



Land north of Rectory Lane Ashington

DESIGN & ACCESS STATEMENT AND DESIGN CODE

JULY 2026

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Charles & Associates

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The Vision

Taylor Wimpey UK Ltd is working to deliver a sustainable and high quality residential development on land north of Rectory Lane in Ashington. The development seeks to provide public open space and up to 125 new homes in a mix of sizes, types and tenures, responding to local demand and housing need.





Parish Church

Community Centre

Youth Club and Sports Facilities

Co-op

London Road

Primary School

A24

Rectory Lane



Introducing the Scheme

“This document has been produced by Urban Place Lab and partners on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd. It sets out the design and development aspirations for the Rectory Lane Site at Ashington and puts forward a development framework, and principles for landscape, urban design and access to guide future design reserved matters applications.”



1. Scope of the DAS

1.1 The Design and Access Statement (DAS) has been prepared to illustrate the design principles and concepts that underpin the application proposal and address the requirements of the Planning Practice Guidance 2025 'Making an Application'. Specifically, under the Planning Practice Guidance requirements it addresses:

1.2 'What should be included in a DAS', including:

- Explaining the design principles and concepts;
- Steps taken to appraise the context of the proposed development and how the design has taken this into account;
- Explain the applicant's approach to access; how relevant Local Plan policies have been taken into account; consultation undertaken in relation to access issues; and how the outcome has informed the proposed development.

1.3 Details needed to be submitted with an outline planning application include:

- Information about the proposed uses, and the amount of development proposed for each use;
- Under article 5(3) of the Development Management Procedure Order, the area or areas where access points to the development will be situated.

1.4 This approach is also consistent with the requirement of the Development Management Procedure Order 2015.

Design Code

1.5 Accompanying this DAS is a Design Code, prepared to provide further design details at the sub-principle level, and prepared in accordance with the National Model Design Code Guidance.



Figure 1. Regional Location Plan Showing Connectivity

2. Site Location and Description

2.1 The application site (hereafter referred to as ‘the Site’) is located to the west of Ashington abutting the urban edge and is part of Horsham District Council’s Schedule of Suggested Modifications to the Regulation 19 Local Plan draft allocation ASN2.

2.2 The Site is well contained by trees and hedges. Defensible landscape features such as the tributary of the Lancing Brook run along the Site’s northern and western boundary. These reinforce the extent to which the Site forms an extension to the settlement and is enclosed by natural features.

2.3 Rectory Lane marks the western-most extents of the current village footprint, the culvert over the brook signalling the edge of the village and limit of development at Mousdell Close and Penn Gardens (both located south of Rectory Lane).

2.4 The Site itself comprises a large northerly-sloping field, sub-divided by two stands of mature field hedgerows with oak trees.

2.5 A low voltage power line crosses the central field and continues into the wider landscape. This power line will be diverted underground.

2.6 The Site is surrounded by development to the south, small-scale field pattern (pasture and scrub) to the east, and a larger field pattern to the west.

2.7 The enclosing landscape forms a continuous green corridor which links larger stands of woodland on the village periphery. Public Right of Way (PRoW ASH 2607) creates a green infrastructure connection between the wider ASN2 allocation, the Site, and the village.

