

**Land West of Ashington School
Statement of Community Involvement
Bellway Homes
January 2022**

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Executive Summary

Bellway Homes undertook pre-application public consultation on its development proposals for Land West of Ashington School during December 2022. This was preceded by engagement with Ashington Parish Council from May 2022 which included a meeting and written liaison.

The community engagement took the form of a public exhibition and a dedicated project website with online feedback form, with these supported by a Freephone community information line to respond to community enquiries.

This engagement allowed for the local community to view and comment on the emerging proposals for 180 homes and associated community facilities on the site allocated in the Neighbourhood Plan prior to submission of a planning application. One-to-one meetings and preview sessions were offered to other stakeholders including immediate neighbours, local Ward Members and Ashington Parish Council.

This report details the format of the consultation undertaken by Bellway Homes as part of its commitment to pre-application stakeholder engagement and consultation, whilst also providing an overview of the comments made in response to the proposals outlined.

The public engagement saw good participation, with 70 people attending the exhibition, 299 new visits to the consultation website and 66 members of the local community providing feedback for consideration. Key areas for comment focused on density, access, infrastructure, parking and impact on the Forest School.

Bellway Homes appreciated all feedback received and has looked within this report and supporting documentation to clarify points and address any key areas of concern.

Statement of Community Involvement

Bellway Homes has undertaken pre-application consultation in line with Horsham District Council's adopted Statement of Community Involvement and embraced the aspirations of the Localism Act 2011 and the National Planning Policy Framework (NPPF). They appointed stakeholder engagement specialist Consulo Limited to assist in pro-active developer-led pre-application consultation.

Background

Bellway Homes consulted on detailed proposals for 180 homes and associated community facilities on land west of Ashington School in Ashington, Pulborough. The submitted scheme provides much-needed accommodation of 1 to 5-bedroom family homes (of which 35% would be affordable housing), a MUGA, grass sports pitch, sports pavilion and community allotments on a site allocated for development in the adopted Neighbourhood Plan.

Methodology

As part of its commitment to informing and consulting on its development proposals prior to submitting a planning application, Bellway Homes undertook pre-application public consultation during December 2022. This was preceded by engagement with Ashington Parish Council from May 2022 which included a meeting and written liaison (more details below).

Public Exhibition – 6 December 2022

A public exhibition, with preview sessions for local politicians and immediate neighbours, was held in the Ashington Scout Hall on Tuesday 6 December 2022. The main event ran from 3pm – 7:00pm, with preview sessions for local political representatives and immediate neighbours running from 1pm – 2pm and 2pm – 3pm respectively. A copy of the exhibition invitation sent first class to over 430 local properties can be found in Appendix A, distribution area in Appendix B and preview session invitations Appendix C and D. An electronic copy of the exhibition invitation was also provided to the Clerk of Ashington Parish Council for display on their website and social media platforms, with hard copies also provided for the community noticeboards around the village.

The exhibition briefed residents on the nature of the proposals, along with providing illustrations of what the scheme could look like. A feedback form was available for people to leave comments (Appendix E) and deadline for feedback was set for 20 December 2022.

A copy of materials displayed at the exhibition can be found in Appendix F and photographs of the exhibition Appendix G.

Project Website

A dedicated project website was also launched (www.landwestofashingtontonschool.co.uk) to complement the public exhibition and to provide those people who were unable to attend the public exhibition to view the proposals and leave online feedback for consideration by the development team. This website went live on 6 December 2022.

Freephone Community Information Line

A Freephone community information line (0800 294 1304) was operational (and remains so) to respond to any community enquiries and for people who wished to leave their feedback verbally.

Political Engagement

Prior to the exhibition preview session, Bellway Homes sought to engage with Ashington Parish Council, share their proposals and seek feedback to help inform the wider community consultation. An initial meeting was held in May 2022 with the Parish Council offering written feedback for consideration (Appendix H). Having carefully considered this feedback and undertaken further technical studies over the summer of 2022 Bellway Homes provided a written response to the Parish Council in November 2022 (Appendix I). It was hoped that a meeting could be held prior to the preview of the public exhibition to talk through the written response but unfortunately diary commitments did not permit. Instead, Bellway Homes took the opportunity to brief Members at the preview session on 6 December 2022. Bellway homes is appreciative of the willingness of Ashington Parish Council to engage on the proposals and remains committed to ongoing liaison as the application progresses.

Feedback

Feedback (online and hard copy) was received from 66 people with dual signatories included in this figure.

What are your thoughts on the proposed layout of the development?

Church Lane is narrow with existing parking issues and not designed for high volume of traffic. Unsuitable access	25
Ashington CE School children use the woodland for a significant part of their curriculum. I have concerns for the safety of the school pupils walking to the Forest School site during the site's construction. Road safety after construction for pupils a concern.	22
The fencing and security of designated "school expansion land" and "Forest School site" are a concern.	17
Too many houses	15
Concern that proposed access will not cope with level of traffic generated, especially as Church Lane is already busy at certain times of the day – safety must be assured	9
No infrastructure to support the development – all at capacity	9
Parking requirement underestimated	7
Awful/don't like/unacceptable	6
Number of homes should be in line with the Neighbourhood Plan	4
Major concerns about staggered entry junction and access down church lane (existing car parking issues etc)	3
Volume of traffic underestimated	3
Roads too narrow	3
No need for more playing fields	3
Concern about traffic on Church Street during school times as pavement and road narrow and currently safety is a concern for many parents walking or cycling.	2
Vitally important that the school still has access to the woodland – It is heartbreaking to think that a lovely countryside school will be reduced to that of an inner city/inner town institution.	2
180 homes with mixed accommodation is welcome	2
Looks okay	2
Homes won't be affordable for local people – Ashington becoming a commuter village or for buy to let	2
The Public footpath needs to be resurfaced, lit and upgraded to Public Bridleway to enable people walking, on bikes and horses to have safe passage around the village.	2
Fear forest school will be lost forever as did not seem to have been adequately considered at the public exhibition, especially safeguarding of the children	2
Increase in homes has led to them being very close together and squashed in	1
Low cost houses not sufficiently located amongst high cost housing	1
Not flats	1
Access from Church Lane is a shame – it is a lovely setting with the church and	1

supporting wall. This is not a sympathetic build	
These number of homes are not needed	1
High rise next to main oak tree unacceptable	1
As the school is over subscribed and these new homes will be right by it. Then due to the way the selection process is done the people living in these new homes will be more likely to be accepted into the school than homes at the top or bottom of the village. Let's call them the original Ashington homes would be penalised as some of the residents may have lived in the village their entire lives, yet there kids won't be able to attend the village school they live in.	1
What is the point in splitting the pitches and pavilion? Only done to increase house numbers	1
Having a separate, safe direct access path for the school to the Forest School site is important	1
Would make more sense to have the pitches and pavilion together and housing at the back of the site	1
Makes no sense to have pitches at back of the site as when matches on people will have to drive all through the estate – safety issues for children	1
Inadequate parking for pitches or no parking at all!	1
Don't want it – will lead to destruction of countryside and loss of wildlife	1
No amenities	1
Soulless	1
Parking will make it look overcrowded	1
Already have a community centre to use	1
Impact on forest school during construction and after unacceptable	1
Don't want screening, we want the countryside left	1
Current housing shortage is due to existing social stock not being maintained rather than actual need	1
Only 35% are affordable homes	1
Just seems like another estate	1
Should be building on brownfield sites	1
Forest school needs no public access – un DBS checked adults, dog waste and glass pose threats	1
Happy to have more homes if enough parking for residents and visitors	1
What about water neutrality? How are 150 or 180 houses going to not use any more water than is currently used there. I doubt fields have much of a water demand. One of your people at the public evening said bore holes would be used, but this doesn't meet water neutrality requirements as the homes still need to be connected to southern water and the amount they would need would be above the allowed abstraction amount (20m3 would only supply 40 houses at an average of 500 litres a day).	1
The Trust that owns the land and Primary school in Ashington next to the proposed pavilion does not want a separate pavilion. It should be attached to the existing hall as was originally envisaged in phase 2	1

