, the ratio of median house prices to median workplace-based earnings (i.e. the 'affordability' ratio) in Horsham stood at 12.8. The pronounced local housing affordability issue in the district exceeds the equivalent ratio in West Sussex (11.23), which in turn is also notably higher than the national ratio, which stands at 8.3.

²⁷ Department for Health and Social Care (2026) Public Health Outcomes Framework: Horsham

²⁸ ONS (2024) Public opinions and social trends, Great Britain: 1 and 26 October

²⁹ ONS (2026) House Price to Workplace-based Earnings Ratio: September 2025: [House price to workplace-based earnings ratio - Office for National Statistics](#)

- 3.19 Food poverty can be defined as the inability to obtain healthy affordable food, and access to healthy food (both in financial and locational terms) to a large extent reflects wider deprivation indicators.
- 3.20 Research³⁰ by the Food Foundation shows that:
- As of January 2026, 11% of UK households were living in food insecurity, rising to 15% of households with children.
 - At 36%, a far higher proportion of households in receipt of Universal Credit reported experiencing food insecurity, in comparison with 9% of households not in receipt.
 - Diet quality is negatively affected by food insecurity; food insecure households are more likely to cut back on purchasing healthy foods such as fruit, vegetables, fish, dairy and eggs.
 - Previous research³¹ by the Foundation also showed a significant increase in food insecurity as a result of the growing cost of living, with the number of food insecure households with children rising 50% between April 2022 of January 2023.
- 3.21 Energy prices have also increased sharply over the past year and have been a significant contributor to increased household living costs, resulting in increased levels of fuel poverty nationally³².
- 3.22 The UK Government's Department for Energy Security & Net Zero (ESNZ) publishes statistics related to fuel poverty. November 2022 research³³ indicated that – despite the price caps that had been implemented as part of the Government's Energy Bill Support Scheme – the proportion of households in fuel poverty in the UK had almost doubled, from 13% up to 25%.
- 3.23 It is clear that high and/or rising energy prices have the greatest adverse impacts on households that already have low incomes and who live in areas where other essential costs (such as housing) are disproportionately high in comparison to wages.

Primary Health Infrastructure

Demand Generated by the Proposed Development

- 3.24 The new homes at the Proposed Development will generate additional demand for primary healthcare infrastructure, such as GP surgeries.

³⁰

Food Foundation (2026) 'Food Insecurity Tracking' [Online]. Available at: <https://foodfoundation.org.uk/initiatives/food-insecurity-tracking#tabs/Round-18>

³¹ Food Foundation (2023) 'From purse to plate: implications of the cost of living crisis on health' [Online]. Available at: https://foodfoundation.org.uk/sites/default/files/2023-03/TFF_Cost%20of%20living%20briefing.pdf

³² A household is considered to be fuel poor if living in a property with an energy efficiency rating of Band D or below and, if spending the required amount to heat their home, they are left with a residual income below the official poverty line (60% below the median household income after housing costs for that year).

³³ End Fuel Poverty Coalition (2022) Price cap and fuel poverty methodology: November 2022

- 3.25 Based on the application of ONS data regarding average household size in Horsham (2.31 persons per home)³⁴ 125 homes that could be delivered on Site, it is estimated that the Proposed Development could accommodate up to c. 290 residents.
- 3.26 As outlined within HUDU guidance³⁵, the Royal College of GPs recommend a ratio of one (assumed full-time equivalent, FTE) GP per 1,800 registered patients.
- 3.27 Therefore, it is estimated that the Proposed Development could generate demand equivalent to c. 0.2 FTE GPs, which would represent a minimal increase against baseline demand.

Local GP Surgery Provision

- 3.28 Access to healthcare infrastructure is key to maintaining health and wellbeing, as recognised by guidance published by NHS HUDU³⁶. The capacity of healthcare facilities to accommodate existing and new patients is dependent on numerous factors, including workforce capacity, as well as physical infrastructure (e.g. built floorspace capacity and its qualitative characteristics, such as age and configuration). Whilst information regarding the quantum and quality of built floorspace of local GP facilities is not publicly available, analysis of data reporting GP workforce and its indicative capacity to accommodate patients has been conducted to inform the assessment.
- 3.29 The closest GP surgeries to the Site are the Glebe Surgery, located in the nearby settlement of Storrington (c. 4.9 miles travel distance west of Site) and Steyning Health Centre in Steyning (c. 5.2 miles to the south). The respective surgeries are operating at ratios of 1,920 and 1,940 patients per GP, and therefore slightly in excess of recommended benchmarks.
- 3.30 NHS Sussex and Surrey Integrated Care Board's (NHS SS ICB) commissions healthcare services across its constituent counties, and the above surgeries are grouped within NHS SS ICB's 'Chanctonbury Primary Care Network' (PCN). PCNs facilitate groups of GP practices to come together locally at the neighbourhood level, in partnership with community services, social care, mental health and other providers of health and social care including the voluntary sector, and serve communities of c. 30,000 to 50,000 people.
- 3.31 NHS Digital³⁷ data records that the Chanctonbury PCN is operating at a ratio of 1,840 patients per FTE GP³⁸, and therefore at a ratio broadly in line with (albeit marginally higher than) advised by HUDU guidance. This is lower than the ratio of 2,080 patients per GP recorded across the wider NHS SS ICB geography.

³⁴ ONS via Nomis (2023) 2021 Census: TS001 - Number of usual residents in households and communal establishments; ONS via Nomis (2023) 2021 Census: TS003 - Household composition

³⁵ Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

³⁶ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool 4th Edition

³⁷ NHS Digital (2026) General Practice Workforce: April 2026

³⁸ FTE GP data only includes total fully-qualified GPs and therefore excludes trainee GPs of all levels working at each surgery. If including all trainees, then the average FTE GP per patient ratio across the PCN decreases to one per 1,650 and therefore under the recommended ratio of one per 1,800.

3.32 It should also be emphasised that the prospect of the Proposed Development resulting in an *additional* 290 residents being registered at local GP surgeries is very much a ‘worst-case’ (i.e. highest GP demand) scenario. For example:

- Some of the Proposed Development’s new residents may move from elsewhere in the locality, and therefore may already be registered at a practice local to the Site, and thereby not generate any uplift from baseline demand; or
- Others moving to the Proposed Development from further afield may nonetheless wish to remain registered at their existing GP practice, if it remains accessible to them, rather than register at a new practice, and therefore also not generate new demand at surgeries in the immediate locality.

3.33 Whilst the additional demand generated by the Proposed for local healthcare services is anticipated to be relatively small (equivalent to up to 0.2 FTE GPs), it is recommended that healthcare capacity is monitored through consultation with key local stakeholders (such as HDC, NHS SS ICB and local communities) during the Proposed Development’s Outline application determination process. This will ensure that healthcare capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions).

Dental Surgeries

3.34 There is no official NHS or Government guidance stipulating the appropriate ratio between dentists and patients for the purposes of assessing available capacity. In the absence of such guidance, demand for dental facilities has been calculated using a benchmark of 1 dentist per 2,500 patients. This ratio has been identified by a number of previous studies of dental facility provision in other geographies³⁹ and has been applied here in the absence of recommended guidance.