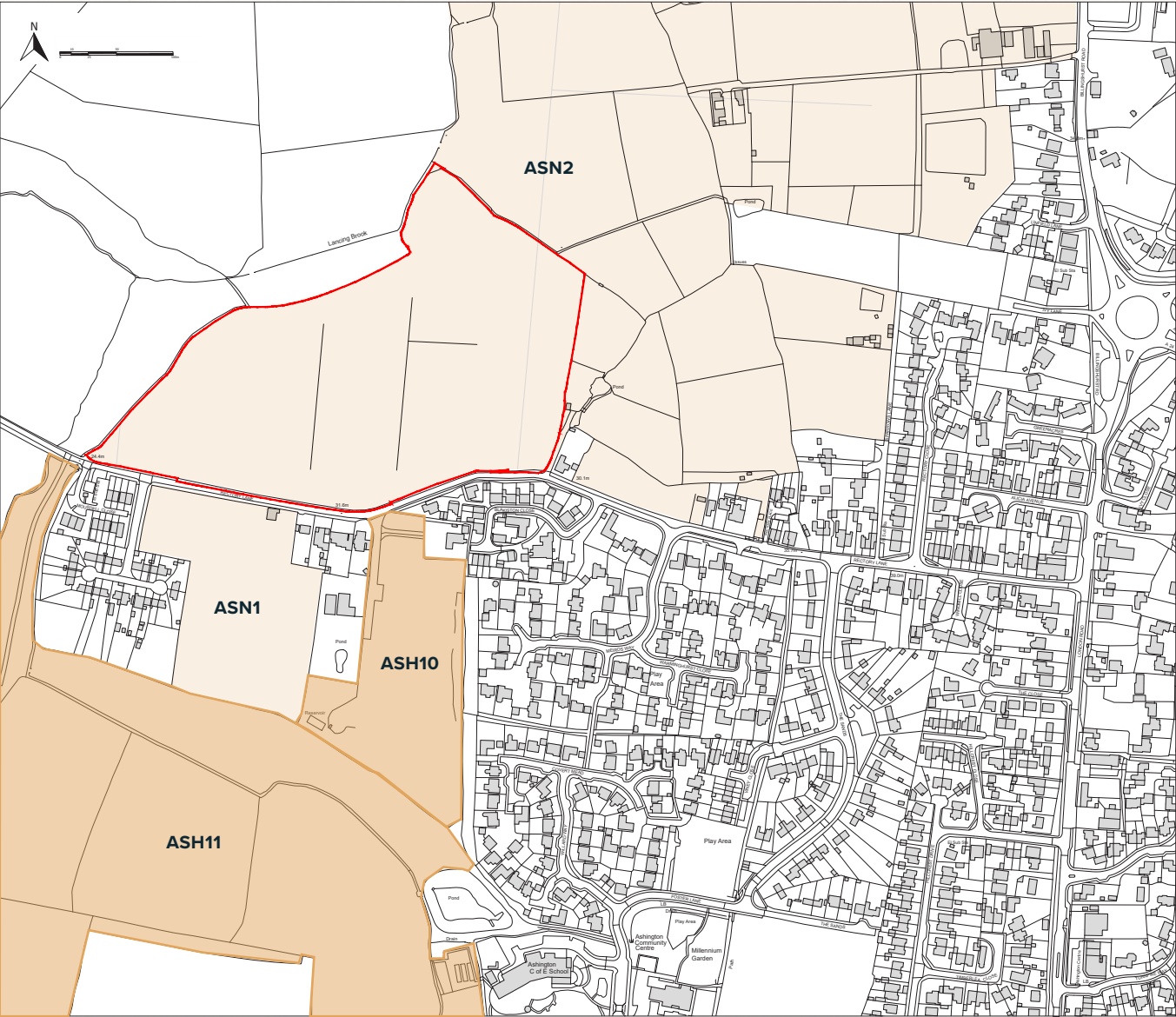


Figure 2. Site Location Plan

Site Boundary 7.39ha Housing Allocation Sites Draft Housing Allocation Sites July 2026

3. Application Description

3.1 This DAS accompanies an outline planning application made on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd for:



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



3.2 The Application will be submitted to Horsham District Council (HDC) as the local planning authority

3.3 Figure 3 shows the formally submitted application masterplan for which permission is sought.

The Proposed Development

3.4 The proposed development is designed to accord with National and Local Plan policies (including emerging policies).

3.5 A coordinated and iterative approach to design, planning, and technical input, has been adopted throughout the design process. This has enabled a responsive, positive and sustainable design proposal to be developed for the Site.

3.6 A wide range of benefits that reach beyond the Site boundary will be delivered by the proposed development and include:

- Up to 125 dwellings in a mix of size and tenure addressing part of Horsham District’s housing supply requirement and meeting the current and future market demands;
- Provision of up to 35% affordable housing of mixed sizes and tenures to satisfy local needs;
- A system of Sustainable Urban Drainage (SuDS) compliant with the new standards which have come into force in 2026;
- New public open space and a commitment to delivering 10% biodiversity net gain across the Site, and
- On-site play provision located along a connected network of active travel routes linking draft allocation ASN2, the development Site and the wider village.

