

Land North of Rectory Lane **Ashington**

Planning Statement

Submission of outline planning application for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access.

Prepared on behalf of Taylor Wimpey Strategic Land
(a division of Taylor Wimpey UK Ltd)

July 2026

Lucid
Planning

Contents

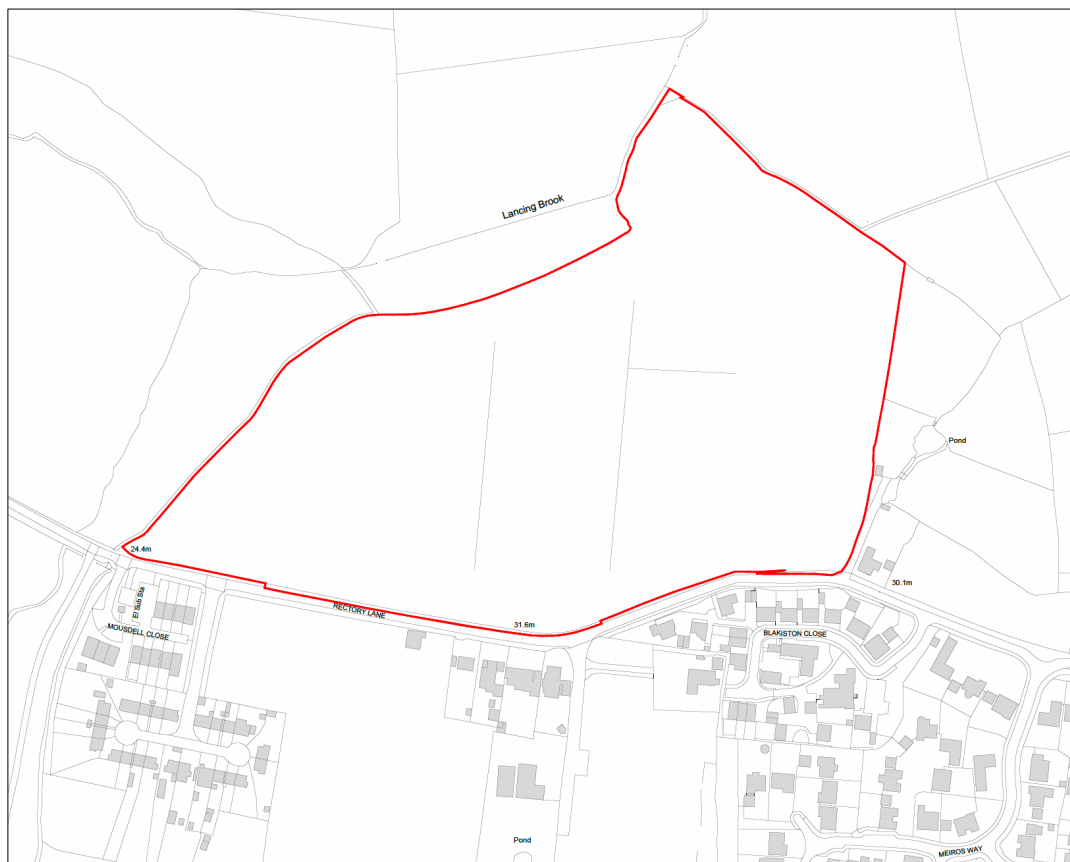
1. Introduction	1
2. Site Description and Context	5
3. Proposed Development	9
4. Planning Policy Context	20
5. Planning Appraisal	31
6. Affordable Housing Statement	62
7. Draft Heads of Terms	64
8. Conclusion	65

Appendices

- 1. Site Location Plan**
- 2. Land Use Parameter Plan**
- 3. HA5-ASN2 Ashington Northern Cluster Site Wide Masterplan**
- 4. Proposed and Consented Pedestrian Improvement Annotated Plan**

1. Introduction

- 1.1 This Planning Statement has been prepared by Lucid Planning on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey Uk Ltd (TW) (the Applicant) in support of an outline planning application proposal submitted in relation to “Land north of Rectory Lane, Ashington” (the ‘Site’) as shown edged red below.



Site Location Plan

- 1.2 The Site is located within the administrative area of Horsham District Council (HDC). The Site Location Plan is attached at **Appendix 1**.

- 1.3 The proposal is an outline planning application for:

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

- 1.4 The proposal will provide up to 125 much needed new homes, including 44 (35%) affordable homes, in a sustainable location. Development will also provide affordable housing and financial contributions (by way of planning obligations), as required, through a s106 agreement.
- 1.5 The Site benefits from being in close proximity to a range of services and facilities located within Ashington.
- 1.6 The planning application submission includes sufficient detail to evaluate and assess the planning and layout merits of the proposed development. A full list of supporting documents is set out in the application covering letter.

Pre-Application Engagement

- 1.7 A request for pre-application advice was submitted to the Council in May 2026. A formal written response was received on 13 July 2026, but it addressed the draft allocation, not the pre-application advice request for this particular site.
- 1.8 A Transport Scoping Note was submitted to the Highway Authority, West Sussex County Council (WSCC), by Charles & Associates in April 2026. A meeting was held on 20 April and WSCC have provided formal written comments. The feedback has helped inform the assessment of the transport impacts of the Site and the design of the accesses from Rectory Lane.
- 1.9 A Flood Risk and Drainage Scoping Note was submitted to the Lead Local Flood Authority, WSCC, by Charles & Associates in April 2026. Meetings were held on 27 April 2026 and 16 June 2026. The feedback has helped inform the

management of flood risk and sustainable drainage proposals for the proposed development.

- 1.10 The WSCC Archaeological Officer was also consulted. See Section 5 for more detail.

Public Consultation

- 1.11 In accordance with the Council's Statement of Community Involvement, TW undertook public consultation prior to submission of the application which included:

- Stakeholder meetings
- Newsletter with an enclosed feedback form sent to local addresses
- Dedicated website with an online version of the feedback form
- Engagement with the local media
- Community webinar on the evening of 27 April 2026
- Dedicated email address, freephone telephone number and freepost address

- 1.12 The following stakeholders were contacted and offered meetings with the project team:

- Ashington Parish Council
- Horsham District Council ward councillors for Ashington
- Relevant Horsham District Council Cabinet Members
- West Sussex County Council representatives, including the local county councillor.

Full details are set out in the statement of community consultation.

- 1.13 A newsletter was distributed to 1108 homes within 1km radius of the Site to notify local residents of the proposals and the webinar was made available immediately after the 27 April 2026 webinar event.

- 1.14 TW and some of its consultant team presented the draft proposals to a public meeting of the Parish Council on 26 May 2026.

- 1.15 The results of the whole consultation process are set out in the Statement of Community Involvement submitted with this application.
- 1.16 The responses to the consultation have helpfully informed the proposals and content of the planning application. Key concerns are set out in Section 3 of this Statement.