3.35 Based on an estimated population of c. 290 people once complete and all homes are occupied, it is estimated that the Proposed Development will generate demand for 0.1 FTE dentists.

3.36 The NHS’s ‘Find a Dentist’ online tool indicates that a choice of dentists could be accessible from the Proposed Development, the closest being in Storrington and further provision being located slightly further afield in Steyning.

3.37 Whilst it is not possible to analyse the extent to which existing dental services meet demand using publicly-available data, for reference, dental services in the vicinity of the Site and immediate environs include:

- Church Street Dental Practice, Storrington (3.8 miles from the Site)
- Steyning Dental Clinic, Steyning (5.2 miles);
- Down House Dental Practice, Steyning (5.4 miles);

³⁹ Swindon Borough Council (2008) Swindon Small Scale Urban Extensions Study, p. 109; AECOM (2010), Lowestoft Lake Lothing and Outer Harbour AAP, Social Infrastructure Assessment

- Steyndent, Steyning (5.5 miles)

3.38 Analysis indicates that a level of choice will therefore be available for future residents should they seek to register privately with a new dental practice in the area, with local dental surgeries appearing to variously offer treatment at NHS rates to new and/or existing patients, as well as at private rates.

Summary

3.39 In summary, key health-related findings from the above baseline assessment indicates that the general health outcomes in the locality of the Site and Horsham more widely are positive in comparison to West Sussex as a whole and national benchmarks.

3.40 Analysis of IMD data suggests that, whilst deprivation is relatively low in Horsham, issues such as barriers to housing and services are identified, particularly in areas close to the Site.

3.41 Analysis indicates that GP surgery provision is less constrained at surgeries close to the Site (with local patient per GP ratios being recorded broadly in line with recommended benchmarks) than is the case across the wider NHS SS ICB area. It is albeit recommended that healthcare capacity is monitored through consultation with key local stakeholders (such as HDC and NHS SS ICB and local communities) during the Proposed Development's Outline application determination process, to ensure that healthcare capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions).

3.42 Overall, the baseline indicates that there are strong foundations upon which to continue to improve health and wellbeing outcomes locally, which could be maximised through implementing recommended mitigation and enhancement measures to be identified within a HIA.

4. Health Impact Assessment

- 4.1 The assessment uses the *HUDU Rapid Health Impact Assessment Matrix* as outlined in the *Rapid Health Impact Assessment Tool*⁴⁰.
- 4.2 The tool enables a quick assessment of the impacts of a development plan or proposal according to eleven topics or broad determinants. It is then used to provide recommendations to address negative impacts and maximise benefits. It is made clear in the assessment whether the impact and mitigation relate to the construction or operational phase of the development.

Name of assessor / organisation: Turley Economics

Name of project (plan or proposal): Land north of Rectory Lane, Ashington

Location of project: Land north of Rectory Lane, Ashington

Date of assessment: July 2026

⁴⁰ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

1 Housing Design and Affordability

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	☒ Yes ☐ No	This is a standard which all major house builders meet and will be implemented as part of the Proposed Development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☒ Yes ☐ No	Whilst not specifically designed for older people, the proposal addresses the need for a mix of dwelling types, tenures and sizes which cater for a variety of households. As outlined in the Design & Access Statement (DAS)⁴¹ accompanying the Proposed Development's planning application, an indicative dwelling mix has been proposed, which will deliver a mix of house types, sizes and tenures in response to local market analysis. As the Proposed Development is in Outline, the final housing mix will be agreed with HDC as part of the detailed layout stages of subsequent Reserved Matters applications. Confirmation of the housing mix will specify the proportion of homes that meet the relevant standards as adaptable and wheelchair accessible under Building Regulations Part M4(2) and M4(3), and will also confirm the proportion of homes of any other types that could help meet the needs of older people, such as bungalows.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm the number of adaptable and wheelchair-accessible dwellings at Reserved Matters stage.

⁴¹ Urban Place Lab (2026) Land north of Rectory Lane, Ashington: Design & Access Statement

Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ No	As set out above, the Proposed Development will be designed to be accessible and inclusive for all, and will provide an appropriate proportion of accessible and adaptable homes to support independent living for older and disabled people, to be confirmed as part of Reserved Matters planning applications and following discussion with HDC. This will include a mix of homes to help cater for those who are less mobile, or are downsizing.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm the number of adaptable and wheelchair-accessible dwellings at Reserved Matters stage.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ No	The DAS sets out that the Site can accommodate 125 dwellings at a density of c. 35 dwellings per hectare, as well as green and blue infrastructure, within a landscaped setting. Layouts have been designed so as to be respectful of the wider landscape context, carefully considering the height and layout of properties on the landscape. Further design details regarding internal spaces and layouts of homes will be provided at Reserved Matters stage.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm design details such as orientations and layouts of homes and internal space dimensions at Reserved Matters stage.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	☒ Yes ☐ No	The Proposed Development will provide up to 125 new homes of different sizes and tenures (market and affordable) to cater to a range of accommodation needs in response to local market analysis. As set out in the DAS, it proposed that 35% of homes will be affordable, which is to be confirmed as part of Reserved Matters planning applications and following discussion with HDC. The proposed housing will variously meet the needs of families, young couples and older people requiring homes in the locality, thus helping to respond to the identified demand for housing of all types – and particularly affordable tenures – in Ashington, Horsham and West Sussex more widely. Affordable housing provision could particularly benefit lower-income communities by boosting accessibility to high-quality and healthy housing.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm overall housing mix, including affordable housing provision, at Reserved Matters stage.

Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)? ⁴²	☒ Yes ☐ No	The WHO outlines that energy-efficient housing design can reduce exposure to excessive heat, cold, and dampness – all of which are risk factors for stroke, heart attacks, respiratory illnesses. Strategies to improve energy efficiency are likely to improve health outcomes⁴³. As set out in the Sustainability Statement⁴⁴ accompanying the Proposed Development’s planning application, the Proposed Development will incorporate a range of energy efficiency measures to reduce carbon emissions and mitigate the effects of / ensure long-term resilience to climate change, such as: • Homes designed to meet Future Homes Standard (requiring a reduction of >75% in carbon emissions compared to homes built under 2013 regulations), significantly reducing carbon emissions and delivering zero-carbon-ready homes. • A fabric-first approach to design to reduce energy demand (including high performance building fabric u-values and air tightness, and other energy efficiency measures, such as low-energy lighting), followed by implementation of an all-electric energy strategy and incorporation of low-carbon and renewable energy technologies such as photo-voltaic (PV) solar panels and Air-Source Heat Pumps (ASHPs). • Specification of water efficient fixtures and fittings to reduce water consumption. • Homes designed to take into account increasing annual temperatures and to minimise the risk of overheating.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm energy efficiency measures and carbon performance of new homes at Reserved Matters stage through production of an updated Energy Strategy (or similar document).
--	--	--	---	--

⁴² SAP rating refers to a dwelling’s performance in terms of energy use per unit floor area.