Needs 2 access points	1
Pleasant but impractical as houses too close together	1
Doubtful garages are large enough to be used for anything other than storage	1
Roads not wide enough to accommodate on road parking – will lead to pavement parking	1
The access has not been thought through buying the small drive currently used to access Church Farm from the owners for over 1m and then creating a road to accommodate 360 vehicles plus visitors and commercial building vehicles is frankly unacceptable.	1
Unacceptable to build alongside a church and graveyard	1
Gardens too small	1
Don't like the layout	1
how are the roads leading to the site going to be maintained and kept safe during construction for people walking to school, the church, community centre, skate park, courts. They will have trucks going along them, they'll be caked in mud making it hazardous for drivers and pedestrians	1
Church Lane pavement is narrow and unsafe	1
How can the access down the narrow, single track alongside the church be a sensible one	1
The layout looks like there has been some consideration of the village	1
Will encroach on the forest school site	1
Need a shop not more sports fields	1
Looks okay on paper	1
Health and safety concerns about construction period	1
Concern over security of school property	1
Worry about existing wildlife	1
Concerns over water and drainage	1
Concern over the junction of Foster Lane/Church Lane and the proposed new road. (Problems for the Church re weddings and funerals), as well as parents travelling to and from school. The recreational ground has regular sporting fixtures and parking around the area causes enough congestion without approx. 180 additional vehicles.	1
Would like further information on exact location of houses and flats, location of affordable housing and tenure split and who managing agent would be	1
No need	1
Concern about traffic and associated safety implications both during construction and after	1
Forest school must be able to continue	1
Are the allotments private and not overlooked by building work?	1
Proposals do not respond to the Neighbourhood Plan	1
One way in and out not appropriate	1
Need a 20mph zone along Church Lane	1
First home buyers are not taken into account. I understand affordable housing is supplied (council housing) but what is been given to those current young people	1

who can't afford to buy in their own village, where they were bought up and their parents before them	
Why is access to this development not coming in via the nursery where another load of housing is being put in? It would seem more logical to have more than one access road	1
Church Lane is already in desperate need of maintenance as is Rectory Lane.	1
To say the traffic will decrease is a false statement. 180 houses in a rural location would seem to suggest close to 300 more cars will be using the roads. Most house in rural locations have 2 cars per household as the public transport is non-existent.	1
Please would you demonstrate the research you have done to prove that the site will be safe from causing a flood risk to the surrounding area, given that some of the site appears to sit on (relatively) low lying land, is removing a considerable amount of grassland, and the area in general is subject to localised flooding.	1

The largest area of comment related to the proposed access with 38% of respondents considering the proposed access along Church Lane to be unsuitable due to it being narrow and not designed for high volumes of traffic. This comment is explored and addressed further below, along with other key areas of comment.

Do you like the proposed design approach for the new homes?

Yes	1
Yes, with reservations	19
No	43
No comment	3

Please explain:

Too many houses	9
Needs adequate parking	6
Infrastructure unable to support existing let alone this new development	5
No good access – down 2 residential streets and past the school. Not suitable for 300 cars especially with matches on weekends too	3
Forest school safe access needs to be considered both during construction and afterwards. No public access either	3
One road in and out using a narrow road without widening is not acceptable	3
House quality needs to be high	2
Houses need to be affordable	2
Only one entrance/exit for 150 homes – will lead to congestion	2
Neighbourhood plan ignored in many ways – too many homes squished in	2
Local roads have no capacity for extra traffic	2
Need parking for both sports pitches	2
Pleasant but impractical as houses too close together	2

Gross underestimation of traffic movements	2
No provision for elderly residents	1
Don't appear to be many "affordable homes"	1
Hope the buildings look similar to the proposal	1
Will be traffic problems – will the give way signs at the exit of the estate and the end of Church Lane be observed?	1
Now at 180 homes, was previously 120 and then 150 – this is deceitful and should be challenged	1
Access is dreadful and will lead to accidents	1
Seems very regimented – not reflective of village and bespoke homes	1
We like the woodland walk as it is – nature and beauty for older generation to enjoy in their retirement. No need for development	1
Pitches need to be next to the school, not split up across the site	1
Would like fewer but larger homes (4 and 5 bedroom)	1
We should be building on brownfield sites	1
Safe parking, off kerbs will be needed especially for child safety	1
Will look nothing like shown when there is pavement parking	1
Build up north	1
New school needs to be built to accommodate new pupils	1
I think the access route past the church is dangerous both during development and thereafter, the turns at this junction are too tight as is Church Lane. Especially as this is a route for the majority of school children both at the village school and on the way to bus stops in the village. I think it would be negligent to have this as the main route for all that additional traffic to the houses and sports facilities.	1
No need for flats	1
Too many affordable homes	1
Site traffic during construction will lead to health and safety issues	1
Will lead to extra demand for school places and parents having to drive children elsewhere	1
As a teacher who uses the site for outdoor learning with my class, I would prefer the land to remain undeveloped. I would prefer the children to walk across the fields rather than through houses to reach out Forest Schools site. I also like to set trails for my class and leave clues and items for my class to find on their way to the woods. I will not be able to do this in an area used by the public. Therefore, I do not like any aspect of the proposed plan	1
Position of sports pitches with flood lighting cause for concern re light pollution	1
Where does this development leave school catchment for existing residents?	1
Don't see how building more homes can be in keeping with the countryside	1
Great impact on local wildlife	1
A few trees don't solve infrastructure and traffic management issues	1
No need for the homes	1
No need for more sports pitches or the pavilion	1

Will lose countryside and forest school only accessible over an estate	1
Like the sports pitches	1
Like the allotments	1
Vitally important that the school still has access to the woodland – It is heartbreaking to think that a lovely countryside school will be reduced to that of an inner city/inner town institution.	1
Taking away green space. Adding housing that will likely be clustered together with small gardens backing on to other houses. How much green space will this actually add? Because you will be taking away many of the lovely trees of the Forrest woods that helps our environment.	1
Please leave the school expansion land. This will not be a safe space if it is used. It is highly important you work to protect the school land and the important outdoor learning they do there.	1
Worried about over expansion so close to the school	1
To have such large-scale construction near a school will cause such widespread disruption and, most importantly, causes risk of harm and overall exposure to children. Such is a risk not worth taking	1
Would like only half the homes proposed	1
The site provides no provision for connectivity with neighbouring sites (Chanctonbury Nurseries Site) which was a key consideration of the neighbourhood plan	1
The proposed access via Church Close does not take account of the Traffic Assessment conducted as part of the Neighbourhood plan and in its current form is likely to be hazardous.	1
A single site access does not take account of the village concerns over traffic	1
Separating the sports pitches in two separate and unconnected locations provides little utility	1
the proposed parking at the sports pavilion (20 spaces) is inadequate given the changing facilities are designed to accommodate 40 people.	1
The design of the pavilion does not provide sufficient facilities for the two pitches to be used concurrently (only 2 changing facilities	1
locating a pond / water feature adjacent to a play area appears dangerous	1
The land package being proposed for development is not what was indicated in the Neighbourhood plan and as such many of the benefits this site offered during its selection within the neighbourhood plan have been removed in your proposal making the site less attractive and less aligned to the adopted plan.	1
How have you addressed water neutrality?	1
what do you mean by footpath upgrade to FP2607?	1
how do you justify less than 100 vehicle movements each morning/ evening from 180 homes? With the lack of a northern access to the site all of these movements will flow into Church Lane which already suffers congestion during peak times due to school traffic	1
If you are convinced such a large proportion of residents will work at home, what	1

provision is being made for fibre broadband connectivity?	
Design looks nice	1
Also, the water neutrality problem will have an impact on the scheme. One of the gentlemen I spoke to said that there will be certain restrictions in place for each household, but if we have a summer like this year will that mean that there will be water shortages throughout Ashington. We have been trying to get a tea shop built in London Road, but Horsham District Council will not approve the plans mainly because of water neutrality, so plans were submitted for an office for the Clerk, but this was also thrown out for the same reason, so how can 180 homes possibly be approved for the Ashington?	1
Two sports pitches and a pavilion are not going to benefit the village, only the Parish who will profit from it and pick and choose who is allowed access. The pitches will also end up just as flooded as the rest of that green space where building loads of concrete structures will become worse. We already have a sports pitch and pavilion with changing facilities.	1
Garages not big enough to be used for parking	1
Closeness to the school is concerning	1

The main areas of comment to explain whether people liked the design approach to the proposed new homes actually focussed on areas not directly related to the design of the homes – density, parking and infrastructure. These key themes are explored further below.