2. Site Description and Context

Site Characteristics and Constraints

- 2.1 The Site is located to the north of Rectory Lane, on the north western edge of Ashington, as shown on the Site Location Plan in Section 1 above. It comprises agricultural land of approximately 7.39 hectares.
- 2.2 The Site abuts the urban edge of Ashington and is well contained by trees and hedges. It is bounded by hedgerows and trees on Rectory Lane to the south, and on its eastern boundary. The western and northern boundary is also bounded by hedgerows, trees and a ditch network including a tributary of the Lancing Brook. There are two lines of trees running north-south within the Site that subdivide the Site.
- 2.3 The topography of the Site slopes gradually northwards from c.26- 31m AoD along Rectory Lane to 21.64 AoD in the northern most point of the Site.
- 2.4 A low voltage power line crosses the centre of the Site and continues northwards. It is proposed that this power line will be diverted underground.
- 2.5 The Site:
- is not a protected area or asset of particular importance as set out in footnote 7 of the NPPF, i.e. designated or potential Special Protection Area, Special Area of Conservation or Ramsar; Site of Special Scientific Interest; Local Green Space Landscape, National Park or Heritage Coast; irreplaceable habitat; designated heritage asset (and other heritage assets of archaeological interest referred to in footnote 75);
 - has no scheduled monuments within it, or adjacent to it;
 - is not within or adjacent to any Conservation Area;
 - has no designated heritage assets within the red line planning application boundary.

- 2.6 Furthermore, the Site is not subject to any local designations including Conservation Area, groundwater Source Protection Zone, or Local Wildlife Site. The closest designations comprise:
- Grade II Listed West Wolves Farmhouse (NHLE1286931) c.250m north of the Site
 - Grade II Listed Laurel Cottage and Orchard Cottage (NHLE1191796) c.250m east of the Site.
- 2.7 The Site is surrounded by development to the south. To the east are small scale fields and residential development. To the west and north is wider countryside.
- 2.8 To the north of the Site there is an ordinary watercourse known as the Lancing Brook, which flows northwards before joining the EA Main River, the River Adur, which is located approximately 5 km north of the site. There are a series of ditches located along the northern, northeastern and western Site boundary which all drain into the Lancing Brook.
- 2.9 The entire built development area lies in Flood Zone 1, and therefore has little to no risk of flooding, including the predicted effects of climate change, during its lifetime.

Ashington Area

- 2.10 Ashington is identified in the adopted Horsham District Planning Framework 2015 Policy 3, Development Hierarchy, as a Tier 3 'Medium Village'. It is recognised to have a moderate level of services, facilities and community networks, together with some access to bus services.
- 2.11 Ashington is a compact, walkable village with a range of services and facilities including two convenience stores, a pharmacy, a public house, a community centre, primary school and two pre-schools within easy walking distance of the heart of the village, the Community Cluster. The range of services provided in Ashington together with the sustainable transport links to towns which provide further facilities, make Ashington a well located, sustainable settlement.

2.12 The following local services and facilities are particularly important set out in the table and shown on the Facilities Plan below:

	Walking Distance
Ashington CofE Primary School	700m
Ashington Day Nursery & Pre-School	700m
Clanctonbury Pre-School	230m
Ashington Community Centre	700m
Co-op Food	900m
M&S Simply Food	1000m
Ashington Pharmacy	1250m



Planning History

2.13 There is no relevant planning history on this Site.

2.14 TW has promoted the Site (SHELAA Ref SA524) through the various consultation processes associated with the preparation of the Horsham District Plan and did so jointly with other parcels of land owned by Devine Homes and the Diocese of Chichester.

- 2.15 On 13 July 2026, Horsham District Council published a Schedule of Proposed Main Modifications to the emerging Local Plan for public consultation. This is part of the on-going examination of the Plan by an independent Planning Inspector.
- 2.16 The Schedule increases the total housing requirement in the district over the plan period to 2040, and allocates additional new sites to meet this new figure. One such proposed additional allocation is ASN2, which is part Strategic Policy HA5: Ashington Housing Allocations and is the jointly promoted SHELAA Site SA524.
- 2.17 Draft Proposed Policy HA5-ASN2: Ashington Norther Cluster allocates 450 homes to the north of Rectory Lane. The TW Site forms the south west part of this allocation. See Section 4 of this Statement for more detail.

3. Proposed Development

3.1 TW propose to submit an outline planning application for:

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

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

3.3 A request for an EIA Screening Opinion supported by an evidenced Screening Report will be submitted alongside the planning application.

The Proposed Development Layout

3.4 The Facilities Plan shown above at paragraph 2.11, shows the proposals in the context to Ashington.

3.5 A Land Use Parameter Plan is attached at **Appendix 2** and identifies proposed land uses, layout and design.

3.6 In visual terms, the Site is well contained by its boundary trees and hedgerows. Views occur only at short range. Responding to these baseline conditions, a landscape-led approach has shaped the proposed development. The proposals

seek to maximise the retention and enhancement of existing landscape features, including all boundary vegetation and internal trees.

- 3.7 The Site is accessed by two points of vehicular access onto Rectory Lane, and a separate dedicated active travel connection is also provided onto Rectory Lane to create direct walkable route to the village's Community Cluster. Appropriate levels of landscaping will be provided to soften the appearance of the new infrastructure, whilst maintaining required visibility splays for vehicular traffic for highways safety reasons.
- 3.8 Two further active travel connections are shown to link the adjacent land to the north east and the east of the Site. These connections will link to other parcels, in different landownerships within draft Local Plan allocation HA5-ASN2, to ensure a comprehensive and cohesive walkable new neighbourhood. The proposed accesses will provide safe and suitable access for all intended users.
- 3.9 The development comprises:
- Up to 125 new homes, including 35% affordable homes (up to 44 new affordable homes), to meet the Council's latest housing need
 - Building heights generally limited to 2 storeys, but with some up to 3 storey at key locations
 - Retention and maintenance of as many trees and existing landscaping features as possible
 - Public Open Space to meet the Council's standards, including informal and formal play opportunities and footpaths for the health and well-being of all local residents
 - Sustainable Drainage System (SuDS) including attenuation basins, swales, and rain gardens where appropriate
 - Two new vehicular and pedestrian accesses from Rectory Lane
 - Parking to meet WSCC Parking Standards for Parking Behaviour Zone 1
 - Electric vehicle charging points for each dwelling
 - Cycle parking to meet WSCC Parking Standards
 - Site-wide landscape strategy, integrated with the proposed SuDS

- Additional planting and biodiversity enhancements to achieve in excess of the national requirement for 10% biodiversity net gain: 44.11% gain in Habitat Units; 11.87% gain in Hedgerow Units and 16.22% gain in Watercourse Units, with all relevant trading rules satisfied
- Each dwelling will be built to meet the Future Homes Standards applicable at the time of construction.