⁴³ World Health Organisation: ‘Health, energy efficient housing’ [Online]. Available at: <https://www.who.int/sustainable-development/cities/strategies/healthy-housing/en/>

⁴⁴ Turley (2026) Land north of Rectory Lane, Ashington: Sustainability Statement

2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☐ Yes ☒ No	No existing social infrastructure will be lost as a result of the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☒ Yes ☐ No	Analysis of the indicative capacities of local healthcare facilities (based on patient per GP ratios as per published guidance) has been conducted by Turley Economics and is presented in Section 3 of this HIA. The additional demand to be generated by the Proposed for local healthcare services is anticipated to be relatively small (equivalent to up to 0.2 FTE GPs). Local GP surgeries grouped within the Chanctonbury PCN (including Glebe Surgery and Steyning Health Centre, as the closest practices to the Site) are operating at an aggregate ratio of 1,840 patients per FTE GP⁴⁵, and therefore at a ratio broadly in line with (albeit marginally higher than) the recommended benchmark of one FTE GP per 1,800 patients. It is noted that this is lower than the ratio of 2,080 patients per FTE GP recorded across the wider NHS Sussex and Surrey ICB geography. It is, however, recommended that healthcare capacity is monitored through consultation with key local stakeholders (such	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Engage with key stakeholders (such as HDC, NHS SS ICB and local communities) during the Proposed Development's Outline application determination process, to ensure that healthcare capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions).

⁴⁵ FTE GP data only includes total fully-qualified GPs and therefore excludes trainee GPs of all levels working at each surgery. If including all trainees, then the average FTE GP per patient ratio across the PCN decreases to one per 1,650 and therefore under the recommended ratio of one per 1,800.

		as HDC, NHS SS ICB and local communities) during the Proposed Development's Outline application determination process. This will ensure that healthcare capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions).		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☒ No	The proposal does not seek to provide or replace a healthcare facility.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ No	Applying the Department for Education (DfE) 'Pupil Yield Data Dashboard' tool⁴⁶ to the 125 homes at the Proposed Development, it can be estimated that the scheme could generate demand for the following number of places in each phase of education: • Early years: 10 places • Primary: 38 places • Secondary: 19 places The closest nursery to the Site is Ashington Day Nursery & Pre-school, which provides a total of 54 places. Further provision is available in nearby settlements, including Thakeham Pre-School in Abingworth (which provides a total of 22 places). Pupil roll numbers are not published for private nurseries, and therefore is not possible to quantitatively assess the Proposed Development's impact on provision.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Engage with key stakeholders (such as HDC, WSCC and local communities) during the Proposed Development's Outline application determination process, to ensure that early years and primary education capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions).

⁴⁶ Department for Education (2026) 'Pupil Yield Data Dashboard Tool: Horsham' [Online]. Available at: <https://department-for-education.shinyapps.io/pupil-yields-dashboard/>

Ashington CofE Primary School is the closet primary school to the Site (0.4 miles travel distance⁴⁷). DfE data⁴⁸ indicates that the school has a total capacity of 210 places, with 183 pupils on roll, thereby indicating 27 available places. The demand to be generated by the Proposed Development (for 38 places) could therefore slightly exceed existing capacity at the primary school (27 places), based on current roll numbers.

Steyning Grammar School is the closest secondary school to the Site (c. 5.2 miles travel distance). The school has capacity for 2,455 places, and has 1,944 pupils on roll, thereby indicating 511 available places. This indicates that the demand generated by the Proposed Development (19 places) is likely to be accommodated within existing local secondary education provision.

It is recommended that the Applicant engages with key local stakeholders (such as HDC and WSCC, as the Local Education Authority, LEA), regarding local primary school capacity (namely at Ashington CofE Primary) to ensure that the scale of demand generated by the Proposed Development (following confirmation of the final housing mix) can be accommodated, or if financial contributions to mitigate this impact could be required.

In terms of other social infrastructure, Ashington (and neighbouring settlements, such as Abingworth, Storrington and Steyning) provide a range of amenities and services in the local area, including community centres, GP and dental surgeries, foodstores, cafes/restaurants/pubs and sports & recreation

⁴⁷ 2 miles is the maximum distance a child under the age of 8 can be expected to walk to school, as set out in the 1996 Education Act.

⁴⁸ Department for Education (2026) 'Get Information About Schools' [Online]. Available at: <https://get-information-schools.service.gov.uk/>

		facilities, which will be accessible to future residents of the Proposed Development.		
Does the proposal explore opportunities for shared community use and co-location of services?	☒ Yes	Whilst the primary use of the Site will be residential (and therefore offering no opportunities for formal co-location of services) the Proposed Development high-quality public realm and green spaces, integrated well with the existing settlement of Ashington, will facilitate shared community use and will contribute positively to the settlement's social fabric.	☒ Positive	<i>No further mitigation required.</i>
	☐ No		☐ Negative ☐ Neutral ☐ Uncertain	

3 Access to open space and nature

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ No	The Proposed Development aims to integrate with the surrounding landscape and to enhance provision of and access to the open and natural space. As set out in the DAS⁴⁹, mitigation is embedded within the design through retention of most boundary vegetation and all tree lines, provision of a green corridor to the north that will contain Sustainable Drainage Systems (SuDS) basins, and further scope for habitat creation within public open space. Specific measures include: • The entire northern edge of the Site, connecting to the rural hinterland beyond, has been designed as a linear landscape featuring play space, recreation and enhanced local biodiversity. • Retention of existing corridors of mature trees to sub-divide the Site, assisting with wayfinding and identity, as well as providing landscape presence. • Existing hedges will be enhanced and feature appropriate planting to on-site brook edges (which form a tributary to Lancing Brook). Overall, the Proposed Development's integration of existing open space with new development will promote healthy living amongst the future residents and surrounding communities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁴⁹ Urban Place Lab (2026) Land north of Rectory Lane, Ashington: Design & Access Statement

In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces? ☒ Yes ☐ No	Additional green space will also be provided across the development, to create a high quality, sustainable, rich and diverse place to live, as well as additional amenity for existing residents of Ashington, contributing positively towards quality of life, health and social wellbeing for all.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
	As set out within the DAS, the Proposed Development will provide areas of: • Amenity greenspace; • Natural and semi-natural greenspace; • Community orchard; and • Children’s and youth play. These open and natural spaces will be delivered in line with the Proposed Development’s Landscape Strategy, which seeks to ensure that: • Existing landscape features are integrated into the Proposed Development. • Green infrastructure provides movement corridors for wildlife, running through the heart of the development and connecting to off-site green infrastructure. • The existing semi-rural character of Rectory Lane is respected. • Green infrastructure provides a setting for new homes, which will be orientated wherever possible to overlook mature landscape features. • Biodiversity enhancements are integrated into open spaces. • Informal and formal spaces are provided for recreation.		