What particular elements of the proposals do you like and why?

None	22
Keeping hedgerows and mature trees	7
Better amenities for sport and recreation	5
Inclusion of affordable homes	4
Better rainwater drainage	3
Retention of some of the existing green spaces	3
Allotments	3
Design of housing is in keeping with existing properties in the village	2
Charging points for EVs	2
1 and 2 bedroom flats	1
Decent size balancing pond to support wildlife	1
Development should be outside Ashington by London Road so traffic not coming into the village	1
Sports pavilion	1
Allotments, but may need more and larger	1
Sports facilities	1
A contribution to the community sports pitches and pavilion – although not that we desperately need these things and seems a cheap way of providing a token gesture to the community rather than a proposal and consideration of the school capacity,	1

school safety and the access and traffic management for the village.	
Respects local heritage i.e., the church	1

Those respondents which offered a positive response to the question posed indicated that the retention of the hedgerows and mature trees (11% of respondents), better amenities for sports and recreation (8% of respondents) and the inclusion of affordable housing (6% of respondents) were elements of the proposals they liked, although no explanation was given.

What do you think we could improve upon?

Vehicle access	15
During construction: A safe route around the construction area so we can still access the Forest School site during the housing developments construction. Once the development is complete, provide safety for the pupils accessing the site through installing wider paths on the designated school route through the housing estate to the Forest School site. Provide safe designated crossing places to cross road along the route Consideration given to the positioning of driveways on the school route to and from the Forest School site.	14
6ft fencing needed around forest school site, school expansion area and school allotment. Current gate from allotment to church farm site will need to be blocked off	8
Fewer homes	8
Amenities/infrastructure for the community – shops and community space, school, drs etc not just fields	7
Just leave alone	7
Sufficient parking 2-3 spaces needed per home	6
Don't need 2 more sports pitches	4
Safety for children accessing forest school site	4
Everything	3
Sports pavilion needs to be at least double the size	3
Pitches too far from the "hub" and existing facilities – who will maintain them? Need to be integrated	2
Entry junction needs rethinking	2
Demand for local facilities i.e. school	2
Existing facilities could be improved at a fraction of the cost	2
No need for allotments	2
A bore hole and grey water recycling will not cover the water use of 180 homes and will lead to issues with the water table	2
Facilities the residents actually need	2
Path sizes	2
Go back to the Neighbourhood plan allocation	2
Space at homes	2
Width of roads	2

Need to make scheme as walkable and connected to the village as possible to reduce dependence on car	2
Impact on school	2
Consider a new road to access the estate from the A24/rest of village	1
School will need to be extended	1
Needs additional access	1
Roads and infrastructure cannot support these homes	1
The look of the houses	1
The size of the houses and gardens	1
Access – extra traffic will make Church Lane a bottleneck and create fumes	1
Affordability – can people even afford them without great debt?	1
Include road access from Rectory Lane	1
All homes should have solar panels and airtsource heat pumps	1
Location of sports pitches – closer to the school for safety issues	1
Sensible positioning of the pitches and closer together	1
Why can't one pitch be for cricket	1
Build on a brownfield site in a town with facilities	1
Will cause water issues	1
No public access to forest school site for safeguarding issues	1
Compulsory purchase front gardens on Church Lane and widen road	1
Exhibition staff	1
Different location	1
Increase front garden size	1
During the sites construction we would NEED to be able to continue to have safe access to our Forest Schools site. A Safe path around the construction area would be required. We would need wider paths along the designated school route through the housing estate to the Forests School Site. We would need safe places to cross roads and for there to be consideration about the position of drive ways to help ensure pedestrian safety.	1
Sports fields to only be used during daylight	1
Will the footpath opposite the Church up to the woods be accessible throughout the build?	1
Café at the sports pavilion	1
Improvements to coop – not big enough to support the growing village	1
Build facilities on site – school expansion, shops, drs etc	1
Confirmed water supply	1
You won't be able to reach water neutrality	1
Change the use of one of the sports pitches to a cycle/pump track	1
Leaving the schools current access to the woodland	1
More green space	1
More parking at the sports pitches	1
Play areas	1

Expansion of the school	1
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Tying in with earlier responses the key areas highlighted by respondents for improvement included access, forest school, density, infrastructure and parking.

Additional comments:

Ashington does not have the infrastructure to accommodate this scale of development – more focus needed on shops, services, drs etc	10
Safety of pupils and security of Forest School -We need 6ft fencing around the whole Forest School site. To ensure the safety of pupils when using the site, and to ensure no public access. (No dog walkers to use our designated Forest School site) Security of school grounds – Hedges or 6ft fences around the school allotment and the area for school expansion to ensure the safety of the children and the security of the school site. (The current gate from the allotment to the Church Farm site will need to be blocked off.) positioning of driveways needs to be considered and safe route designated for children	7
Bus service very limited and this development will therefore put many more vehicles on the roads. We should be reducing carbon footprint, not increasing it	2
Forest school site will need fencing off for private use by school only, as public areas are not suitable for forest schools	2
Needs some rejigging on the layout front	2
I am concerned about the severe impact on Church Lane residents and users by builders and then later, the new residents of the proposed estate.	2
Impact on neighbouring villages and their amenities is not covered in your proposal	2
Concern will lead to more flooding in the Mill Lane area. The drainage, sewage and water management needs to be very carefully planned and we were given no information by the Bellway representatives that any thought has been given to essential infrastructure being put in place. We were informed that a new bore hole will provide fresh water for the development, but it would appear that no thought has been given to disposing of the effluent being created. Additional housing in Ashington must have adequate sewage treatment plants in place before any new development can be considered	2
Until such time as The Water Neutrality Mitigation Strategy Plans and the Regulation 19 document from Horsham District Council even exists I am surprised that Bellway consider it appropriate to start planning this development now	2
There is currently one small Co-op with inadequate parking to serve the needs of the current population of the village. The new development is located further away from the shop and will exacerbate the current parking situation.	2
Church Lane is already dangerous to navigate as a pedestrian, especially with a pram, the road simply isn't wide enough for more cars.	2
The area around the Church, Scout HQ, Children's Play Area's and Community Centre is the focal point of the Village which I would have thought not to be an	2

obvious choice for the access and subsequent increase in traffic! Were any other options ever considered that maybe safer and therefore more suitable?	
If this development was to go ahead does any money get set aside for the local Council (Ashington) to invest in existing infrastructure improvement to support the increase in traffic and subsequent parking / congestion issues	2
People that have lived in the village for many years will miss out on school places for their children as the new houses are closer	2
How will you ensure safe access to your site along Church Lane where school children walk to school? Construction and beyond	2
Location of pavilion and pitch on the edge of the development away from houses could lead to it becoming a "hang out" for antisocial behaviour	1
Does the primary school have spaces?	1
The local drain (Lancing Brook) must be kept clear at all times as this stops the village from flooding	1
Road design is dangerous – accident waiting to happen where access crosses Church Lane and Church Road	1
Look at school run – roads too narrow	1
How affordable is "affordable housing" to local residents?	1
Loss of use of forest school site while construction happens will make 2 people redundant	1
Construction traffic will swamp local roads and not benefit local facilities	1
Too many houses accessed off an existing residential street	1
Our Forest Schools and Outdoor learning provision at school is an integral part of the curriculum. Upon the sale and development agreement of the land, we understood that school would continue to have access to the Forest Schools site. The proposed build needs to take this into consideration. I am, as Chair of Governors of Ashington C of E school, representing the governing board in this submission.	1
Needs to work more for the village	1
Traffic along Church Lane during and after construction will be too much. Road unsuitable	1
Please do the right thing rather than what just makes money	1
Development not welcome	1
Not convinced about how water is being dealt with. Most of the village suffers with large amounts of standing water and I can't see this development being any different. The relief 'pond' west of pavilion will be just another stagnant health hazard.	1
Fed up with houses on greenfield sites purely for greed and profit	1
Support more homes in the village but in current state cannot support this application	1
Concerned about pollution from additional vehicles	1
Don't believe your traffic predictions	1
Very upsetting and elderly neighbour considering moving	1