Figure 3. Application Masterplan



- | | | | |
|--|---|--|--|
| | Site Boundary | | Green infrastructure to include public open space, tree planting, landscape, SuDS and access/circulation |
| | Proposed access points | | Existing watercourse/drain retained |
| | Pedestrian/cycle link to the site | | Indicative location of SuDS |
| | Indicative access route | | Existing planting to be retained |
| | Indicative emergency access corridor | | Indicative location of children's play |
| | Indicative active travel route | | Indicative location of informal kickabout space |
| | Indicative active travel connection to wider allocation (ASN2) | | Indicative location of pumping station |
| | Existing Public Right of Way | | |
| | A Residential development area including access/circulation, incidental open space, playspace and SuDS (incl. reference letter) | | |

Assessment & Evaluation

“The following review of the Site’s context and surroundings, demonstrates our understanding of how new development north of Rectory Lane can be successfully integrated into the existing settlement, taking account of local technical constraints, provides opportunities for distinctive and viable placemaking.”



4. Context Evaluation

4.1 Ashington is a compact, walkable village, with the majority of facilities within a 250-500m walking isochrone, measured from the Community Centre on Foster Lane, identified in the Ashington Neighbourhood Plan (ANP) as the core of the 'Community Cluster'.

4.2 Located on the edge of the 500m walking isochrone, the Site is wholly contained within the 750m isochrone which also encompasses development to the north of the village, and the M&S food store within the filling station which serves to supplement to Co-op food store on London Road.

4.3 The Site sits within a defensible band of part-woodland, part-developed parcels around the northern edge of the village, and is well-contained by green infrastructure. Footpaths ASH 2607 and 2606 provide good pedestrian links to the school and wider community facilities.

In summary the Site ...

...is located less than 10 min walking distance (ca. 700m) from the village primary school, providing active travel links to the wider ASN2 draft allocation and new residents on the Site;

...provides easy access via Rectory Lane to both the Co-op and the M&S food store;

...is similarly well-located for access to community facilities, skate park, sports pitches and youth club (all within a 10 minute walk);

...is located close to bus stops on London Road where the 23 bus provides half-hourly services to Crawley, Horsham and Worthing;

...has good access to the A24 with transport links to Horsham, Worthing, Shoreham, Gatwick Airport and the wider region;

...is a key connectivity point, well positioned for the district's road and commuter infrastructure; and

...is in very close proximity to the countryside including access to public footpaths.

In the context of the Site's sustainable location within Ashington, new development north of Rectory Lane should...

...seek to design-out any adverse impact on local highways.

...provide improvements to local play and sports facilities and create informal open spaces on-site;

...seek to enable safe and convenient pedestrian movement along Rectory Lane to access schools and other services within the immediate area;

...contribute to nature conservation, as part of a network of green spaces around the periphery of the village;

...deliver user-friendly and pleasant routes for walking and cycling to support a modal shift; and

... make a positive contribution towards local character by drawing on local precedents and principles, so as to embed development sympathetically within its surroundings.