General Design Principles

- 3.10 As shown on the Land Use Parameter Plan (**Appendix 2**) the general arrangement of the proposals consists of three development blocks to the south of the Site with vehicular routes through the development and an internal pedestrian/cycle links between internal parcels.
- 3.11 The proposed layout promotes active travel to establish walking and cycling as the preferred mode of transport, rather than the car, providing good walking routes through open space and along safe streets, maximising the experience of walking through or alongside green infrastructure.
- 3.12 All existing trees are to be retained and managed with appropriate root protection areas and significant buffers, with the exception of one moderate-quality mature oak (T24 (B1) which has a trunk diameter of 58cm) that is anticipated to be removed for the installation of the foul water sewer.
- 3.13 There are three sections of hedgerows H6, H8 and H10 to be removed for site accesses and associated visibility splays for highway safety reasons onto Rectory Lane and two smaller sections for two active travel routes connecting the Site to adjacent land within the draft proposed allocation HA5-ASN2 (see Section 4 of this Statement for more detail). However, new hedgerow planting will ensure that there is a biodiversity gain in hedgerow units of nearly 12%.
- 3.14 The Site's existing landscape features have been integrated into the development proposals and form the landscape framework for the proposed

development parcels. The primary treed corridors that run north-south through the Site are to be retained as a character feature and provide a natural sub-division of the Site.

- 3.15 Green and blue infrastructure has been designed to be integrated and provide a series of movement corridors for wildlife which runs through the heart of the development connecting to the wider offsite green infrastructure. Green infrastructure will also provide a setting for the new homes, which will be orientated wherever possible to overlook mature landscape features.
- 3.16 Public open space (POS) is primarily located to the north of the Site, with buffers around the north-south lines of trees which takes into account the significant trees within and on the boundaries of the Site, and their root protection areas and shadow pattern. This approach allows for the new dwellings to sit comfortably within the Site with minimal impact and present a positive outlook onto green space.
- 3.17 Along with amenity greenspace, there will be natural and semi-natural greenspaces which will be located within the SuDS basins in the north of the Site, together with new areas of meadow grassland and aquatic and marginal habitat. This will be supplemented by new woodland, woodland edge and tree planting throughout the open spaces.
- 3.18 An area of community orchard will be provided within the central amenity area to encourage communal congregation.
- 3.19 The proposals include a small play area in the open space to the north east to cater for young children. An area for youth interaction will be located adjacent to the orchard and will include opportunities for social seating and congregation. A series of play on the way stations will be located at intervals along the walking routes.

- 3.20 The Site is not considered an appropriate location for more formal open space provision such as playing fields. Overall, there is an under provision in open space which meets the Parks and Gardens criteria; however, this is compensated for by a meaningful overall over provision in open space (2.42ha) as shown in the typology table below.

Type of Provision	Area per resident (sqm)	Total POS requirement for 125 homes (300 persons)	Open Space Provision	Balance
Allotments / Community Orchard	1.8 sqm	0.054 ha	0.054 ha	0.000 ha
Semi-natural Greenspace	24.3 sqm	0.729 ha	3.011 ha	2.282 ha
Amenity Greenspace	5.8 sqm	0.174 ha	0.724 ha	0.55 ha
Parks and Gardens (inc. outdoor sports*)	13.8 sqm	0.414 ha	0.000 ha	-0.414 ha
Children's Play	0.5 sqm	0.015 ha	0.017 ha	0.002 ha
Youth Facilities	0.4 sqm	0.012 ha	0.012 ha	0.000 ha
Total		1.398 ha	3.818 ha	2.42 ha

Note: POS requirement calculated based on Strategic Policy 28 in the Horsham District Local Plan 2030-2040, Regulation 19 (January 2024) Policy Review.

- 3.21 A review of local character in Ashington has identified some 3 storey homes in the locality. The majority of homes on the Site are proposed to be 2 storeys in height, and likely to comprise a mixture of terraces, semi-detached with detached houses but with possible 3 storey homes at key locations. The LVIA has assessed the whole Site at 3 storeys. The actual location of those buildings will be considered in detail at Reserved Matters stage.
- 3.22 A number of landmark dwellings on the Site may also be identified at key nodes and street termini, helping to create and reinforce local character.
- 3.23 Despite this being an outline application, when only the principles of development are considered, the Design and Access Statement sets out examples of elevational treatments, architectural appearance and a palette of materials that have been drawn from a review of local character, ensuring a locally distinctive place that sits well within the settlement form and the supporting landscape infrastructure.

Housing Mix

- 3.24 Whilst the emerging 2040 Local Plan has been at Examination there has been conflicting information regarding the amount of affordable housing that should be provided on housing sites in the district. The adopted HDPF requires 35%. Interim advice in the informal Shaping Development in Horsham District Planning Advice Note (September 2025) (SDHPAN) encouraged the provision of 45% as that figure was in the Submission Local Plan. The Proposed Main Modifications published by the Council on 13 July 2026, however, reduces the percentage back to 35% as the total number of houses being required in the plan period has increased.
- 3.25 As such, TW is proposing to provide 35% affordable housing to support the delivery of a sustainable, mixed and balanced community, in accordance with current adopted policy, expected future policy and to align with recent planning permissions (e.g. DC/25/1327, land east of Mousdell Close). The proposals will provide a mix of dwelling types and sizes (shown below) that will aim to reflect current and future local housing needs in accordance with the Strategic Housing Market Assessment and Planning Officer advice:

	1 bed 2 person	2 bed 4 person	3 bed 5 person	4 bed 6 person
Affordable Ownership	25%	40%	25%	10%
Affordable Rent	35%	30%	25%	10%

- 3.8 All affordable homes will be 'tenure blind' and organised into small clusters in accordance with policy. All affordable dwellings will meet the Council's occupancy and minimum floor area/NDSS requirements.

- 3.26 HDLP Policy 40 seeks a minimum of 5% of affordable dwellings to meet M4(3) standards for wheelchair users, in addition to all dwellings meeting M4(2) standards to ensure adaptability and accessibility.
- 3.27 The provision of affordable housing including the housing mix will be secured through the mechanics of a s106 planning agreement.

Energy and Sustainability

- 3.28 The development will include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability. Through the integration of both passive and active measures, the proposed development aims to achieve a significant reduction in CO₂ emissions compared to the baseline set by current Building Regulations, in line with Future Homes Standards.

Economic Benefits

- 3.29 The Proposal will deliver up to 125 new homes (including up to 44 affordable) and the associated provision of infrastructure, to be secured through the s106 agreement and by way of Community Infrastructure Levy contributions.
- 3.30 Additionally, the Proposal will generate employment during the construction phase and in the operational phase will generate local spending by future residents and council tax.
- 3.31 The development's delivery of new homes will generate a range of positive socio-economic impacts and wider health and wellbeing benefits, including:

Construction Phase

- Delivering **significant investment** in the local construction sector.
- Supporting **65** direct full-time equivalent (FTE) construction sector jobs over 2 years, including **30** new jobs for Horsham residents.

- Creating a further **25** FTE jobs in the supply chain across Horsham, West Sussex and beyond.
- Generating **£21 million** Gross Value Added (GVA) economic contribution across West Sussex and beyond, including **£18 million** concentrated in Horsham.

Complete and Occupied Phase

- Accommodating 290 residents in 125 high-quality new homes.
- Generating £3.2 million resident expenditure annually on retail and leisure goods and services, with capacity to support 20 jobs in these sectors.
- Providing £330,000 in Council Tax for collection by Horsham District Council, contributing towards funding local public services and infrastructure.