Unacceptable – will affect access to my home which is already challenging given volume of cars parked on Church Lane	1
The funds allocated to local and parish council are insufficient to provide for the additional infrastructure needed for the size of the development.	1
Images shown are unrealistic as don't show level of cars	1
New classes required from each year group of the school. Bellway should pay for these	1
As a teacher at Ashington CE School I value our school's commitment to Outdoor Learning and Forest Schools. We have been blessed to have access to Church Farm for many years and when the land was sold and agreed for development it was understood that our school would continue to have access to the Forest Schools Site. Any proposed construction on this site will need to take this into consideration.	1
I find the fact that nature and wildlife are being destroyed to build yet more houses distressing. When you are in the school allotments and you can look across those fields all the way to Warminghurst Church, it's beautiful. Canada Geese nest by the ponds and migrate to and from there every year. Will they do that with a sports field built right next to the ponds? The lovely thing about Ashington is that it's small and surrounded by countryside but this will gradually get swallowed up by more and more housing and people wanting to make money.	1
I don't feel that this is an addition to the village. I feel as though it is taking some of the lovely character away from our already large village. It's increasing the size drastically with none of the added infrastructure.	1
Very sad to see the land go for housing	1
Your Key Benefits are not beneficial to our community – more hitting council and government targets and abiding by the law. Just token gestures	1
Has a roundabout or traffic lights been considered for the junction near the church?	1
Will the roads be adopted?	1
Would like to see the s106	1
Will social rented homes change to affordable rent?	1
Consultation could have been more inclusive	1
The access roads have issues. The pavement on one side of Church Lane regularly floods and the other side is too narrow for a buggy or a wheelchair.	1
Concern about construction disruption and deterioration of Church Lane	1
Worried about overspill parking	1
Is the school expansion site large enough?	1
I really think the proposal is rather ambitious for the area. I know there is a certain quota of new homes that have to be built in all areas but what has happened to the idea of country living (one of the reasons I moved here) is it just going to become a big housing estate. Not impressed!	1
School expansion land has not been agreed or even proposed	1
you can't call housing "affordable" when it's going to be owned by companies and then rented out as social housing	1
Coop will be unable to cope	1

Analysis of Key Comments

A wide variety of comments were made by respondents all of which have been carefully considered by the development team. The key themes are explored below:

Access

38% of respondents feel the proposed access along Church Lane to be unsuitable due to it being narrow, frequently has parked cars on it and is not designed for high volumes of traffic, with 60% of these going on to suggest this as an area to be improved by Bellway.

An additional 5 respondents commented that having a single access point is unsuitable, with a suggestion made by some that an additional access could be taken from the north.

The suitability of the pavements along Church Lane was also questioned by 3 respondents.

Bellway Homes has carefully considered feedback regarding the proposed access. A full Transport Assessment has been undertaken to consider the suitability of the proposed single access, the impact on the local highway network and road safety. This confirms that access to the development site is proposed via the formalisation of the existing two access points which are taken from Church Close at the southern extent of the site. The access road will follow the same route as the existing access road adjacent to the Church. This arrangement has been approved by WSCC as part of the pre-application discussions. The access route will be able to accommodate two way traffic and a 2m footway will be located along the north of the access road allowing safe pedestrian access to the site.

Forest School

The ongoing feasibility and safety of children using the Forest School received considerable comment from respondents. One third of respondents raised concerns regarding child safety traversing the site to use the forest school (both during construction and once the homes are built), with a similar amount requesting a 6ft fence around the school expansion site and the Forest School site. A safe crossing point for children was requested, the positioning of driveways highlighted for consideration and child safety and a stipulation made that the Forest School site should be closed off from the public and suitably fenced to ensure child safety and to avoid the soiling of the site by dogs.

Bellway Homes remains committed to facilitating the ongoing access of school children to the Forest School woodland. It is important to note that the proposed development has been designed to respond to this and now provides footpaths and safe access for school children during the school day. Discussions will continue with the relevant Forest School stakeholders regarding management of the space and access arrangements.

Density

23% of respondents expressly stated that they thought 180 homes was too many. Bellway Homes highlights that the site is allocated for development within the adopted Neighbourhood Plan, which sets guidelines for approximately 150 homes. Bellway carefully considered the development parameters set out within the adopted Neighbourhood Plan and can confirm that all proposed homes fit within the area identified for housing and would not encroach into areas of tree belt or open space. By accommodating 180 homes on the site in a sympathetic way Bellway Homes is making efficient use of the land (as required by policy) whilst also potentially reducing pressure on other unallocated greenfield sites in the village.

Infrastructure

21% of respondents felt that Ashington does not have the infrastructure to support a development of this size with several commenting that infrastructure can't support existing residents let alone new. Impact on the local school, doctor's surgeries, chemists, shops and other services were highlighted.

Bellway are committed to making a CIL contribution on the application proposals. This is charged at a rate set by Horsham District Council and is calculated on the gross internal area of the application proposals. CIL contributions will be put towards achieving the infrastructure delivery plan as set out by the Council and will provide much needed infrastructure to support the application proposals.

Parking

The level of parking provision proposed for the homes and their visitors was questioned by 11% respondents who felt it had been underestimated with several expressing fears it would lead to on street and pavement overflow parking.

The level of parking for the pavilion and lack of parking at the 2nd sports pitch was also highlighted.

Bellway Homes appointed a Transport Consultant to advise on parking requirements and strategy on site. They have confirmed that car parking will be provided on site to ensure that it is well located to the housing that it serves, and to ensure that on-street parking does not occur to any significant degree, recognising the need to provide sufficient parking spaces but also encourage alternative modes of sustainable transport. The application proposes car parking in compliance with West Sussex County Council Highways Parking Standards.

Conclusion

In line with Horsham District Council's adopted Statement of Community Involvement, the Framework and the Localism Act, Bellway Homes has committed to open and transparent pre-application consultation on its development proposals on land west of Ashington School, which enabled interested parties to view, comment and provide feedback to the development team.

Key areas for comment focused on access, forest school, density, infrastructure and parking.

Those elements of the proposals most liked by respondents included the retention of hedgerows and mature trees, improved sports pitches and facilities and the inclusion of affordable housing on site.

All feedback has been carefully considered by Bellway Homes and addressed in this report and supporting documentation where appropriate. Bellway Homes greatly appreciated all the feedback received. They remain committed to ongoing engagement with Ashington Parish Council, the Forest School and local Horsham representatives.

Appendices

Appendix A – Exhibition Invitation

Appendix B – Exhibition Invitation Distribution Area

Appendix C – Political Preview Invitation

Appendix D – Immediate Neighbour Preview Invitation

Appendix E – Feedback Form

Appendix F – Exhibition Boards

Appendix G – Exhibition Photos

Appendix H – Ashington Parish Council Feedback May 2022

Appendix I – Bellway Homes Feedback to Ashington Parish Council November 2022

Appendix A



Land West of Ashington School Public Consultation



Please join us for a public exhibition on Tuesday 6th December 2022 to discuss our emerging proposals for land west of Ashington School.