		• A high-quality setting for new homes is created, with all homes having a close relationship with the existing landscape features of the Site. • A development is created that sits well in the surrounding countryside context.		
Does the proposal provide a range of play spaces for children and young people?	☒ Yes ☐ No	Play spaces are crucial in developments as they promote physical activity and therefore encourage healthy lifestyles amongst children. The DAS sets out the Proposed Development's Play Strategy. The Play Strategy will comprise a number of play spaces and facilities catering for a range of ages and abilities. A play area will be located within the north eastern parcel of the Site to cater for mainly young children of primary school age. A further area in the central part of the Site will be set aside for youth provision and will be well overlooked by adjacent residents. This youth space will encourage social interaction and will include appropriate seating. A series of small doorstep play stations will be located alongside the active travel routes encouraging 'play on the way'. These spaces will have a natural theme, including predominantly timber elements, as well as boulders and climbing elements, which will reinforce the local sense of identity. The play provision will be inclusive and accessible and will include equipment suitable for all ages, including seating suitable for older teenage children. A network of new recreational footpaths will provide safe routes from the new residential areas through the adjacent public open space.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ No	As set out in the DAS, the Proposed Development's new open spaces will connect to new areas of public realm and existing adjacent public realm (e.g. along Rectory Lane) via safe and convenient pedestrian and active travel links/accesses.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No	The DAS confirms that all areas of the Proposed Development – including open and natural spaces – will comply with best practice for inclusive design, ensuring that they are welcoming and accessible for all. Overall, the scheme is designed to create a vibrant and equitable neighbourhood, by delivering safe, overlooked open spaces and public realm to facilitate community interaction.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ No	Landscaping and open space provision should be managed and maintained to ensure high-quality and ongoing accessibility and usability. It is recommended that, as the application progresses, responsibility is designated for operational landscaping and public realm management within the Site boundary, potentially through a dedicated Landscape Management Plan. This could be secured through planning condition and/or Section 106 Agreement. Engaging residents in long-term maintenance could also promote a sense of pride and ownership that could potentially benefit their health and wellbeing.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Confirm how new open spaces and public realm will be managed and maintained e.g. within a Landscape Management Plan. This could be secured through planning condition.

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No	Construction phase activities can potentially generate adverse health impacts with regard to air quality, noise and odours if unmitigated. Activities such as site preparation (including delivery of construction material, erection of fences and barriers), movement of construction traffic (including haulage, vehicles and plant movements) and the construction and fabrication of buildings have the potential to create adverse impacts in terms of dust, noise, vibration and odours. Such environmental impacts can be especially harmful to vulnerable groups such as children, older and disabled people and those with long-term health conditions. As set out in the Proposed Development's EIA Screening Report⁵⁰, air quality and noise effects, resulting from dust and noise generating activities and as a result of vehicle movement could occur. As such, a Construction Environmental Management Plan (CEMP), alongside a Construction Traffic Management Plan (CTMP), will be prepared by the principal contractor prior to the commencement of works and submitted to HDC for approval. The CEMP will set out a suite of measures to manage and mitigate potential environmental effects associated with demolition and construction activities, such as: • Installation of temporary barriers near sensitive receptors to manage construction noise.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Produce a CEMP and CTMP outlining the measures through which impacts relating to dust, noise, vibration and odours will be minimised and mitigated. This could be secured through planning condition.

⁵⁰ Turley (2026) Land north of Rectory Lane, Ashington: Environmental Impact Assessment Screening Report

		• Dust suppression techniques including dampening down, wheel washing, and covered stockpiles. • Implementation of temporary drainage controls (e.g. silt traps, bunding) to minimise surface water pollution. • Management of soil storage to preserve soil quality and avoid contamination. • A Site Waste Management Plan to govern the classification, storage, recycling, and removal of demolition and construction waste. • Construction traffic routing plans to limit disruption to surrounding areas, including existing residential area of Ashington. • Defined working hours and restricted lighting hours. It is considered that following these best-practise measures will effectively minimise and neutralise construction phase impacts.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No	As set out within the EIA Screening Report, operational phase effects on local air quality from road traffic emissions associated with the Proposed Development are considered to be insignificant. Furthermore, it is considered that the Proposed Development's promotion of sustainable and low-carbon forms of transport – i.e. walking and cycling – by providing safe and attractive routes throughout the scheme and high-quality landscaping and public realm, will encourage uptake of these modes and will contribute towards minimising pollution from traffic. At the detailed design stage, homes will be designed to enable the scheme as a whole to benefit from significant passive design and energy efficiency improvements, including an all-electric energy	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Confirm energy efficiency measures and carbon performance of new homes at Reserved Matters stage through production of an updated Energy Strategy (or similar document).

		strategy and building fabric in line with the Future Homes Standard in order to minimise air pollution.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes	The EIA Screening Report concludes that the Proposed Development is unlikely to create a notable increase in road traffic noise, given the scale of the Proposed Development. It is also noted that noise modelling undertaken at the Site has identified low to negligible effects on future residents. The Noise Impact Assessment⁵¹ (NIA) sets out the appropriate levels of glazing, ventilation and noise barrier, that can be conditioned as part of the Outline planning application approval, and provided during the detailed design (at Reserved Matters stage) and build out of the development. This will ensure that future residents are adequately protected from noise. As such, the NIA concludes that <i>“a good standard of residential amenity has been achieved in all internal residential areas and acceptable levels of amenity have been achieved in all proposed external private amenity areas”</i>. Furthermore, the low-speed network of streets within the Proposed Development should ensure that noise from traffic is minimised. Furthermore, it is considered that the future noise climate of homes at the Site can be effectively controlled through appropriate and standard design mitigation measures (such as double glazing and window mounted trickle vents) to meet acceptable noise levels. No new noise-generating commercial uses are to be delivered.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
	☐ No			

⁵¹ SLR Consulting (2026) Land north of Rectory Lane, Ashington: Noise Impact Assessment

5 Accessibility and active travel

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ No	The ten Healthy Streets indicators is a London-specific policy initiative which underpins the Mayor of London's Transport Strategy⁵² and Health Inequalities Strategy⁵³ as well as the draft new London Plan⁵⁴. Whilst the scheme is not in Greater London – and therefore these initiatives are not directly applicable to the Proposed Development in policy terms – these principles therefore serve as a best-practice standard for consideration of whether development will engender a healthy environment. The ten indicators and how they are likely to be addressed by the Proposed Development are outlined below: 1) Pedestrians from all walks of life – through delivering pedestrian connections with the surrounding area (see Section 3: Access to open space and nature and the remainder of this section) the Proposed Development will seek to ensure that the greatest proportion of potential users will be able to and feel comfortable travelling on foot on site. 2) People choose to walk, cycle and use public transport – through prioritising active travel such as walking and cycling (see Section 3: Access to open space and nature and the remainder of this section) the Proposed Development will ensure that the Site is accessible by sustainable modes of transport.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁵² Mayor of London (2018) Mayor's Transport Strategy

⁵³ Mayor of London (2018) The London Health Inequalities Strategy

⁵⁴ Mayor of London (2021) The London Plan

3) Clean air – through accommodating sustainable modes of transport and enhancing pedestrian access and the public realm and delivering new green spaces (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity and the remainder of this section) the Proposed Development includes measures that will positively impact air quality.

4) People feel safe – as described in more detail in subsequent sections (see Section 6: Crime reduction and community safety) the Proposed Development’s built environment (including public and private spaces and buildings) will be constructed with safety and security being paramount. This includes ensuring spaces are well-lit and the provision of amenity spaces within the Proposed Development.