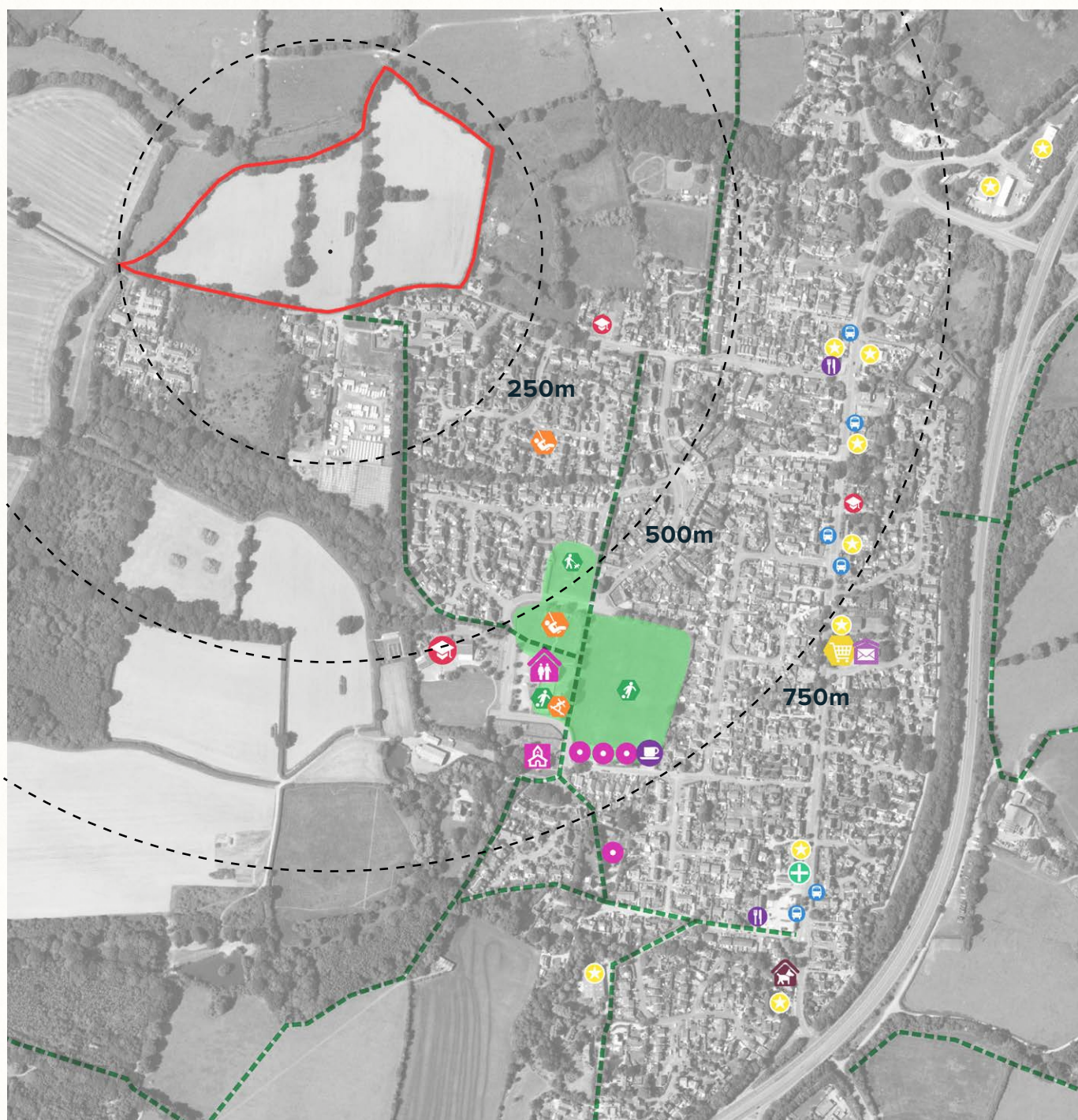


Figure 4. Facilities Plan

- | | | |
|-------------------------|---------------------------|--------------------|
| Site | Community/Leisure: | Recreation: |
| Public footpath | Community Centre | Sports Pitches |
| Bus stop | Hall/Club | Park |
| Education: | Post Office | Skatepark |
| Primary School | Place of Worship | |
| Day Nursery/Pre-School | | |
| Health services: | Retail/Employment: | |
| Pharmacy | Foodstore | |
| Vets | Other | |
| | Cafe | |
| | Pub/Restaurant | |

5. Site Opportunities & Constraints

5.1 Technical analysis of the Site has been undertaken across all relevant disciplines. For full details reference should be made to the specialist reports submitted with this application.

5.2 The following provides a summary of the main technical features which will impact on the design response.

Topography

5.3 The topography of the Site slopes gradually northwards from circa 31m AoD on Rectory Lane in the west, in a downwards direction to the north-east corner where a tributary of the Lancing Brook meets the Brook at approximately 22m AoD.