Time: 3pm - 7pm
Date: Tuesday 6th December 2022
Venue: Ashington Scout Hall, Church Lane, Ashington RH20 3DQ

As you will be aware this site is allocated in the Ashington Neighbourhood Plan and offers an opportunity to sympathetically deliver 180 much-needed high-quality family homes, 35% affordable homes with an emphasis on local first, 2 sports pitches and a pavilion, allotments and large areas of open space - all whilst maintaining the established tree belts and respecting the character of the village.

We look forward to meeting with members of the local community, sharing our emerging plans, answering your questions and listening to your thoughts and feedback on our proposals.

If you are unable to attend our exhibition we encourage you to visit our project website www.landwestofashingtonschool.co.uk which goes live on the day of the exhibition. Here you will be able to view all of the information displayed at the public exhibition and leave your feedback via the online feedback form. Our Freephone Community Information Line **0800 294 1304** is also available should you have any questions or should you wish to speak with a member of our team.

Your views are important to us ...

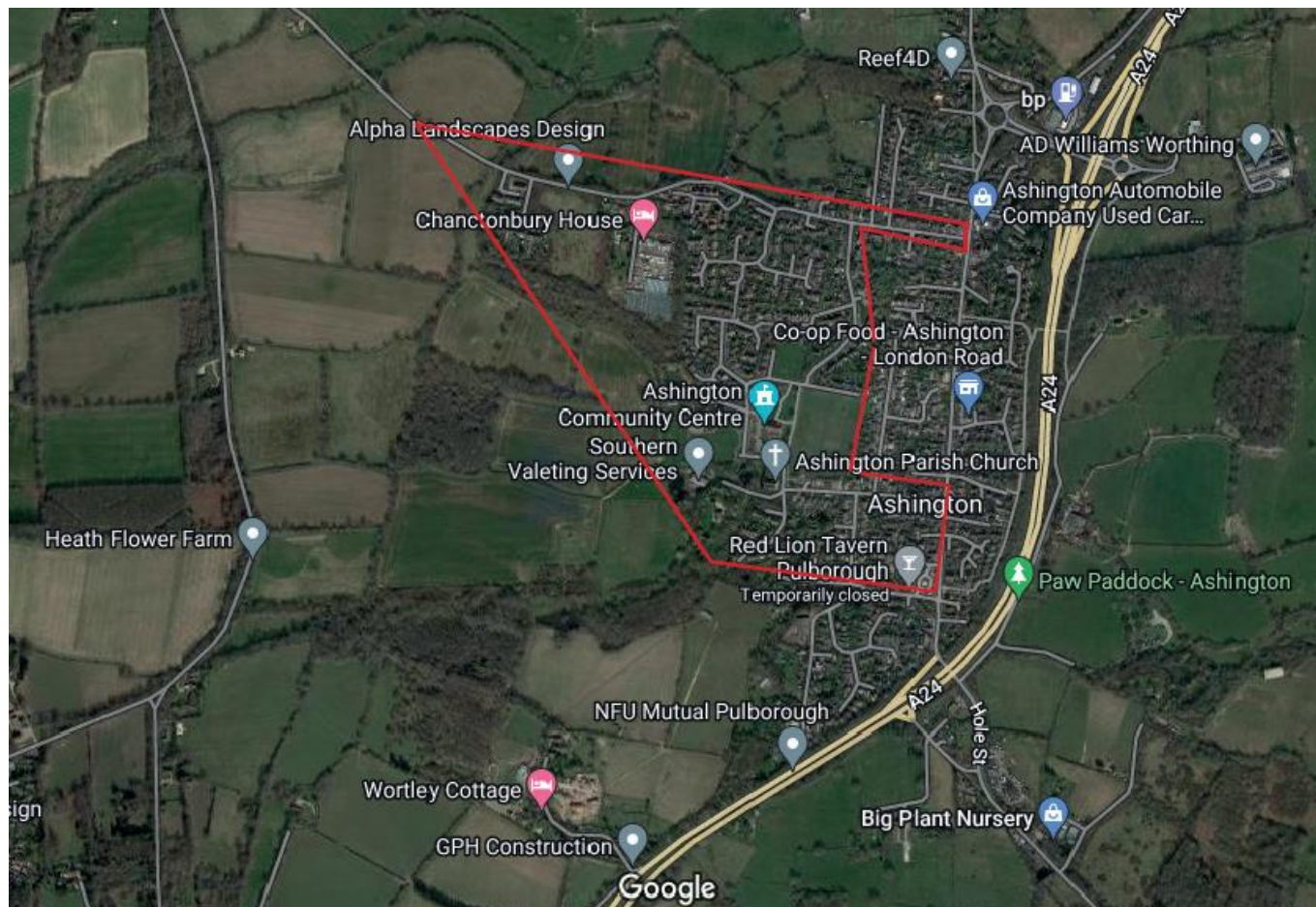
We kindly ask that all feedback is returned by Tuesday 20th December 2022. All comments will be carefully considered by the development team as we move towards submitting a planning application in the New Year.

How to contact us ...

Freephone: 0800 294 1304
Email: naomi@consulolimited.co.uk
Address: FREEPOST Consulo Limited
Website: www.landwestofashingtonschool.co.uk



Appendix B



Appendix C

Public Consultation – Bellway Homes, Land West of Ashington School

I write on behalf of my client Bellway Homes, for whom Consulo act as a community engagement consultant, regarding development proposals for 180 homes and associated community facilities on the allocated site west of Ashington School.

As a local Parish Councillor and given the adopted Neighbourhood Plan Bellway Homes are keen to continue engaging with you as they launch their wider pre-application public consultation. Bellway Homes greatly appreciate the feedback given to initial proposals earlier this year and they have been liaising with your Clerk recently to share their response and updated plans. Whilst we had hoped to be able to meet with you prior to the public exhibition it has unfortunately proven to not be possible, however we would like to extend an invitation to preview the public exhibition which is scheduled for Tuesday 6th December 2022. This preview session can form a more informal round table discussion if that is your preference. We are keen to gain feedback on the design approach and be guided on areas where you feel there could be improvement.

Details of the preview session are as follows:

Time: 1pm – 2pm

Date: Tuesday 6th December 2022

Venue: Ashington Scout Hall, Church Lane, Ashington RH20 3DQ

Local feedback is important to Bellway Homes as it helps to shape schemes ahead of moving forward with a planning application. As such, in addition to inviting over 400 local households to a public exhibition (a copy of the invitation is enclosed) they are also launching a dedicated project website www.landwestofashingtontonschool.co.uk which will go live on the day of the exhibition where the proposals can be viewed and online feedback left. A Freephone Community Information Line (0800 294 1304) is also operational to respond to community enquiries.

Should you be unable to attend either the preview or the public exhibition and you would like to arrange a meeting to discuss the proposals please do not hesitate to contact me on the Community Information Line or email naomi@consulolimited.co.uk and I will be happy to arrange a suitable date and time.

We look forward to hopefully seeing you on the 6th December.

Yours sincerely

Naomi Crassweller

Appendix D

Public Consultation – Bellway Homes, Land West of Ashington School

I write on behalf of my client Bellway Homes, for whom Consulo act as a community engagement consultant, regarding development proposals for 180 homes and associated community facilities on the allocated site west of Ashington School.

Bellway Homes are holding a pre-application public exhibition to share their emerging proposals with the local community on Tuesday 6th December 2022. I enclose an invitation for your information. As a close neighbour to the site Bellway Homes would like to offer you the opportunity to preview the exhibition:

Time: 2pm – 3pm

Date: Tuesday 6th December 2022

Venue: Ashington Scout Hall, Church Lane, Ashington RH20 3DQ

Engaging with neighbours and listening to your thoughts and feedback is important to Bellway Homes and as a close neighbour to the site they appreciate that you may have specific questions or concerns that may not have been addressed by the wider consultation. Therefore, if you are unable to attend either the preview or the public exhibition and you still have questions having viewed our project website www.landwestofashingtontonschool.co.uk then please do not hesitate to contact me on 0800 294 1304 or email naomi@consulolimited.co.uk and I will be happy to arrange a meeting with the development team.