5) Not too noisy – the Proposed Development’s low-speed street design and landscaping will enhance pedestrian public realm (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity), which will result in minimised noise impacts.

6) Easy to cross – the Proposed Development’s landscaping will enhance pedestrian public realm (see Section 3: Access to open space and nature), which will improve pedestrian permeability and access to the Site.

7) Places to stop and rest – green spaces seek to encourage recreation and community use, which, subject to detailed design, is likely to include features such as benches, where people can stop and rest⁵⁵.

⁵⁵ Note that a recommendation is included below in relation to this under the assessment criteria: ‘Does the proposal allow people with mobility problems or a disability to access buildings and places?’

8) Shade and shelter – as shown in the DAS, landscaping throughout the Proposed Development’s public realm seeks to retain and protect existing tree lines, which will provide a source of shade. 9) People feel relaxed – design principles such as high-quality public realm and open spaces, and improved pedestrian permeability and promotion of active travel, will contribute to a relaxing environment. 10) Things to see and do – The Proposed Development will provide good connections to Ashington and surrounds, which offers a range of local services and other amenities.				
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒ Yes ☐ No	The Site promotes sustainable forms of transport, both walking and cycling by providing safe and attractive cycle and walking routes throughout the scheme. Walking and cycling are promoted through high-quality landscaping and public realm, benefitting both new residents and visitors as well as strengthening connections to existing neighbouring communities. As set out in the DAS⁵⁶, the proposed access strategy for the Site provides multiple routes for pedestrians and cyclists. Each of the Site’s new vehicular accesses also accommodate high quality active travel provision, connecting to the existing footway provision along Rectory Lane. In addition, a dedicated active travel access in the form of a 3m shared footway / cycleway is proposed along the southern boundary, and an informal crossing is proposed to connect into the existing footway on the southern side of Rectory Lane. This active travel access provides a convenient connection to the existing PRow network, and specifically footpath ASH-2607 which starts approximately 50m to the east on	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁵⁶ Urban Place Lab (2026) Land north of Rectory Lane, Ashington: Design & Access Statement

		Rectory Lane and provides an off-road route for pedestrians to Ashington's primary school and other amenities. The internal street network will also provide footways to ensure residential amenity and connectivity to/from the wider active travel network.		
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No	As set out in the DAS, in addition to the dedicated footways / cycleways described above, cycle parking will be provided throughout the development in accordance with relevant parking standards, including in communal areas.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No	As described above, the Proposed Development will connect public realm and internal routes to local and strategic cycle and walking networks.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No	The DAS states that natural traffic calming measures should be integrated into the design of the Reserved Matters layout and built form to avoid the necessity for engineered solutions such as raised tables. These traffic calming measures could include: • The use of buildings as focal points to guide movement routes, enclose spaces and create a legible place. • Gentle narrowing/widening in the street alignment, change in geometry at corners. • Effectively placed pockets of on-street car parking as well as raingardens on the access street. • Optical narrowing by creating pinch points in the built form, change of surface, flush kerb-lines within shared street, etc. • Tight bends around corners.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm implementation of suitable natural traffic calming measures at Reserved Matters stage.

		• Change of surface, such as tarmac into block paved areas, or gravel drives. • Rumble strips as part of the 6m width of shared surface areas. • The use of asymmetric street designs, especially for junctions, but also along longer stretches of road.		
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No	As outlined in the Transport Assessment⁵⁷, the nearest bus stops to the Site are the 'Rectory Lane' stops located on London Road, approximately 600m to the east (accessible within c. 8 minutes by foot or c. 3 minutes by bicycle). The stops serve both northbound and southbound services, served by Route 23, which operates between Crawley, Horsham and Worthing. Each stop comprises a shelter, flag and pole, together with real-time passenger information boards. A wooden bench providing seating is available at the northbound stop only. The nearest railway station is Pulborough Station, located 7.2 miles from the Site. The other nearest stations are Worthing (c. 10.3 miles) and Horsham (11.2 miles). Whilst Pulborough station is closest in terms of distance, it requires either using a car or taking a combination of two buses (route 23 and route 100.) As such, Horsham and Worthing stations are likely to be the more popular choice for future residents, as both are accessible via single bus route 23. Transport Assessment overall concludes that the Site is suitably located to support travel by sustainable modes, and that the Proposed Development will benefit from access to a range of day-to-day facilities within Ashington village, accessed by existing footway	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁵⁷ Charles & Associates (2026) Land north of Rectory Lane, Ashington: Transport Assessment.

		provision, nearby PROWs, with regular bus services connecting to Horsham, Crawley and Worthing enabling travel further afield.		
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes	The Transport Assessment confirms that residential parking provision will be provided in accordance with the current WSCC parking standards⁵⁸, for development in suburban edge/village/rural locations. The Residential Travel Plan (RTP)⁵⁹ accompanying the Proposed Development aims to find ways to promote sustainable transport initiatives such as walking, cycling and public transport in order to reduce the use of less sustainable modes of travel, and puts forward a strategy that aims to integrate sustainable travel behaviours into the development, reducing reliance on private car. The RTP sets out a target of 5% less single-occupancy car commuting traffic than similar existing developments, through measures such as: • Appointment of a Travel Plan Coordinator (TPC) to oversee the implementation of the RTP. • Providing travel information leaflets to all new residents, including: details of walking and cycling routes and maps; information regarding the health and financial benefits of reducing car use; and other information regarding active travel and public transport. • Installation of travel information boards at strategic, well-lit point within the development, containing maps of local pedestrian and cycle routes (with destinations such as bus stops, rail stations, shopping and leisure facilities highlighted) and bus timetables for services adjacent to the development.	☒ Positive	Adherence to measures identified within the RTP to reduce car use and maximise uptake of sustainable modes.
	☐ No		☐ Negative ☐ Neutral ☐ Uncertain	

⁵⁸ West Sussex County Council (2020) Guidance on Parking at New Developments

⁵⁹ Charles & Associates (2026) Land north of Rectory Lane, Ashington: Residential Travel Plan

	• Providing ‘travel incentives’ to all new residents of the development to encourage them to try new modes of travel, whilst not having to fully commit to using their own resources. For example, this could potentially include bus vouchers and/or a contribution towards the cost of a new bicycle or related equipment such as lights, locks and helmets. • Reducing the need to travel, by encouraging working from home (taking advantage of the Proposed Development’s fibre broadband access, providing superfast and reliable internet access) and providing on-site parcel collection and return points to encourage internet shopping where possible and providing a reliable way for residents to receive and return parcels. The RTP further states that the West Sussex Car Sharing⁶⁰ scheme will be promoted on an ongoing basis via the RTP. This includes providing details of the scheme in information packs for new residents and the RTP co-ordinator will further promote the benefits of car sharing such as cost savings, parking space guarantees at some workplaces and social benefits.			
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No	The Proposed Development’s public realm will be implemented with a strong consideration of principles related to inclusive design, to ensure that it can be accessed and used by all in a way that effectively fosters social connections, recognising and accommodating differences in the way people use the built environment as a result of factors such as disability and age. The DAS highlights that the following fundamental principles of inclusive design have been incorporated from the outset , with further details to be provided within Reserved Matters applications:	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm details of inclusive design measures for homes and public spaces at Reserved Matters stage. This includes confirmation of provision of elements such as street furniture, where people can stop and rest within public realm.