Arboriculture

5.4 61 arboricultural features were recorded on the Site including 30 individual trees, 16 groups, and 15 hedgerows. English oak accounts for 87% of the individually surveyed trees, and is present in nearly all of the surveyed tree groups. The oaks are largely of early mature to mature age, with trunk sizes and Root Protection Areas (RPAs) identified in the tree survey. English oak T25 is identified as a veteran tree, requiring a 14.5m radius buffer zone. There are no Tree Preservation Orders affecting the Site.

5.5 The development necessitates the removal of one tree (oak T24, for a sewer easement) and four sections of hedgerow (H6, H8, H10 and H15) to facilitate two vehicular accesses, a pedestrian access and visibility splay, and a connecting road in the indicative Site layout. The accesses, land use parameters and attenuation basins have been designed to avoid the RPAs of trees and the buffer zone of veteran oak T25. The veteran tree buffer will be maintained free from development and enhanced as a semi-natural habitat. The cessation of

intensive arable cultivation near trees would improve soil health within their root zones, and the potential new tree planting would provide a net gain in canopy cover, species diversity and age structure.

5.6 The outline proposal is feasible and acceptable from an arboricultural perspective. A detailed assessment will be made during the detailed design of the Site. In particular, ground level changes and new surfacing near the RPAs of trees will need to be taken into account, as well as the orientation and fenestration of dwellings in relation to shade from trees.

Site Access

5.7 In accordance with national and local planning policy, the Site is accessible by a range of non-car modes of travel. A variety of local facilities are within a short distance of the Site including the local primary school, food shops, local pub and cafe. The Site has potential for future residents to undertake journeys by sustainable modes and extends these to future residents of the ASN2 draft allocation. Vehicular site access can be achieved directly off Rectory Lane.

Landscape

5.8 A landscape review has been undertaken which demonstrates that the Site is not covered by any statutory or non-statutory landscape designation that would restrict its development for residential purposes.

5.9 In visual terms the Site is well contained within the landscape by adjoining development and vegetation and a gently undulating topography, falling northwards towards the tributary of the Lancing Brook and the accompanying mature landscape edge.

5.10 Existing landscape features should be retained where possible and integrated into the development proposals.

Archaeology and Heritage

5.11 No nationally designated World Heritage Sites, Scheduled Monuments, or Historic Battlefield sites lie within the Site or the 1km study area. The Site does not lie within an Archaeological Notification Area, as defined by the Local Planning Authority.

5.12 The closest heritage designations comprise:

- Grade II Listed West Wolves Farmhouse (NHLE1286931) c.240m north of the Site
- Grade II Listed Laurel Cottage and Orchard Cottage (NHLE1191796) c.270m east of the Site.

5.13 Intervening buildings and vegetation prevent the Site from having any visual relationship with Laurel Cottage / Orchard Cottage nor does the Site have any historical relationship with the built heritage asset. Therefore, of the two nearby designated heritage assets, only West Wolves Farmhouse is considered to be relevant for detailed assessment. See Built Heritage Statement for details.

Air Quality

5.14 Pollutant concentrations at both the Site and the surrounding area are to be below the respective Air Quality Assessment Levels (AQAL). There are considered to be no air quality constraints to residential development at the Site.

5.15 An air quality assessment will consider construction phase dust impacts and operational phase road traffic emission impacts at existing sensitive receptor locations.

5.16 Potential dust impacts at receptors surrounding the proposed development are predicted to be 'not significant'. Operational phase vehicular trip generation is anticipated to result in an 'not significant' effect, given low baseline concentrations.