Social Benefits

- 3.32 The Proposal supports the social role of sustainable development, in helping to support strong, vibrant and healthy communities, including through the provision of increased housing supply to meet identified needs.
- 3.33 The Proposal will deliver up to 125 new homes, including market dwellings and up to 44 affordable dwellings. Given the housing shortfall in the local area, the likely timeframes for new site allocations through the local plan process, the potential for increased housing requirements as a result of changes to the NPPF and unmet need from neighbouring local authorities, this benefit attracts substantial weight in the consideration of the application.
- 3.34 Additionally, the future residents will reside in a sustainable location, within easy walking distance of local facilities including the local primary school that is due to be expanded. This supports healthy lifestyles where children can walk to school, and fewer private vehicle movements generating less vehicle and carbon emissions.

- 3.35 The proposed development also includes new footpaths and cycleways and will deliver children's play space, all of which support healthy, sustainable lifestyles.

Environmental Benefits

- 3.36 The Site is not located on land which is designated for its landscape value; all but one tree and a small amount of hedgerow will be retained, with additional planting undertaken.
- 3.37 The Proposal will deliver sustainable homes built to modern energy efficiency standards. The improvements to walking and cycling infrastructure will support active travel, therefore delivering additional environmental benefits as we transition to a low carbon economy.
- 3.38 The Proposal will achieve in excess of the national policy for 10% biodiversity net gain by achieving: 44.11% gain in Habitat Units; 11.87% gain in Hedgerow Units and 16.22% gain in Watercourse Units, with all relevant trading rules satisfied.
- 3.39 The Proposal will not have any adverse effects on ecological receptors, subject to the securing of the recommended mitigation in the Ecological Impact Assessment submitted in support of the application.

Public Consultation

- 3.40 As set out in Section 1 of this Statement, TW undertook pre-application public consultation. The detail is set out in the accompanying Statement of Community Involvement and summarised below.
- 3.41 In total, 259 people provided feedback on the proposals as part of the consultation, with 209 respondents answering the question on support for the development. Of these, 86.1% were not supportive of the proposals, while 2.9% were supportive, 7.2% were neutral and 3.8% were unsure.

- 3.42 TW has carefully reviewed all the feedback received from both the public and stakeholders during the consultation.
- 3.43 Several feedback themes were raised regarding the proposed development of the Site. As part of the application, TW has sought to respond and address the key points raised through the information submitted as part of the planning application, where appropriate.
- 3.44 The table below provides a summary of TW's response to key themes raised during the whole consultation process.

Key Theme	Taylor Wimpey's response
Lack of infrastructure	We recognise concerns regarding pressure on local infrastructure, including schools, healthcare facilities and public services. The project team is engaging with the relevant statutory bodies through the planning process. The development will make financial contributions as required, secured through planning obligations, to help mitigate its impact and will support local services where required.
Traffic congestion	Concerns regarding traffic levels, road safety and the capacity of Rectory Lane were among the most frequently raised issues. A detailed Transport Assessment is being undertaken in consultation with West Sussex County Council to assess the impact of the proposals on the local highway network. Access arrangements are being carefully considered and opportunities to improve walking and cycling connections will form part of the proposals.
Loss of village character	We recognise that many residents value Ashington's rural character and have concerns about the cumulative impact of recent development. The proposals have been designed as a natural extension to the village and will continue to evolve through technical assessment and community feedback. Careful consideration is being given to landscape, layout and open space to ensure the development responds positively to its surroundings.
Environmental impact	The protection and enhancement of the local environment is a key consideration in the development of the proposals. The project team is undertaking environmental and landscape assessments to understand the Site's sensitivities and inform the design. The proposals will deliver biodiversity net gain in accordance with statutory requirements, new planting and

	habitat enhancements in accordance with national planning requirements.
Strain on community services	We understand concerns about the capacity of local facilities and services. Education, healthcare and other public services are planned and delivered by the relevant authorities, and the development will make appropriate contributions where required through the planning process. These contributions are intended to help address the impact of the new homes on local infrastructure.
Local housing need	We recognise concerns regarding housing affordability and the need for homes that meet local requirements. The proposals will include affordable housing in line with Horsham District Council policy, helping to provide a range of homes for different household needs, including first-time buyers, families and those looking to downsize.

4. Planning Policy Context

- 4.1 This section looks at the weight to be given to various planning policies and how these should be applied to this proposal.

The Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 4.3 The Development Plan consists of:

- Horsham District Planning Framework to 2031 (adopted November 2015) (HDPF)
- West Sussex Joint Minerals Local Plan (WSJMLP) (adopted 2018 and updated following a Soft Sand Review (adopted March 2021) - Policy M9 [re. Brick Clay (Weald formation)
- West Sussex Waste Local Plan (WSWLP) (adopted 2014; reviewed in 2019 and 2024 - Policy W23
- Ashington Neighbourhood Plan 2019-2031 (made 23 June 2021) (ANP)

- 4.4 Listed below are the specific policies of the HDPF considered to be relevant to determination of this application.

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 & 4 - Development Hierarchy and Settlement Expansion

Policy 15 - Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 30 – Protected Landscapes

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 39 – Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 – Community Facilities, Leisure and Recreation

4.5 Relevant policies in the ANP are:

ASH2: Increasing Walking in Ashington
ASH3: Parking Provision
ASH4: Local Heritage Assets
ASH5: Landscaping and Countryside Access
ASH8: Ashington Community Cluster

Material Considerations

4.6 Several material considerations are of relevance to determination of the application. This includes:

- HDC Five Year Housing Land Supply
- The National Planning Policy Framework (NPPF) (Dec 2024);
- Written Ministerial Statements regarding the current housing crisis and the importance of boosting housing supply
- Horsham District Council Supplementary Planning Documents (SPDs)
- The evidence base associated with the emerging Submitted Local Plan, particularly the Schedule of Proposed Main Modifications published for consultation on 13 July 2026
- The draft revised NPPF (December 2025)

Out-of-Date Policies

- 4.7 Shaping Development in Horsham District Planning Advice Note (SDHDPAN) September 2025 sets out that HDC does not have a five year housing land supply.
- 4.8 As the strategic policies in the District Plan are over five years old, the housing need figure for HDC has to be calculated using the standard method in the December 2024 NPPF. This figure was 1357 dwellings per annum according to the Government figures released in December 2024.
- 4.9 The SDHDPAN (September 2025) stated the Council had a 1 year supply of housing; however, a recent appeal in Henfield in April 2026 (Land east of Charlwood Drive; APP/Z3825/W/25/3376143) found a 1.7 year housing land supply.
- 4.10 No matter which figures are used, this means that **HDC has a shortfall of between 4500 to 5400 dwellings in the next five year period.**
- 4.11 As the Council can no longer demonstrate a five-year supply of housing, NPPF paragraph 11d, footnote 8 indicates that policies that affect the supply of housing may be considered out of date. This reduces the weight that may be given to such policies and engages the ‘tilted balance’ in decision making.
- 4.12 Further the test to be applied is set out in paragraph 11(d)(ii) which states development proposals should be assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Settlement Boundaries

- 4.13 The current settlement boundaries were identified in relation to the housing need of the 2015 adopted HDPF. As there is now an unmet housing need, the weight to be attached to any conflict with settlement boundaries is reduced.