⁶⁰ West Sussex County Council (2026) ‘West Sussex Car Sharing’ [Online]. Available at: <https://liftshare.com/uk/community/westsussexcarshare>

-
- Level access provided to all buildings.
 - Creation of safe pedestrian crossings and good pedestrian connections and links.
 - Ensure changes in level, including ramps, have a maximum 5% gradient.
-

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ No	The Site prioritises connectivity by creating facilities that seamlessly connect to the surrounding neighbourhoods, and natural surveillance and wayfinding measures will also improve security on the Site. As set in the DAS⁶¹, public realm, including open spaces – and particularly play spaces – and parking will be well overlooked by residences, so as to ensure natural/passive surveillance. As the Proposed Development proceeds to Reserved Matters applications, its design should continue to be informed by ‘Secured by Design’ principles, and appropriate design and site management measures should be informed by consultation with the relevant consultees (e.g. HDC planning officers and/or local Police constabulary’s Secure by Design officer) to ensure that the potential for crime and anti-social behaviour is minimised. A Crime Impact Statement could be prepared when the detailed design of the scheme has sufficiently progressed such that an assessment of the details and specifications can be made to ensure that crime impacts are effectively mitigated to the greatest extent possible. This could be secured through planning condition.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Engage with HDC planning officers and/or local Police constabulary’s Secure by Design officer at Reserved Matters stage to ensure that potential for crime is minimised and safety is maximised. A Crime Impact Assessment could be prepared when the design of the scheme has sufficiently progressed such that an assessment of the details and specifications can be made to ensure that crime impacts are effectively mitigated to the greatest extent possible. This could be secured through planning condition.
Does the proposal incorporate design techniques to help people feel secure and avoid creating ‘gated communities’?	☒ Yes ☐ No	As outlined above, measures will be taken to help people feel secure without creating gated communities (e.g. through ensuring natural/passive surveillance, appropriate lighting on walking routes and	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Engage with HDC planning officers and/or local Police constabulary’s Secure by Design officer at Reserved Matters stage to ensure that

⁶¹ Urban Place Lab (2026) Land north of Rectory Lane, Ashington: Design & Access Statement

	other Secured by Design techniques which should be agreed through a planning condition). The public realm network is designed to be well-connected and continuous with existing neighbourhoods in Ashington, providing good levels of natural surveillance.		measures are implemented into the design to promote safety and security.
Does the proposal include attractive, multi-use public spaces and buildings? ☒ Yes ☐ No	As discussed in previous sections, the masterplan facilitates general housing alongside public realm and open green space at the Site. As stated in the DAS, whilst an edge of settlement Site, subservient in form to the village core, the development will nonetheless seek to establish a clear character and respond to the adjoining landscape. Whilst the specific appearance of dwellings and public spaces will be dealt with at the Reserved Matters stage, the DAS includes a Design Code, which will help ensure the coordinated design and delivery of the Proposed Development, including in relation to issues such as: • The Proposed Development's key components and how these fit into the design setting. • Frontage Coding Instructions, identifying the main design requirements of frontages, and how these relate to their wider street context. • Commentary on the Proposed Development's main architectural materials, and how these relate to character, place and composition, including in term of dwellings, public realm and plant material.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Adherence to Design Code principles at Reserved Matters stage to ensure coordinated design and delivery.

Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ No	The public and other stakeholder engagement undertaken by the Applicant in relation to the Proposed Development is summarised in the DAS⁶². The project team has engaged with the community through a combination of methods. Initial engagement took place on 27th April 2027 through an online community webinar, which was made available for members of the public to canvas views on the development for a period of 14 days thereafter. The webinar was attended by some 20+ members of the public and featured a presentation on the Proposed Development. Attendees' concerns about the Proposed Development included: • Lack of infrastructure and pressure on public services. • Over-development and loss of village character. • Traffic congestion and road safety. • Environmental impact and loss of green spaces. • Disruption from construction Positive sentiment. Whilst positive sentiments included: • Support for sustainability measures. • Importance of biodiversity and wildlife protection. • Desire for improved walking and cycling routes. • Need for affordable and adaptable housing. Supplementary to the online webinar, an in-person session was held in-public with Ashington Parish Council on 26th May 2026 at Ashington Community Centre. The meeting saw the same presentation delivered at the webinar, provided to Parish Councillors and the attending members of the public, and much of the meeting focused on the needs of the community.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Continue to engage with local communities and other key stakeholders during the application's determination process and at Reserved Matters stage to inform the detailed design.
---	--	--	---	--

⁶² Urban Place Lab (2026) Land north of Rectory Lane, Ashington: Design & Access Statement

Further discussion focused on the cumulative impact of growth, improvements to walking and cycling, the capacity of Rectory Lane and accessibility from the Site to public services such as bus stops on London Road and the village's Coop and Post Office.

Following submission of the Proposed Development's Outline planning application, the Applicant will continue to engage with local communities and other key stakeholders during the determination process and at Reserved Matters stage to inform the detailed design.

7 Access to healthy food

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☒ Yes ☐ No	The Proposed Development seeks to provide a 'community orchard' within the open space, in which residents could grow their own food.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Are there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ No	No retail uses are proposed on-site as part of the Proposed Development. However, it is noted that healthy food can be purchased at the Co-op foodstore in Ashington, which is located c. 0.6 miles (or c. 15 minutes walking distance) from the Site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☐ Yes ☒ No	As a residential development, the Proposed Development will not contribute to any over-concentration of hot food takeaways locally.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

8 Access to work and training

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ No	The Site is currently a field and therefore does not directly support any employment uses or economic activity. The construction of the Proposed Development's will directly support a variety of roles on and off site, from skilled trades to design and construction expertise, including potential apprentices. The investment in construction will also support a number of indirect jobs in Horsham, West Sussex and beyond, through supply chain spending and procurement and will therefore contribute towards meeting local employment needs. Economic impact modelling conducted by Turley Economics estimates that construction could: • Support 65 direct full-time equivalent (FTE) construction sector jobs over 2 years, including 30 new jobs for Horsham residents; and • Create a further 25 FTE jobs in the supply chain across Horsham, West Sussex and beyond. As a fully-residential development, the site will not directly support operational phase employment, albeit a notable proportion of the new residents are likely to be of working age and employed, boosting economic activity and local economic demand and growth. Indeed, the new homes are likely to accommodate and facilitate home-working for a proportion of residents. Economic impact modelling conducted by Turley Economics estimates that annual resident expenditure of £3.1 million could be generated on	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore opportunities for work for local people via local procurement arrangements during the construction phase through ongoing engagement with HDC and other stakeholders.

		retail and leisure goods and services once the Proposed Development is complete and occupied, and that this would have capacity to support 20 jobs in these sectors.		
Does the proposal provide childcare facilities?	☐ Yes ☒ No	The Proposed Development does not provide childcare facilities on site. As set out in Section 2 of this HIA, there are several three early years facilities that could be accessible from the Site, which could also serve to meet the demand generated by the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Engage with key stakeholders (such as HDC, WSCC and local communities) during the Proposed Development's Outline application determination process, to ensure that early years education capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions).
Does the proposal include managed and affordable workspace for local businesses?	☐ Yes ☒ No	Due to the Proposed Development being a residential scheme, it does not include managed and affordable workspace for local businesses.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ No	The Proposed Development will accommodate a number of on-site jobs during construction. Due to the Outline nature of the application, specific provisions regarding local procurement have not yet been made. This cannot therefore be confirmed at this stage, albeit can be explored in advance of the construction phase and as the occupiers of the commercial space are confirmed through ongoing engagement with HDC and other stakeholders.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Explore opportunities for work for local people via local procurement arrangements during the construction phase through ongoing engagement with HDC and other stakeholders.