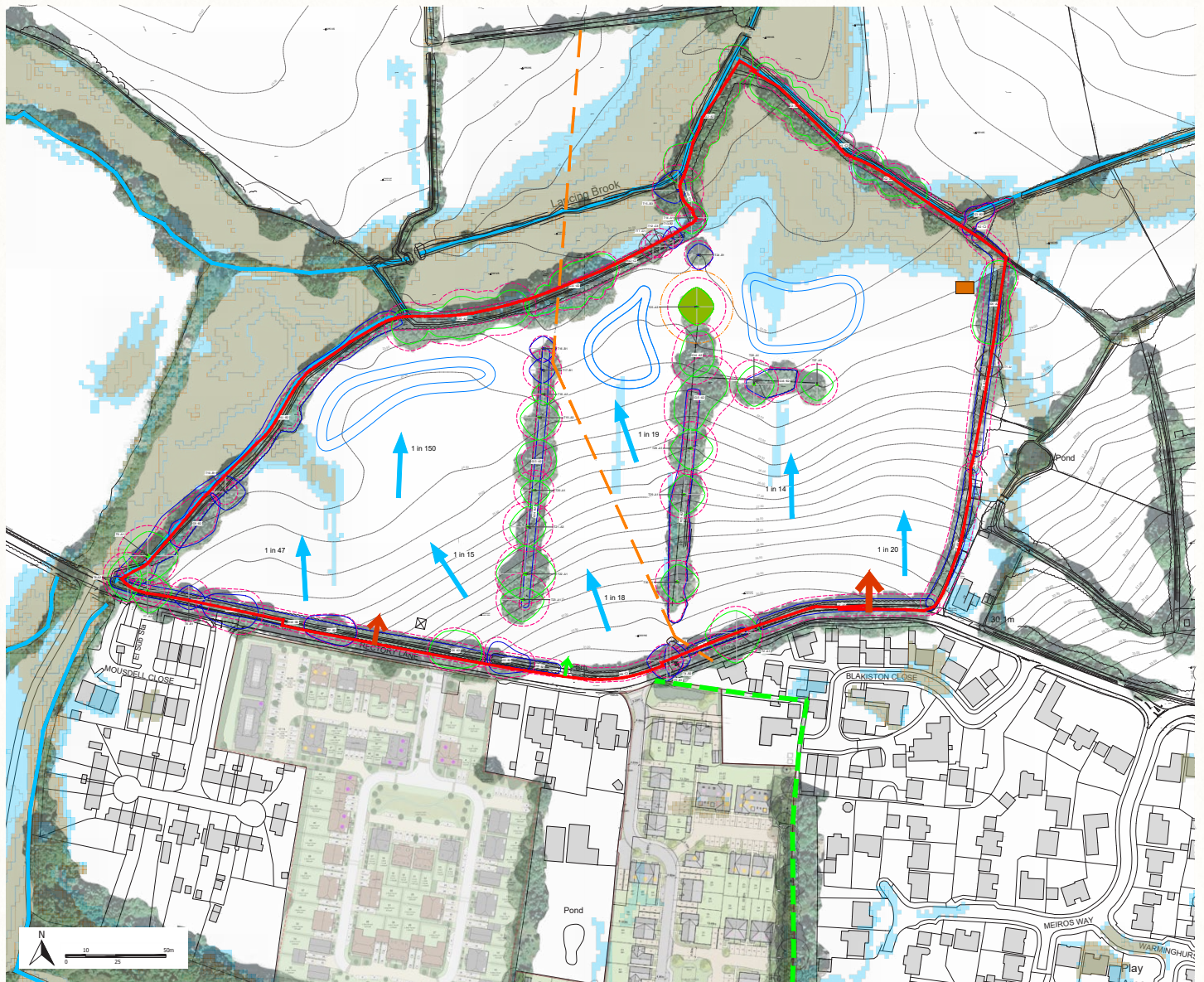


Figure 5. Constraints Plan

- | | |
|---|---|
| — Site Boundary | - - - Public Footpath |
| ■ 1 in 1000 Year Surface Water Flood Climate Change Flood Extent | → Existing Field Access / Potential Active Travel Link |
| ■ 1 in 100 Year Surface Water Flood Climate Change Flood Extent | → Potential Access Points |
| — Watercourse/Drain | - - - Tree Root Protection Area |
| — Contours | - - - Veteran Tree Root Protection Area |
| ○ Attenuation Basin / SuDS (indicative) | ◆ Veteran Tree |
| → Direction of Drainage | — Overhead Powerline |
| | X Sub Station (indicative) |
| | ■ Pumping station (indicative) |

Ecology

5.17 While the Site is dominated by arable habitat of limited ecological value, boundary hedgerows, its treelines and adjacent watercourse form ecological corridors within the local landscape. Key features of ecological importance include hedgerows and trees, an off-Site watercourse (Lancing Brook), hazel dormice, breeding birds and reptiles. The Site is within the outermost extent of a 12km 'wider conservation area', designated for ancient woodlands which support barbastelle bats (a European Protected Species). Barbastelle bat activity has been recorded within the Site, albeit a low level relative to other bat species. No wildlife designations cover the Site itself; or occur within immediate proximity.