- 4.14 Further, the Schedule of Proposed Main Modifications, published by the Council for consultation on 13 July 2026, sets out a significant increase in the housing requirement for the district up to 2040 and allocates new housing sites outside of current settlement boundaries. This includes a proposed additional allocation ASN2, which is part Strategic Policy HA5: Ashington Housing Allocations for 450 dwellings at the 'Ashington Norther Cluster' north of Rectory Lane, which includes this TW Site.
- 4.15 As such, the Site is in a sustainable location as set out in the Proposed Mian Modifications and against NPPF policy below.

National Planning Policy Framework (December 2024)

- 4.16 Given the adopted Local Plan is out of date, the NPPF becomes the primary basis for decision making and has very significant weight.
- 4.17 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making, paragraph 11(d) states:

“Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a clear reason for refusing the development proposed; or*
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.*

- 4.18 As set out in Section 2 of this Statement, Ashington is acknowledged as a sustainable location and the Site is well connected in terms of active travel and public transport links, making it a sustainable location. The evolving layout is being designed to make effective use of land and will secure a well-designed place, providing much needed affordable homes.
- 4.19 As set out in paragraph 2.3 of this Statement, the Proposals are not in a protected area or asset of particular importance, so paragraph 11(d)(i) does not apply.

Ashington Neighbourhood Plan (ANP) 2023-2036

- 4.20 In terms of the Neighbourhood Plan, paragraph 14 of the NPPF states that,
'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
a. the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
b. the neighbourhood plan contains policies and allocations to meet its identified housing requirement....'
- 4.21 The ANP became part of the development plan more than five years ago (as of 23 June 2021); hence, the test at NPPF paragraph 14 is not met.
- 4.22 Even if officers or Members considered the ANP met NPPF paragraph 14 it is worth noting that the Inspector in an appeal decision for 70 dwellings in Melksham, Wiltshire (APP/Y3940/W/25/3374421) concluded that paragraph 14 is not absolute. It does not place a firm bar against development going ahead even if counter to a neighbourhood plan that meets the paragraph 14 tests. Rather, paragraph 14 requires the decision-maker to exercise judgement as to whether conflict with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits. In the Melksham case, the Inspector

concluded that whilst the neighbourhood plan contained policies and allocations, the validity of the housing requirement figure could not be relied upon. This tempered the weight the Inspector afforded to the housing requirement.

- 4.23 Further, as the ANP is intrinsically linked to, and indivisible from the HDPF's development strategy established more than five years ago, and does not contain policies and allocations to meet the significant **current** housing requirement, the ANP is considered to be out-of-date in terms of NPPF Paragraph 11d.
- 4.24 This approach is supported by an appeal decision on 27 June 2025 at Faversham, Kent (APP/V2255/W/24/3350524) which under these circumstances concluded that the adverse impacts of the conflicts with neighbourhood plan did not significantly and demonstrably outweigh the benefits of the proposal (paragraph 104).
- 4.25 This approach was also applied by the Inspector in the recent Henfield appeal (Land east of Charlwood Drive; APP/Z3825/W/25/3376143) where the Inspector recognises, at paragraph 83, that HDC's annual housing need has significantly increased the figure set out by HDPF Policy 15, and that target can no longer be relied upon. He states, *"Within the context of this significant uplift, I cannot consider the HNP's [Henfield Neighbourhood Plan's] housing requirement to remain a credible indicator of current housing need."*
- 4.26 The Inspector at paragraph 87 goes on to state,
"In summary, the HNP is less than five years old and contains policies and allocations to meet its housing requirement. However, significant material changes in circumstances since the HNP was made suggest its identified housing requirement is no longer reliable. Furthermore, the shortfall in housing land supply across the Council's area is not likely to be remedied in the short term, and I anticipate will persist until the

emerging Local Plan reaches adoption. Therefore, the weight to be afforded to the proposal's conflict with HNP Policy 1 is diminished."

4.27 Since that decision, however, both the Henfield Neighbourhood Plan and Ashington Neighbourhood Plan (made on the same date) have become more than five years old. As such, the tests in NPPF paragraph 14 will not apply and hence, there will be no adverse impact of allowing development that conflicts with the neighbourhood plan that will significantly and demonstrably outweigh the benefits of providing up to 125 new homes on the Site to help meet the significant housing need in Horsham district.

4.28 Consideration of other ANP policies is set out in Section 5 of this Statement.

The Emerging Local Plan (to 2040)

4.29 The emerging Local Plan was submitted for Examination in July 2024 and the Examination commenced in December 2024 but was subsequently cancelled following the Inspectors conclusions that the Council had failed to satisfactorily comply with the duty to co-operate. Following the withdrawal of Natural England's September 2021 Position Statement, examination of the emerging Local Plan was resumed, with hearing sessions held in April 2026.

4.30 The Inspector's Post Hearing Letter of 5 May 2026 sets out that HDC should consider additional sites to meet an enhanced housing need, which needs to be defined by HDC.

Proposed Main Modifications to the Emerging Local Plan

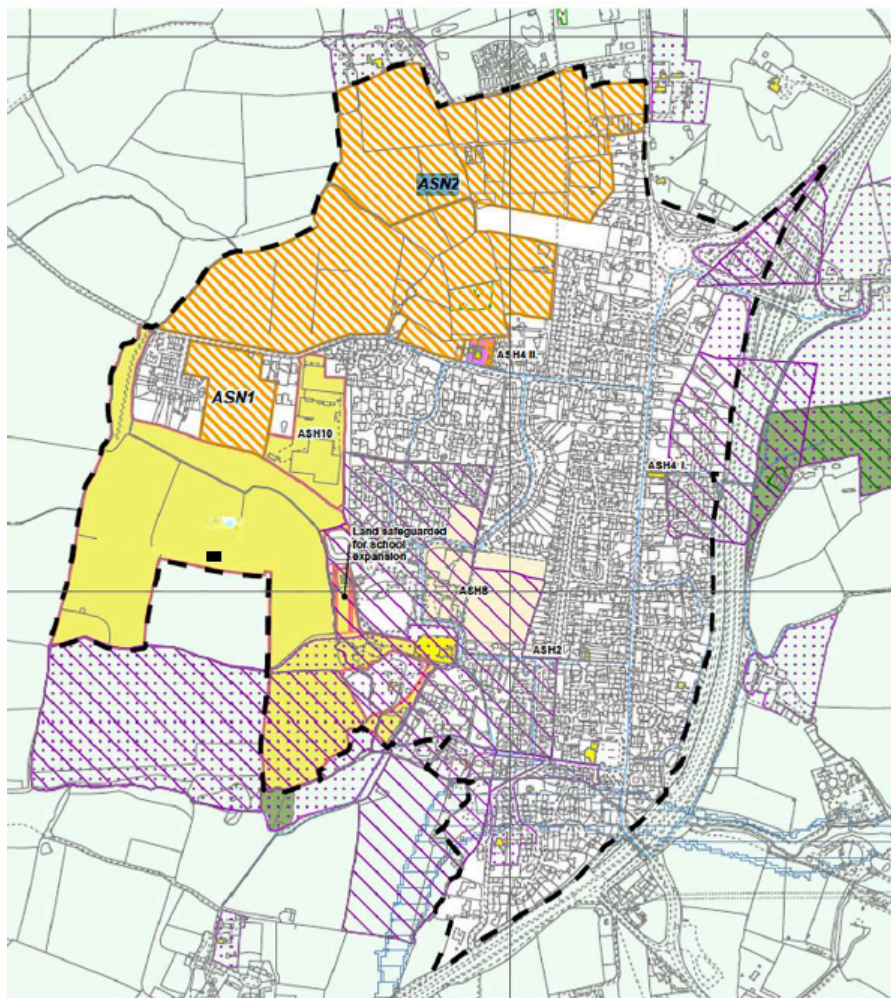
4.31 On 13 July 2026, the Council published for public consultation a Schedule of Proposed Main Modifications to the emerging Local Plan, which includes an increased housing requirement for the plan period and further draft allocations, as well as other modified policies on such things as affordable housing and biodiversity net gain. These proposed modifications and responses from the

public consultation will be examined at further Examination hearing sessions in October 2026.