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ No	The proposal considers local needs through a process of community engagement, which supports efforts to address health inequalities. As outlined in Section 6 of this HIA, the Applicant undertook public and stakeholder engagement. Through this proactive engagement, the proposal sought to reflect local priorities and support the delivery of a development that is responsive to community needs, contributing to the broader aim of reducing health inequalities. As highlighted in previous sections of this HIA, the Applicant will continue to engage with local communities and other key stakeholders such as HDC and WSCC during the Outline planning application's determination process and at Reserved Matters stage to continue to inform the design process, and to ensure that other issues relating to health inequalities are addressed and reflected in the final scheme.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Continue to engage with local communities and other key stakeholders such as HDC and WSCC during the application's determination process and at Reserved Matters stage to inform the detailed design, and to ensure that other issues relating to health inequalities are addressed and reflected in the final scheme.
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance, and land uses and spaces which encourage social interaction?	☒ Yes ☐ No	As set out in previous sections, the Proposed Development's layout seeks to integrate coherently with existing public realm and travel routes, with the public realm specifically designed to be well-connected and continuous with the existing neighbourhoods in Ashington. Shared public spaces, resident amenity spaces and recreational routes, accompanied by landscaping and planting will create a pleasant, attractive environment that fosters social interaction between residents and the wider public.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

Does the proposal include a mix of uses and a range of community facilities?	☒ Yes ☐ No	Whilst formal built community facilities do not form part of the application, the Proposed Development will accommodate general housing accompanied by high-quality public realm, green spaces and areas for play and recreation, facilitating social interaction. Residents will also have access to existing community facilities in Ashington.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal provide opportunities for the voluntary and community sectors?	☒ Yes ☐ No	The Proposed Development does not directly provide space for occupation by voluntary and community sectors. Opportunities for community activities and volunteering will be informal and driven by the new residents occupying the development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ No	The DAS confirms that all public realm and open spaces at the Proposed Development will be implemented with a strong consideration of principles related to inclusive design, taking account of guidance outlining best practice for ensuring that developments can be accessed and used by all in a way that effectively fosters social connections, recognising and accommodating differences in the way people use the built environment as a result of factors such as age and disability, including measures such as: • Level access provided to all buildings. • Creation of safe pedestrian crossings and good pedestrian connections and links. • Ensure changes in level, including ramps, have a maximum 5% gradient. As stated in previous sections of this HIA, a broad range of housing options will be provided, including a range of sizes and tenures to meet varied housing needs and demands in the area. This will include a mix of homes, including potentially bungalows and other smaller unit types, to help cater for those who are less mobile, or are downsizing	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm details of inclusive design measures for homes and public spaces at Reserved Matters stage.

10 Minimising the use of resources

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	☒ Yes ☐ No	As stated in previous sections, the Proposed Development will deliver up to 125 homes, of which 35% will be affordable, which will contribute towards meeting local housing needs. This will be accompanied with high-quality public realm and open green spaces for the existing future local population in the wider locality. It is considered that this use of the land will result in significant public health benefits, given the interaction with many of the key determinants of human health which are likely to significantly improve the use of the land and bring public health benefits, as demonstrated by this HIA. In addition, the Proposed Development's inclusion of active travel infrastructure and connections to the existing network in and around Ashington will contribute towards promoting active travel locally. It is therefore considered that this is a sustainable development proposal which makes the best use of the land.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No	As stated in previous sections, it is recommended that a CEMP be prepared, which should detail measures through which construction waste will be minimised, recycled and disposed of as required. Once operational, the Proposed Development will promote recycling in accordance with the principles of the waste hierarchy and in line with HDC's waste management policies.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Produce a CEMP outlining the measures through which construction phase waste and building materials will be minimised, recycled and disposed of as required. This could be secured by condition.

Does the proposal incorporate sustainable design and construction techniques?	☒ Yes ☐ No	The scheme will incorporate a number of sustainable design and construction techniques to minimise carbon emissions throughout both the Proposed Development's construction and operation. As set out in the Sustainability Statement⁶³, the Proposed Development will incorporate a range sustainable design and construction techniques, such as: • Homes will aim to reduce embodied carbon in line with the Applicant's environment strategy, through consideration of measures such as lean design, use of low carbon or locally sourced materials, and/or Modern Methods of Construction (MMC), including off-site prefabrication of building elements. • Homes designed to meet Future Homes Standard (requiring a reduction of >75% in carbon emissions compared to homes built under 2013 regulations), significantly reducing carbon emissions and delivering zero-carbon-ready homes. • A fabric-first approach to design to reduce energy demand (including high performance building fabric u-values and air tightness, and other energy efficiency measures, such as low-energy lighting), followed by implementation of an all-electric energy strategy and incorporation of low-carbon and renewable energy technologies such as PV solar panels and ASHPs. • Specification of water efficient fixtures and fittings to reduce water consumption. • Homes designed to take into account increasing annual temperatures and to minimise the risk of overheating.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm energy efficiency measures and carbon performance of new homes at Reserved Matters stage through production of an updated Energy Strategy (or similar document).
---	--	---	---	--

⁶³ Turley (2026) Land north of Rectory Lane, Ashington: Sustainability Statement

11 Climate Change

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	☒ Yes ☐ No	As set out in the Sustainability Statement ⁶⁴ , the Proposed Development will install low-carbon and renewable energy technologies, such as Solar PV and ASHP.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒ Yes ☐ No	As set out in the Sustainability Statement, homes at the Proposed Development will be designed to take into account of increasing annual temperatures and to minimise the risk of overheating. Specific ventilation, shading and landscaping-related measures will be defined at Reserved Matters stage.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm ventilation, shading and landscaping-related measures at Reserved Matters stage .
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No	The DAS⁶⁵ outlines that Biodiversity Net Gain is predicted for the Proposed Development as follows: • 6.77 Habitat Units (39.74%). • 3.33 Hedgerow Units (12.31%). • 0.44 Watercourse Units (15.40%) The above scores are subject to the retention and enhancement of existing scrub, hedgerows, treelines and the adjacent watercourse, together with the creation of other neutral grassland, SuDS features including a wildlife pond, new tree planting and c. 45m of species-rich native hedgerow with trees. Further surveys could be undertaken as	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Undertake further surveys as the Proposed Development proceeds to Reserved Matters stage to confirm BNG scores.