5.18 Potential effects from the proposed development arise principally from habitat loss. Apart from the arable land, this is limited to a small number of short stretches of hedgerow to be removed to create new Site access and internal circulation, and the loss of one tree of 'low' bat roost potential towards the north of the Site. Such habitat loss will be offset by the provision of a significant area of green infrastructure within the northern part of the Site, including damp neutral meadow grassland, SuDs features, and native scrub, tree and hedgerow planting. Such measures will contribute towards the delivery of a minimum of 10% net gain for biodiversity in habitat, hedgerow and watercourse units. Additional wildlife features such as bat, bird and dormouse boxes will increase nesting / roosting opportunities. A Habitat Management and Monitoring Plan (HMMP) will be provided to secure this habitat provision for a minimum 30 year period.

5.19 Additional mitigation measures shall be employed during the construction phase to ensure that impacts to any sensitive flora and fauna is avoided. A Biodiversity Construction Environmental Management Plan (BCEMP) will be provided setting out precautionary measures to avoid impact to protected species such as pre-felling checks for roosting bats, badgers, nesting birds and reptiles. Potential risks to amphibians such as great crested newt (GCN) are considered to be limited (ponds sampled within 500m tested negative for GCN eDNA); and further survey work will be undertaken to confirm any licencing / mitigation requirements prior to commencement of development.

5.20 A sensitive lighting scheme will be designed to ensure that light spill onto key boundary hedgerows and treelines (during both construction and operational phases) shall be provided; with the northern part of the Site being kept as a dark corridor. This shall ensure that retained and new semi-natural habitat areas remain available for use by foraging / commuting bats and other nocturnal wildlife.

5.21 Overall, the Ecological Impact Assessment concludes that, with the proposed avoidance, mitigation, compensation and enhancement measures in place, the development is not expected to result in any significant residual negative ecological effects, and that the scheme is capable of complying with relevant legislation and policy, including Policy 25 and 31 of the Horsham District Planning Framework 'Green Infrastructure and Biodiversity'.

Flood Risk and Drainage

5.22 The Lancing Brook is located to the west and north of the Site. There is no fluvial flood risk from the Brook, but there is 1 in 1000 year surface water flooding shown on a small part of the Site.

5.23 However, all residential development is proposed on Flood Zone 1 only, and therefore is at low risk of fluvial flooding, including the predicted effects of climate change, during its lifetime.

5.24 The existing Site slopes away from Rectory Lane towards a network of ditches along the boundary that include the Lancing Brook. Surface water runoff from the proposed development will be managed and attenuated on-site prior to discharge to the boundary ditches and onwards to the brook.

5.25 Water butts will be provided for the new homes with gardens to support capture and re-use of rainwater.

5.26 Infiltration testing has been carried out on Site and demonstrates that infiltration is not a viable means of disposal for surface water runoff due to the low permeability of the underlying ground.

Noise

5.27 Noise constraints at the Site are primarily associated with road traffic noise from the adjacent Rectory Lane, based on predicted future traffic flows. The highest noise levels are expected in areas immediately adjoining Rectory Lane. In particular, external amenity areas would be constrained if located directly adjacent to the road and would likely require appropriate mitigation measures, such as screening, to achieve acceptable noise levels. From a noise perspective, it is preferable for external amenity spaces to be positioned on the screened side of dwellings, where the building itself provides mitigation from road traffic noise. As this is an outline scheme, these constraints are indicative and would be further refined and confirmed at the detailed design stage.



View of the Site from Rectory Lane