Draft Allocation HA5-ASN2: Ashington Northern Cluster

- 4.32 One such proposed additional allocation is ASN2: Ashington Northern Cluster, which is part Strategic Policy HA5: Ashington Housing Allocations.
- 4.33 HA5-ASN2 allocates 450 homes to the north of Rectory Lane. The TW Site forms the south west part of this proposed allocation.
- 4.34 The draft policy states, in addition to any application being supported by a HRA and wintering bird survey to ensure no adverse effect on the integrity of the Arun Valley SPA/Ramsar site, and meeting national, local and neighbourhood plan requirements, development will be supported where proposals demonstrate:
 - a) That development is in accordance with a comprehensive site wide masterplan. The masterplan must ensure a co-ordinated approach to development across the entirety of the allocation and deliver an integrated and sustainable settlement form.
 - b) The masterplan must demonstrate that separate development phases / parcels will not prejudice the development of adjoining land or infrastructure within the allocation. This should include facilitating connections between separate land parcels or clearly demonstrate how connections to future phases can be achieved.
 - c) The masterplan must be landscape led, and inform site layout. capacity, enhance existing boundary treatments. and promote high-quality design for the site as a whole.
 - d) That development must demonstrate delivery of the supporting infrastructure, services and facilities necessary to meet the needs of the allocation as a whole.

- e) There is provision of formal and informal open space. sport and recreation provision to meet the needs of the development in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021;
- f) That appropriate regard is had to the impact on local listed heritage assets including the Grade I listed Church of the Holy Sepulchre, Grade II Listed West Wolves Farmhouse and Grade II listed Orchard Cottage Laurel Cottage; and
- g) The design and setting takes account of the areas of the site affected by surface water flooding and appropriate mitigation is applied in line with Strategic Policy 10.



Draft Proposals Map for Ashington, showing ASN2

- 4.35 Given the stage the emerging Local Plan is at, it is considered to still be at an early stage of preparation; as such, its draft policies carry only limited weight in the consideration of this planning application, but it does show the direction of travel the Council is taking in regard to allocations to meet the increased housing requirement.

Shaping Development in Horsham Planning Advice Note (September 2025) (SDHPAN)

- 4.36 In light of the Council's inability to demonstrate a five-year housing land supply and delays to the progression of the emerging Local Plan, the Council published the Shaping Development in Horsham District Planning Advice Note ("SDPAN") which was endorsed at Cabinet in September 2025. This replaced the Facilitating Appropriate Development document, published in October 2022.
- 4.37 The purpose of the SDHPAN was to provide clarity on the Council's approach to determining planning applications for non-allocated sites located outside built up area, in light of an out of date plan, a lack of five year housing land supply and poor performance against the Housing Delivery Test ("HDT").
- 4.38 Similar to the Schedule of Proposed Main Modifications to the emerging Local Plan, the SDHPAN represents a material consideration of limited weight in determining planning applications. This application has sought, however, to meet the Council's approach set out in that document.
- 4.39 Paragraph 5.12 of the SDHPAN states that planning applications that meet the following criteria will be considered positively, each of which is met by this proposal:
- *"The site adjoins the existing settlement edge as defined by the BUAB (Built Up Area Boundary)*
 - *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to*

- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services*
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and*
- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.”*

Summary

- 4.40 Even with the increased emerging Local Plan housing requirement (considering unmet need in Crawley and Brighton & Hove) only just being published, there is still a current five year housing need of 4500-5,400 new homes in HDC in the next five years, as the Council has, at best, a 1.7 year housing land supply at this time (i.e. before the 2040 Local Plan is adopted). This means that, in accordance with paragraph 11d of the NPPF the development plan policies which are most important for determining the planning application are out of date.

5. Planning Appraisal

The National Planning Context

- 5.1 The requirement for local planning authorities to deliver sustainable housing sites has been a fundamental tenet of the planning system for many years; as is having an up-to-date local plan. Many authorities have failed to do so, particularly in the south east of England where the need for both market and affordable housing is high, resulting in increasing affordability ratios and high rents.
- 5.2 Matthew Pennycook’s Ministerial Speech of 12 December 2024 accompanying the publication of the revised NPPF goes a little further stating,

“This Government has inherited an acute and entrenched housing crisis. The average new home is out of reach for the average worker, housing costs consume a third of private renters’ income, and the number of children in temporary accommodation now stands at a historic high of nearly 160,000. Yet just 220,000 new homes were built last year and the number of homes granted planning permission has fallen to its lowest in a decade.

That is why the Plan for Change committed to rebuild Britain, with the hugely ambitious goal of delivering 1.5 million new homes this Parliament, and the vital infrastructure needed to grow our economy and support public services.”

Paragraph 11d of the NPPF

- 5.3 As HDC does not have a five year land supply, as set out in paragraph 4.10 of this Statement paragraph 11d of the NPPF is engaged.
- 5.4 The Site is not designated or a potential Special Protection Area, Special Area of Conservation or Ramsar; Site of Special Scientific Interest; Local Green Space, National Landscape, National Park or Heritage Coast; designated

heritage asset (and other heritage assets of archaeological interest referred to in footnote 75); or an area at risk of flooding or coastal change; hence is not a protected area or asset of particular importance that provides a strong reason for refusing the development proposal in accordance with paragraph 11d(i).

- 5.5 In terms of paragraph 11d(ii) the rest of this Section will consider the other elements of the Application that have to be considered in the planning balance when assessed against the NPPF as a whole, *“having particular regard to key policies directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”*.

Sustainable Location

- 5.6 Ashington is a compact, walkable village with a range of services and facilities including two convenience stores, a pharmacy, a public house, a community centre, primary school and two pre-schools within easy walking distance of the heart of the village, the Community Cluster. The range of services provided in Ashington together with the sustainable transport links to towns which provide further facilities, make Ashington a well located, sustainable settlement.