We look forward to meeting with you and hearing your views.

Yours sincerely

Naomi Crassweller

Appendix E

Land West of Ashington School Feedback Form



What are your thoughts on the proposed layout for our development?

Do you like the proposed design approach for the new homes?

Yes

☐

Yes, with reservations

☐

No

☐

Please explain ...

What particular elements of the proposals do you like and why?

What do you think we could improve upon?

Additional comments ...

Name/address

Please tick here if you would like to be updated on our proposals for this site and consent for us to contact you on the details provided above.

☐

Please return all feedback forms to FREEPOST, CONSULO LIMITED by 20 December 2022 or complete the online form at www.landwestofashingtontschool.co.uk.

Your comments will be analysed by Consulo Limited on behalf of Bellway Homes Limited. Your personal details will be held by Consulo Limited in accordance with the Data Protection Act 2018 and will be used solely in connection with the consultation process and any subsequent planning application.

Appendix F

Land West of Ashington School

Welcome to Today's Exhibition



Introduction

- Welcome to our public exhibition. Here you will be able to view, discuss and leave feedback on our proposals for 180 new homes and associated community facilities on this site west of Ashington School which is allocated for development in the adopted Ashington Neighbourhood Plan.
- Following liaison with both Horsham District Council and Ashington Parish Council we are now in a position to share our emerging proposals with you. Community engagement is important to us and our team is on hand to answer any questions that you may have.
- Please take the time to review the material here today and leave your feedback on one of the comment forms available or by completing the online feedback form found at www.landwestofashingtontschool.co.uk.

About Bellway Homes

- Bellway is a national housebuilder focused on delivering high quality affordable homes. We operate out of 22 national Divisions and sell over 10,000 homes annually.
- For the 6th year running Bellway have been awarded the 5 star builder review by the Home Builders Federation. This award reflects the high-quality houses Bellway build and they are committed to keeping up such high quality as they progress with their proposals at Ashington.
- Bellway are active in the local area and we are currently completing a final phase of a scheme in Abingworth, Thakeham. We also have developments in Billingshurst at Woodcroft Park in the south of the village and Amblehurst Green in the north.



Land West of Ashington School

Proposed Key Principles

Bellway



Land West of Ashington School

Sitewide Design Principles

Bellway



Land West of Ashington School

Proposed Residential Layout

Bellway



Land West of Ashington School

Sports Pavilion and Pitch Provision

Bellway



Ground Floor Plan
(Designed to Sport England specifications)



Proposed Sports Pavilion - Indicative Front Elevation

Land West of Ashington School

Indicative Street Scenes



Indicative Street Scene - Village Walk Character Area (A-A)



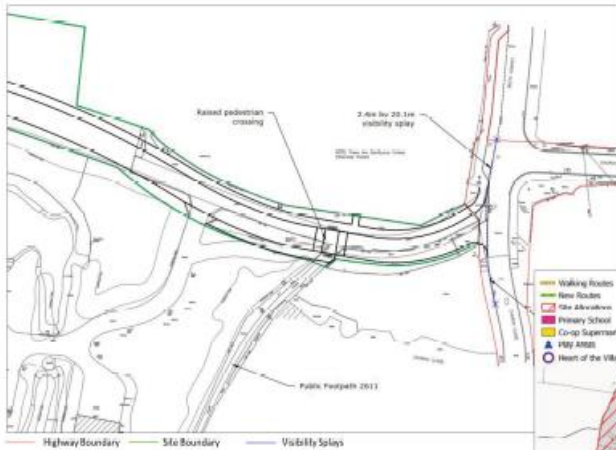
Indicative Street Scene - Parkland Edge Character Area (B-B)

Land West of Ashington School

Indicative Perspective



Access Arrangements



The site is included in the Ashington Neighbourhood Plan 2019-2031. Submission Stage (Regulation 16) Consultation Version, April 2020. The most relevant policies are ASH2 Increasing Walking in Ashington and ASH11 Land West of Ashington School.

The Plan provides for a minimum of 225 dwellings to be built in the period 2019 to 2031 and the following sites are allocated for development:

- i. Charcotbury Nursery (approximately 75 dwellings)
- ii. Land west of Ashington School (approximately 150 dwellings)



Pedestrian Access

- 5.5m wide contingency
- 2m footways
- Proposed raised pedestrian crossing



Vehicular Access

- Visibility splays based on recorded speeds and Manual for Streets 2 Calculator

Car Parking

- 1 bed units – 1.5 spaces per unit
- 2 bed units – 1.7 spaces per unit
- 3 bed units – 2.2 spaces per unit
- 4+ bed units – 2.7 spaces per unit



Vehicle Trip Generation

The vehicular trip generation potential for the proposed development has been assessed using agreed trip rates derived from the TRICS database. This suggests the proposed development could attract less than 100 vehicles within the morning and evening peak hours. Since COVID-19 there has been a rise in the number of employees being offered flexible/home working contracts. This combined with the location of the site in relation to active travel modes and local amenities, means that the number of vehicular trips associated with the proposed development is likely to be lower than this figure. The vast majority of these vehicle trips will travel along Church Lane to the London Road junction where they will split north and south.



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Ecology

The site is dominated by improved grassland and arable fields and therefore the proposed development has been located in such fields of low ecological interest, thereby ensuring the retention of any features of elevated ecological value present in the remainder of the site (including a number of field boundary hedgerows and trees). In particular, an area of woodland is present along much of the southern boundary of the site, with the woodland noted to include a range of ground flora of ecological interest. These features are retained in full under the proposals (save for occasional access routes through hedgerows), with the development sympathetically designed with appropriate buffers to all retained features, thereby ensuring that these features (and the opportunities they present for faunal species / species groups) are maintained under the development.

The proposals seek to ensure that ecology is integrated into the new development, both through the retention of features of greatest value and the provision of new ecological enhancements. Such enhancements include the betterment of the setting of the woodland and hedgerows, removing the intensively farmed arable fields (which directly abut up to the base of the woodland) and instead creating semi-natural habitat that will create a natural eco-tone to these habitats. In addition, new opportunities will be provided for protected species groups, though the provision of new roosting and nesting opportunities for bats and birds.



Flood Risk and Surface Water Drainage

The site is located entirely within Flood Zone 1 and as such is considered to be at very low risk of flooding from rivers/watercourses and maps also indicate a low risk of surface water runoff flooding along some of the perimeter watercourses.

Investigations on site show that the land composition would be unsuited to soakaways as a way of draining the site (there is a Weald Clay underlay) and as such an above ground attenuation basin will be needed before discharging into to a watercourse in the NW of the site. Above ground SuDS features such as open swales and basins provide the additional benefits of providing water quality benefits by filtering sediment and pollutants, being easier to maintain, and providing biodiversity and amenity opportunities.

Importantly, as the site will benefit from a new drainage system collecting surface water runoff (which it currently does not have and any infiltration is impeded by the clay underlay) and this would be discharged at a controlled rate (equivalent to greenfield rates) via a new basin, the risk of surface water flooding at the perimeter watercourses should be reduced when compared to the existing site – offering an improvement on the current situation.