⁶⁴ Turley (2026) Land north of Rectory Lane, Ashington: Sustainability Statement

⁶⁵ Urban Place Lab (2026) Land north of Rectory Lane, Ashington: Design & Access Statement

		the Proposed Development proceeds to Reserved Matters stage to confirm BNG scores.		
Does the proposal incorporate sustainable urban drainage (SuDS) techniques?	☒ Yes	The Proposed Development's Drainage Strategy is summarised in the DAS. It is confirmed that the that areas of the Site proposed for development are not at risk of flooding, have not previously flooded and by virtue of the proposed drainage strategy, attenuation and restriction to greenfield run-off rates will not exacerbate any off-site flooding. The following SuDS techniques are identified as being potentially suitable for the Proposed Development: • Rainwater capture for re-use in gardens and landscaping • Detention Basins • Swales • Raingardens / Bio-retention • Permeable paving • Sub-surface storage The final implementation of SuDs techniques should be confirmed at Reserved Matters stage.	☒ Positive	Confirm implementation of SuDS techniques at Reserved Matters stage.
	☐ No		☐ Negative ☐ Neutral ☐ Uncertain	

5. Discussion of Findings

Summary of Health Impacts

- 5.1 This HIA has assessed the potential health and wellbeing impacts of the Proposed Development at land north of Rectory Lane, Ashington, on the Site's future local population and existing neighbouring communities. The aspiration is for the development of the Site to deliver long-term health and wellbeing benefits for all.
- 5.2 The baseline analysis presented in Section 3 indicates that the general health outcomes in the locality of the Site and Horsham more widely are positive in comparison to West Sussex as a whole and national benchmarks. It is albeit noted that, whilst deprivation is relatively low in Horsham, issues such as barriers to housing and services are identified, particularly in areas close to the Site. Overall, there are considered to be strong local foundations upon which to continue to improve health and wellbeing outcomes.
- 5.3 Whilst GP surgery provision is less constrained at surgeries close to the Site in comparison to wider geographies, it is recommended that healthcare capacity is monitored through consultation with key local stakeholders (such as HDC and NHS SS ICB and local communities) during the Proposed Development's Outline application determination process, to ensure that healthcare capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions). This principle also applies to other types of social infrastructure (such as early years and primary education).
- 5.4 Overall, this HIA did not identify any specific negative health impacts that will occur as a result of the Proposed Development on existing communities or new residents that cannot be suitably mitigated.
- 5.5 Indeed, the Proposed Development is assessed as likely to make positive contributions to health and wellbeing outcomes in the following ways:
- The Site benefits from **a sustainable location** from which necessary public services, amenities and transport infrastructure are accessible by sustainable and active modes of travel.
 - **A total of up to 125 high-quality new homes will be delivered** in a mix of sizes, types and tenures (including 35% affordable homes), responding to local housing needs, designed to latest energy efficiency standards.
 - **Sustainable transport modes will be prioritised** through the delivery of high-quality public realm and connections with existing active travel routes and access to existing public transport infrastructure. The Proposed Development promotes walking and cycling, and encourages active and sustainable travel choices;
 - **High-quality public realm** will enable residents to easily move through the Site and will integrate the scheme with the village of Ashington. Public realm will be delivered with a focus on inclusive design, incorporating green infrastructure, and creating a safe and welcoming environment;

- A range of **high-quality and accessible public open spaces**, including children's play spaces, will be provided to maximise opportunities for physical activity, healthy living and social interaction between residents and the wider public of all ages and abilities;
- **Biodiversity and environmental resilience** will also be enhanced through the delivery of high-quality green spaces and blue infrastructure, including new tree planting, hedgerows and SuDs; and
- **Job opportunities will be created for local people in a range of sectors and skills levels** during the construction phase, supporting prosperity and economic growth. Once operational, a notable proportion of the new residents are likely to be of working age and employed, boosting economic activity and local economic demand and growth.

HIA Recommendations

- 5.6 A number of recommendations have been identified by this HIA in order to ensure that potentially adverse impacts on social infrastructure are mitigated, whilst also further enhancing the Proposed Development's potential to deliver positive health and wellbeing outcomes for residents and the wider local community.
- 5.7 It should be noted that the majority of recommendations relate to details of scheme parameters and design measures, which will be confirmed as the Proposed Development proceeds to Reserved Matters application stage and/or which could be secured by suitable planning condition, in order to maximise health and wellbeing benefits and outcomes delivered by the scheme.
- 5.8 The HIA's recommendations are as follows:
- Confirm details of housing mix and design at Reserved Matters Stage, including:
 - The number of adaptable and wheelchair-accessible dwellings;
 - Design details such as orientations and layouts of homes and internal space dimensions;
 - Affordable housing provision; and
 - Energy efficiency measures and carbon performance of new homes through production of an updated Energy Strategy (or similar document).
 - Engage with key stakeholders during the Proposed Development's Outline application determination process (including Horsham District Council, NHS Sussex & Surrey Integrated Care Board, West Sussex County Council and local communities) to ensure that social infrastructure capacity (including healthcare and education) is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures (e.g. via financial contributions).

- Confirm how new open spaces and public realm will be managed and maintained e.g. within a Landscape Management Plan. This could be secured through planning condition.
- Produce a CEMP and CTMP outlining the measures through which impacts relating to dust, noise, vibration and odours will be minimised and mitigated, as well as measures through which construction phase waste and building materials will be minimised, recycled and disposed of as required. This could be secured through planning condition.
- Confirm implementation of suitable natural traffic calming measures at Reserved Matters stage.
- Adherence to measures identified within the RTP to reduce car use and maximise uptake of sustainable modes.
- Confirm details of inclusive design measures for homes and public spaces at Reserved Matters stage. This includes confirmation of provision of elements such as street furniture, where people can stop and rest within public realm.
- Engage with HDC planning officers and/or local Police constabulary's Secure by Design officer at Reserved Matters stage to ensure that potential for crime is minimised and safety is maximised. A Crime Impact Assessment could be prepared when the design of the scheme has sufficiently progressed such that an assessment of the details and specifications can be made to ensure that crime impacts are effectively mitigated to the greatest extent possible. This could be secured through planning condition.
- Adherence to Design Code principles at Reserved Matters stage to ensure coordinated design and delivery.
- Continue to engage with local communities and other key stakeholders such as HDC and WSCC during the application's determination process and at Reserved Matters stage to inform the detailed design, and to ensure that other issues relating to health inequalities are addressed and reflected in the final scheme.
- Explore opportunities for work for local people via local procurement arrangements during the construction phase through ongoing engagement with HDC and other stakeholders.
- Undertake further surveys as the Proposed Development proceeds to Reserved Matters stage to confirm BNG scores.
- Confirm implementation of SuDS techniques at Reserved Matters stage.

Conclusion

- 5.9 Overall, it is concluded that the Proposed Development will result in no adverse impacts on the health and wellbeing of the existing or future local population that cannot be effectively mitigated.

- 5.10 Indeed, the Proposed Development will deliver a number of beneficial impacts, which are likely to lead to long-term improvements in local health and wellbeing outcomes, and which can be further enhanced through measures identified within this HIA.

Turley Office
Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676