- 5.7 The following local services and facilities are particularly important:

	Walking Distance
Ashington CofE Primary School	700m
Ashington Day Nursery & Pre-School	700m
Clanctonbury Pre-School	230m
Ashington Community Centre	700m
Co-op Food	900m
M&S Simply Food	1000m
Ashington Pharmacy	1250m

Quantum of Development

- 5.8 Ashington is identified as a Tier 3 Medium Village in HDPF Policy 3.
- 5.9 The Ashington Neighbourhood Plan identifies a housing requirement of 225 dwellings through Policies ASH1 and the emerging Horsham Local Plan has a draft allocation for at least 75 dwellings. Progress regarding the allocations is set out here:

Allocation	Ref	Application	Proposal	Decision
Neighbourhood Plan	ASH10 Chanctonbury Nursery Approx 75 dwellings	DC/22/0372	74 dwellings 35% AH 70:30 split Provision of on-site outdoor gym equipment Connection to and upgrade of FP2607	Approved 04/09/23
Neighbourhood Plan	ASH11 Land west of Ashington School Approx 150 dwellings	DC/23/0406	152 dwellings 35% AH 70:30 split Direct delivery of full size 3G all weather pitch; sports pavilion and flood-lighting; allotments New link to footpath FP2607 and upgrade to footpath FP2611 Transfer of land for school expansion	Resolution to Grant 22/10/25; draft s106 being finalised currently
Emerging Local Plan	HA5 Land east of Mousdell Close, Rectory Lane At least 75 dwellings	DC/25/1327	74 dwellings 34% AH 70:30 split Provision of: bus stop improvements at Rectory Lane Bus Stop; provision of cycle stands; tactile paving at	Resolution to Grant 17/03/26 draft s106 being finalised currently

			crossing points along Rectory Lane; dropped kerbs and tactile paving at crossing points on London Road, near Rectory Lane junction	
Allocations Total			300	

5.10 This application for up to 125 dwellings, is less than allocation ASH11 (resolution to grant planning permission for 152 dwellings) which was clearly considered to be proportionate and appropriate to the size of settlement.

5.11 Further, the application meets the criteria set out in paragraph 5.12 of the SDHPAN.

5.12 The Site now forms part of draft proposed Policy HA5-ASN2: Ashington Northern Cluster for 450 dwellings.

5.13 In terms of meeting the criteria of Policy HA5

2	Provide HRA Provide wintering bird survey	See 'Information to Inform Habitats Regulation Assessment' submitted with application See EclA submitted with application
3	Meet national, local and neighbourhood plan requirements	See the rest of Section 5 and the Conclusions in Section 8 of this Statement
ASN2 a)	Development in accordance with a comprehensive site wide masterplan	A masterplan agreed between the three developers: Devine Homes, the Diocese of Chichester and TW was submitted throughout Local Plan representations. The most recent submitted to the Reg 19 Submission Local Plan. This Masterplan has been updated to reflect detailed site information on the TW and Devine Homes application sites, other known site information and the Ashington Neighbourhood Plan emphasis on the village Community Cluster and walkable routes.

		The Masterplan is attached at Appendix 3
ASN2 b)	The masterplan must demonstrate that separate development phases / parcels will not prejudice the development of adjoining land or infrastructure within the allocation. This should include facilitating connections between separate land parcels or clearly demonstrate how connections to future phases can be achieved.	This proposal has been designed in accordance with the up-to-date constraints and opportunities on the Site. Active travel links have been provided to adjoining land within the draft allocation to facilitate connections, meet ANP walkable route priority, and not to prejudice the development of adjoining land or infrastructure. It should be noted that all three developers have their own independent access to land within their control and hence, they can bring those sites forward separately and independently without encumbering each other or the objectives of the policy.
ASN2 c)	The masterplan must be landscape led, and inform site layout. capacity, enhance existing boundary treatments. and promote high-quality design for the site as a whole	The Masterplan has been updated to reflect detailed site information on the TW and Devine Homes application sites and other known site information and still remains landscape-led and landscaped focussed.
ASN2 d)	That development must demonstrate delivery of the supporting infrastructure, services and facilities necessary to meet the needs of the allocation as a whole.	See Sections 5 and 7 of this Statement
ASN2 e)	There is provision of formal and informal open space. sport and recreation provision to meet the needs of the development in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021	See Section 5 of this Statement, the Design & Access Statement and the Landscape Strategy Plan
ASN2 f)	That appropriate regard is had to the impact on local listed heritage assets including the Grade I listed Church of the Holy Sepulchre, Grade II Listed West Wolves Farmhouse and Grade II listed Orchard Cottage Laurel Cottage; and	See Section 5 of this Statement, and Built Heritage Report submitted in support of the application
ASN g)	The design and setting takes account of the areas of the site affected by surface water flooding and appropriate mitigation is applied in line with Strategic Policy 10	See Section 5 of this Statement and the Flood Risk Assessment and Drainage Strategy submitted in support of the application

Community Facilities

- 5.14 Another key aspect of the ANP was to define a 'community cluster' where a range of community facilities could be located, which would act as a heart of the village.
- 5.15 Table 7.1 of the ANP (below) sets out the required provision of community facilities and which sites will provide which facility:

Table 7.1: Provision of community facilities

Infrastructure facility	Land west of Ashington School (Policy ASH11)	Chanctonbury Nursery (Policy ASH10)	Other sites
New provision on Chanctonbury Nursery (Policy ASH10)			
A range of outdoor gym equipment for all ages		Direct provision on site	
New provision on land west of Ashington School (Policy ASH11)			
A full-sized (11-a-side) grass football pitch for community use	Direct provision on site		
New allotments, as well as retaining allotment facilities immediately adjacent to Ashington School specifically for school use	Direct provision on site		
A full-sized (11-a-side), floodlit Multi-Use Games Area primarily for football use	Provision of land on site and financial contributions	Financial contributions	Financial contributions
A sports pavilion, changing rooms and equipment storage facility	Provision of land on site and financial contributions	Financial contributions	Financial contributions
Ashington Community Cluster			
Improved and expanded play provision to fully address the needs of children of all ages	Financial contributions	Financial contributions	Financial contributions
Improvements to the existing Multi-Use Games Area	Financial contributions	Financial contributions	Financial contributions
Improvements to the drainage of the existing grass sports pitches	Financial contributions	Financial contributions	Financial contributions
A community building providing for the following needs: a. Hall and meeting facilities to serve the needs of the scouts, local youth club and other local community groups b. A Parish Council office	Financial contributions	Financial contributions	Financial contributions

- 5.16 It is noted, from the application and committee report that the Land west of Ashington School proposal (DC/23/0406) is directly delivering new allotments and a full size 3G all weather pitch and enlarged pavilion to shell and core, which is over and above the requirements in Table 7.1 above. This was agreed to mitigate the developers not being able to provide a full size grass pitch on site. When considering the proposals in the committee report, officers noted

that CIL contributions would be available to the local community for drainage improvements to existing grass pitches within the community cluster.

- 5.17 Where financial contributions are highlighted in Table 7.1 above, the planning applications at Land west of Ashington School (DC/23/0406) and Chanctonbury Nursery (DC/22/0372) have provided this through CIL payments.
- 5.18 When TW presented the proposals to Ashington Parish Council as part of the pre-application consultation process, they asked if the Parish Council required any additional community facilities on or off-site. The Parish Council pointed TW to the requirements of the ANP. As such, and to be consistent with both of the ANP allocation applications and that of Land east of Mousdell Close, TW expect that a financial contribution for any identified outstanding community facilities will be provided through CIL, in line with the 'Other Sites' column in ANP Table 7.1 above.