Conclusion



Key benefits:

- Delivery of 180 much-needed and high quality 1 to 5 bedroom homes on a site allocated in the Ashington Neighbourhood Plan
- 35% of homes would be affordable homes – a mix of social rent and shared equity – with an emphasis on local first
- A scheme that is landscape led that looks to retain mature tree belts and natural screening – resulting in an attractive place to live and visit whilst being a sympathetic neighbour
- Two sports pitches and a sports pavilion provided for community use - responding to a local desire for such facilities
- Allotments included for the benefit of the wider Ashington community
- A scheme that is landscape led that looks to retain mature tree belts and natural screening; and also respects local heritage assets, such as Ashington Church – resulting in an attractive place to live and visit whilst being a sympathetic neighbour
- Community Infrastructure Levy (CIL) contribution to be circa £2.25m. Ashington Parish to receive 25% of this contribution.

Next steps...

- Thank you for taking the time to meet with us today. Your views are important to us so please either complete one of the comment forms available at this exhibition or alternatively visit our consultation website www.landwestofashingtontschool.co.uk where you will be able to review all the information presented and leave online feedback. We kindly request that all feedback is with us by **Tuesday 20th December 2022**. Once all comments have been received these will be carefully considered as we look to move forward with a planning application in the New Year.
- Should you have any questions following this event then please do not hesitate to contact our Freephone Community Information Line on 0800 294 1304 and our team will be happy to help.
- Development timeline – subject to gaining planning permission, Bellway envisage an on-site start date of late 2023/early 2024. Including groundworks and housing development, construction is likely to span 3.5 years with an approximate completion date on site during the summer of 2027.

Appendix G



Appendix H



Ashington Parish Council

Clerk to the Parish Council: Mrs. K. Dare, Honeysuckle House, London Road, Ashington, Pulborough, West Sussex, RH20 3JR, Telephone 07851 009655
Email: clerk@ashingtonpc.org.uk www.ashingtonpc.org.uk

To: Jack Turvey & Michael Birch, Bellway Homes

16th May 2022

ASH11 Land West of Ashington School

Many thanks for attending the Ashington Parish Council meeting on 5th May 2022. You presented some initial proposals for the Church Farm site and asked for 'high-level' feedback from the Parish Council, particularly in relation to access, quantum of development and sports facilities.

Councillors made some initial comments at the meeting (these are recorded in the minutes of the meeting, available at ashingtonpc.org.uk) but agreed at the meeting that they would send me their further comments after they had time to consider your presentation more fully. I have collated these comments and they are summarised as:

1. Access – you propose to use the existing two driveways to the south of the Church as access to the site. As pointed out at the meeting, access was an initial concern during preparation of the Ashington Neighbourhood Plan (ANP). To demonstrate suitable access the landowners (Woolleys and Lowers) commissioned a Transport Assessment. This also included a Road Safety Audit. This showed that the existing access is not considered safe and the recommendation from the Road Safety Audit was that the access be straightened to meet Church Close perpendicular and to create a more staggered road layout between the site access, Church Close and Church Lane. I have sent you a link (by email) to the Transport Assessment and Road Safety Audit. To comply with the recommended road layout, we believe that you will need a small piece of Parish Council land and we welcome further discussions in this regard.
2. Quantum of development – the Parish Council does not support delivery of 180 homes for ASH11. As explained at the meeting, the Parish Council commissioned a Housing Needs Assessment by AECOM as part of the ANP work, the PC took the upper figure in the range of homes that their report suggested (because of an historic under delivery in Ashington) and then added 15-20% additional homes to allow for any uplift in Government targets during the time it took to produce the ANP. This means that we are already above the upper level of our housing allocation and are unlikely to agree to any additional increases.
3. Sports facilities – the provision of two full-size football pitches (one grass and one MUGA), sports pavilion & parking is welcomed but separating the two pitches across the development makes no practical sense. They need to be co-located.

Other points:

1. Allotments – these are welcomed but some consideration of parking & access to serve them is needed.
2. Sustainable transport links – the provision of routes from the development into the Chantonbury Nurseries site and beyond to FP2607 is welcomed. WSCC has recommended that FP2607 is upgraded to Bridleway status as part of the Chantonbury Nurseries planning application, and we would expect your routes to also be of Bridleway standard. Further sustainable transport links into the village and countryside (where appropriate) should also be provided.
3. Access onto Rectory Lane – we note that the ANP open space to the north-west of the site, linking to Rectory Lane is absent from your proposals. This was to form part of the sustainable transport routes into and out of the site and should be included.

4. The barns at Church Farm, to the south of the access road, are also excluded from your development but are included as part of ASH11 in the ANP.
5. Much of the open space at Church Farm House (the Woolleys land) is excluded from your development and you stated that this was not made available for you to purchase. This land is included in the ANP and forms an important open space area for Ashington.
6. Provision of commercial floorspace near the sports pavilion is welcomed. Details to be discussed at some point.
7. The ANP does not state a need for additional parking to serve the Church – why is this being provided? Where?
8. Upgrading of FP2611 (ASH11x) – how will this be achieved?
9. Flood mitigation works (ASH11xx) – how will this be achieved? There is a Flood Report and suggested mitigation measures on our website and the main recommendation is for a new culvert and stream diversion within the Woolley's land but it seems that the required piece of land is not included within your proposal.

There may be other matters that come to light as more details of your proposals emerge.

It seems that many of the requirements detailed in Policy ASH11 Land West of Ashington School (and elsewhere) in the ANP cannot be delivered by your proposed scheme in its current form. Deviation from the ANP is unlikely to be acceptable to the Parish Council.

The Parish Council would be happy to meet with you to discuss any of the above in more detail.

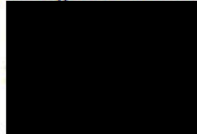
Regards,

Karen Dare
Clerk
Ashington Parish Council

Appendix I

10 November 2022

Ms Karen Dare
Clerk to the Parish Council
Ashington Parish Council



Robert Steele MRTPI
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DL: +44 (0) 7812 249 345

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GU7 3AB
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savills.com

Dear Ms Dare

LAND WEST OF ASHINGTON SCHOOL, ASHINGTON

POLICY ASH11 OF THE NEIGHBOURHOOD PLAN

I write to you on behalf of Bellway Homes (South London) Ltd in respect of the above Neighbourhood Plan allocation site.

We have previously been in contact with you on Bellway Homes' proposal for the site, including presenting to the Parish Council on 5 May 2022. Thank you also for the follow up letter setting out the main comments from the Parish Council on the proposal dated 16 May 22.

Since May 2022 Bellway Homes has undertaken surveys and assessments to help better understand the constraints and opportunities the site presents and how this informs development of the site. This has helped refine the proposal, informing the design and layout of the development. They are now ready to restart the consultation process and would welcome the opportunity to meet with relevant members of the Parish Council to discuss.

I understand that Bellway Homes' community engagement consultant Naomi Crassweller (from Consulo) has already been in touch to seek the Parish Council's availability for a round table discussion/working group style meeting w/c 21 November and she has also informed you of Bellway's intention to consult with the wider community in early December 2022.

The Proposal

The proposal will deliver many of the infrastructure requirements set out in the Policy ASH11 of the Neighbourhood Plan, including

- A full sized (11 a side) grass football pitch for community use
- A Full size (11 a side) floodlit Multi-Use Games Area
- A sport pavilion, changing rooms and equipment storage facility
- Allotments
- Direct and safe linkages into the Walkway Routes (ASH2)
- Retention of the Forest School

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited, Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2625136.
Registered office: 33 Margaret Street, London, W1G 0JD

In addition, the site will include managed open spaces and play areas to serve existing and future residents.

These items will be proposed alongside the construction of 180 new homes. The new homes will include a mixture of detached and semi-detached houses, as well as smaller properties such as maisonettes and apartments. This includes a range of 2, 3 and 4 bedroom houses, and 1 and 2 bedroom apartments. There will be 63 affordable homes (houses and apartments) (35%), which will help those in need locally of a new home.

Local Consultation

We would welcome the opportunity to meet with the Parish / Steering Group to discuss the development in detail. To help with this, we have provided responses to the comments you raised in your letter to Bellway Homes dated 16 May 2022 in the following sections below.

We are also preparing material for a public exhibition which we are hoping to hold locally in the village in early December 2022. This will show illustrations and information of the proposal and members of the project team will attend to help answer any questions residents or interested parties may have. In addition to this main consultation event, a dedicated project website will also be live to share information with those that may not be able to attend or who simply wish to revisit the information afterwards. A Freephone Community Information Line service will also be operational to ensure those members of the community that have questions can speak with a member of the development team.

Access

Bellway Homes wishes to ensure that vehicular access to the development is safe and accessible to pedestrians, cyclists, visitors and servicing vehicles, such as refuse trucks and delivery vehicles. As such, highway engineers have been looking at how the access by the Parish Church can be designed to achieve this, in accordance with the relevant highway standards required by West Sussex County Councils (WSCC) Highway Authority.

It is noted that the site access arrangements were considered as part of the Neighbourhood Plan and a Road Safety Audit (RSA) was undertaken as part of a former Transport Assessment. The RSA highlighted a concern surrounding the proximity of the proposed access with the junction of Church Lane.

This information has been considered in the design of the new access, and for completeness a new RSA will be undertaken as part of the planning application.

There have also been discussions with WSCC Highways Authority who have seen the initial access designs prepared for Bellway Homes and are satisfied it can be accommodated entirely within either the site boundary or highway land. A copy of the access drawing is enclosed.

WSCC are satisfied a single point of access via Church Close is sufficient to serve the proposed development. As such, the proposals do not require a secondary or emergency access onto Rectory Lane at the north western extent of the site.

Quantum of Development

We recognise that the proposal for 180 new homes is greater than perhaps the Parish Council was expecting. Policy ASH11 refers to approximately 150 dwellings which provides a guide as to how many homes are expected to be constructed on the site. Through a carefully designed layout we have been able to ensure there is sufficient open space, landscaping and spacing within the development. There will be tree lined streets and well-designed landscaped areas, with the aim of creating a spacious layout with strong green linkages to the surrounding countryside.

Furthermore, it is important to note that even with our proposal at the 180 homes the amount of developable area (i.e. area proposed with built form) will be less than that indicated in the key principles map (Figure 8.2 of the NP). Please see enclosed plan 062003-BEL-SL-PKPNP. The scheme remains within the adopted parameter plans approved as part of the Neighbourhood Plan allocation.

In terms of traffic, the proposed access has been assessed as safe at this number of homes and local highways have capacity to accommodate the number of vehicles associated with a development of this size.

There are also some strategic benefits for providing more housing on the allocated site. The additional homes will help Ashington remain resilient to the pressure of housebuilding and the need of new homes. It will limit any requirement for additional greenfield sites in the village for new homes in future Local Plan revisions by making efficient use of the allocated site.

Furthermore, the application will be liable to pay the Community Infrastructure Levy (CIL). In accordance with the regulations, the Parish Council will be entitled to 25% of the CIL receipt from the development. The additional 30 homes would generate approximately £75,000 extra in CIL receipt to the Parish Council (based on the average private home having a chargeable floor area 95 sqm and a rate of £157 per sqm (indexed 2022 rate for Zone 1 in the Horsham District Council Charging Schedule).

When we meet, we can show you how the proposed layout accommodates the additional homes in a responsive and sensitive way, whilst maintaining a spacious and well landscaped layout.

Sports Facilities

Bellway Homes is proposing to provide the two 11 a side pitches (one MUGA) as specified in Policy ASH11. A sports pavilion is also included, with changing rooms and equipment storage.

The sports pitches will comply with Sport England guidance, which specifies certain size criteria to facilitate good sport use and outcome for grass roots sports.

The north west of the site is enclosed by hedgerows, trees and vegetation. These are important features for the landscape character and so contribute to the biodiversity and habitats within the site. In order to deliver sustainable development it is important to retain and improve habitats where possible.

With this in mind, and for this reason only, it is not possible to locate the two 11 a side pitches alongside each other in the north west part of the site, without it resulting in the loss of vegetation. This scenario is shown on the enclosed plan 062003-BEL-SL-WSPCP. It is important to note here that the proposed 180 homes do not extend into the area identified for the sports pitches in the Neighbourhood Plan, and it is the existing constraints

on site and need to provide sports pavilion and drainage features as to why two 11 a side pitches do not fit within the north west corner of the site.

As such, it is necessary to provide one of the pitches to the south of the site. Whilst this would not be adjacent to the proposed pavilion in the north west of the site, it will be closer to the existing sports facilities and village centre.

Allotments

Allotments will be accommodated in the development including parking and access. Bellway has decided not to locate the allotments in the area of the site identified in the key principles plan in the Neighbourhood Plan as it would result in the loss of existing woodland and vegetation. Instead Bellway propose to enhance the existing area of habitat and locate the allotments to the west of the site adjacent to the sport pavilion and sports pitch. This will help create a community hub within the development and provide an element of parking for those visiting the allotments.

Sustainable Transport Links

Where possible the layout will facilitate links to the existing public right of ways, and financial contributions / CIL payments will be made which can be used to upgrade public rights of ways off site. We would be happy to discuss this in detail with you when we meet.

Bellway would also be willing to provide pedestrian links to the Chanctonbury Nurseries site, albeit it would depend on appropriate connection points being provided on that site; as well as any engineering and ecology impacts being assessed and considered. It is noted that there is a live planning application by Landacre Developments at the nursery site (LPA ref: DC/22/0372) for determination by the LPA.

Access onto Rectory Lane

Bellway Homes can only propose development and connections on land it will control, and so it will not be possible to provide pedestrian access onto Rectory Lane as part of their proposals. However, they will ensure that appropriate land they do control will be kept clear from obstructions or built form to allow for access in the event it does come forward in the future.

Barns at Church Farm/ Open Space at Church Farm House

Bellway will not have control of all the land around the location of the barns or Farm House at Church Farm. Whilst the land is within the site allocation, Bellway can only deliver works within land it controls. The design and layout of the development will ensure that the absence of the land from the development will not undermine or restrict the requirements of Policy ASH11 being realised.

Provision of commercial space at Sport Pavilion

The initial plans are for a room to be included within the Sports Pavilion building which can be hired out for meetings or workspace on a regular basis. This could have many functions and be an asset to the community in this respect.

It is not proposed to provide a permanent commercial space or office as there is unlikely to be a viable demand

for such space in this location.

Additional Parking for Church

An area of land will be retained by the landowner and handed over to the Church for informal overspill car parking. It doesn't form part of Bellway's planning application.

Upgrading of FSP2611 (Policy ASH11(x))

This public right of way is located off site and starts at the carriageway for the proposed vehicular access to the development site. The right of way at this point may need to be diverted onto the proposed footway at the new access. In terms of the rest of the public right of way, this could be upgraded through Section 106 financial contributions or from the CIL receipt. This will be subject to further discussions with the countryside team at West Sussex County Council.

Flood Mitigation Works (Policy ASH11 (xx))

The proposed development will be designed with a sustainable drainage strategy. This will be designed to limit run off rates so that it does not exceed the existing situation on site. This means that the proposed development will not have an additional impact or result in an increased risk of flood elsewhere.

In terms of the wider flood mitigation measures, Bellway's engineers are looking into the background of these suggested measures, but given the land earmarked for them will not be in Bellway's control, it will not be something they can deliver. However, Bellway will avoid, where possible, physical obstructions which would jeopardise the flood mitigation measures coming forward in the future.

I hope the above answers the initial questions you have on the proposed development and we look forward to seeing you again soon to discuss further. We would welcome the opportunity to present the latest design and layout to you, and Naomi looks forward to hearing from you with regards a meeting w/c 21 November 2022.

Myself and the development team look forward to hearing from you in due course and working with you and the Parish Council on this important project.

Yours sincerely,

A black rectangular box redacting the signature of Robert Steele.

Robert Steele

Enc.
Access Drawings
062003-BEL-SL-WSPCP
062003-BEL-SL-PKPNP
062003-BEL-SL-AKPNP