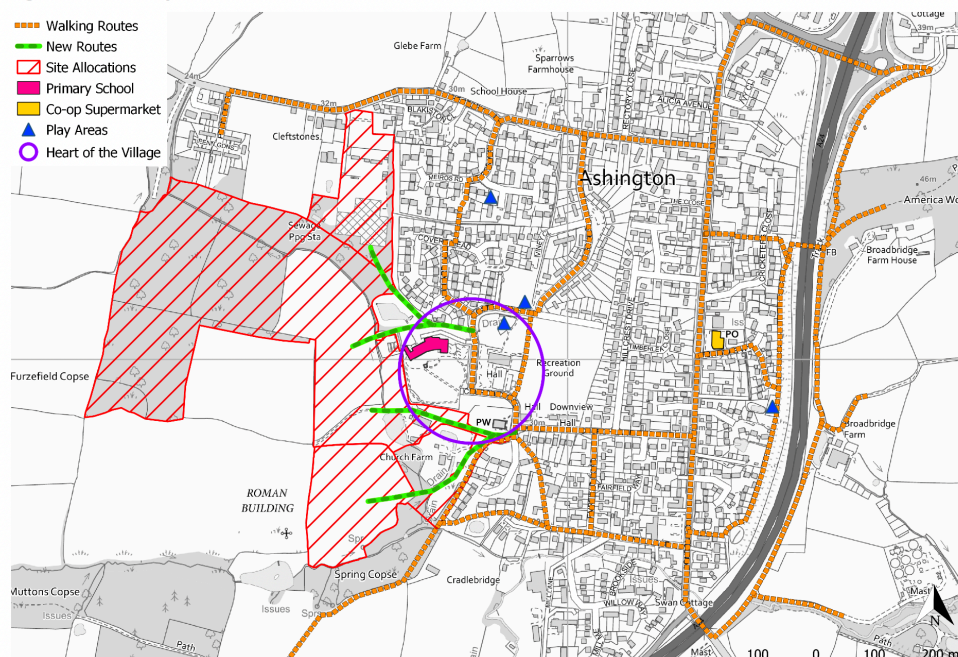
Highways, Access and Connectivity

- 5.19 As shown in the detailed access drawing, submitted as part of this application, the Site will be served by two points of vehicular access onto Rectory Lane, and a separate dedicated active travel connection. The proposed access will provide safe and suitable access for all users, in accordance with paragraph 116 of the National Planning Policy Framework (NPPF). Appropriate landscaping will be provided to soften the appearance of this new infrastructure, whilst maintaining required visibility splays for highways safety reasons.
- 5.20 The Site is accessible by a range of sustainable transport modes. Existing footways along Rectory Lane, PRoWs particularly ASH-2607, and nearby bus route 23 provide opportunities for future residents to travel on foot, and by public transport to local facilities and services in Ashington and to wider destinations including Horsham, Crawley and Worthing.

Walking

- 5.21 The application proposes a number of off-site improvements that, in combination with currently consented developments in Ashington, will provide a comprehensive package of improvements to further enhance the sustainable accessibility of the Site as shown on the Drawing 25-036-009 Rev B, in Appendix F of the Transport Assessment submitted in support of this application and replicated at **Appendix 4** of this Statement.
- 5.22 As part of the proposals, a section of the existing footway on the southern side of Rectory Lane, between the private drive located to the east of the eastern access junction and the proposed active travel connection, would be resurfaced. In combination with the committed improvements to the footways further east on Rectory Lane and PRow ASH-2607, the walking route objectives within the Ashington Neighbourhood Plan (Policy ASH2 and Figure 5.1, shown below), this will maximise the potential for sustainable movement and ensure that residents can walk safely to Ashington Primary School, the Ashington Community Cluster ('the heart of the village'), shops and other important services facilities.

Figure 5.1: Walkway Routes



Public Transport

- 5.23 There is good connectivity to public transport in the form of bus service from London Road which will provide residents with access to the wider range of employment, education and general amenities available within the larger surrounding settlements of Horsham, Crawley and Worthing.
- 5.24 The nearest bus stops are the 'Rectory Lane' stops located on London Road, approximately 600m from the Site, which is approximately a 8 minute walk or 3 minute cycle.
- 5.25 The Route 23 service operates between Crawley, Horsham and Worthing. There are 17 services a day Monday to Friday, 15 on a Saturday and 9 on a Sunday.
- 5.26 The proposals seek to contribute to the attractiveness of travel by bus through enhancements to passenger waiting facilities. It is proposed to provide lighting at the Rectory Lane bus stops to further encourage travel by bus alongside the improvements already committed as part of the application (ref: DC/25/1327) at Land East of Mousdell Close.

Car Parking

- 5.27 Car parking will be provided throughout the development, in accordance with WSCC standards for Parking Behaviour Zone 1. Electric vehicle charging points will be provided for every home.

Transport Assessment

- 5.28 A robust and cumulative assessment of future year traffic conditions has been undertaken, taking into account forecast traffic growth and relevant committed development in the area. The scope of which has been agreed with WSCC. All of the assessed junctions are forecast to continue to operate well within capacity in both 'Do Minimum' and 'With Development' scenarios.

Travel Plan

- 5.29 A Residential Travel Plan also accompanies the planning application and sets out measures to encourage sustainable travel choices from first occupation. This will be secured by S106 or planning condition.
- 5.30 The proposed development is consistent with the national and local plan policies by locating housing within reasonable distance of services, public transport and active travel routes, and by incorporating appropriate mitigation and enhancements where necessary.
- 5.31 As such, the proposed development would not result in an unacceptable impact on highway safety, nor would the residual cumulative impacts on the road network be severe. The development therefore accords with the transport related policies in the adopted HDPF Policy 40 and emerging Strategic Policies 20 and 27, and NPPF paragraphs 109 to 118.

Ashington Primary School

- 5.32 As part of the Community Cluster, Ashington Primary School is currently a 1FE school with a capacity of 210 pupils. The landowners of Land west of Ashington School also own land immediately adjacent to the school. As part of the s106 for the housing development (DC/23/0406), 0.54 hectares of land has been safeguarded for 15 years for the expansion of the school.
- 5.33 As with all the recent planning permissions/resolutions to grant, TW expect that a financial contribution for local early years, primary and secondary education needs will be provided through CIL.

Achieving Well-Designed Places

- 5.34 Good design is at the heart of sustainable development. As the Design and Access statement sets out, the design and layout of development meets the

HDPF and NPPF criteria and best practice as set out in the National Design Guide.

- 5.35 This high quality approach will also meet modern housing, environmental, open space and recreation, biodiversity and density standards.

Affordable Homes

- 5.36 The Proposed Development will deliver 35% affordable homes (up to 44 dwellings), thus achieving an adopted policy (and Proposed Main Modification) compliant affordable housing provision that meets the needs of residents in the district.
- 5.37 All affordable homes are 'tenure blind' and organised into small clusters in accordance with Policy DM1.
- 5.38 All affordable dwellings meet the Council's occupancy and minimum floor area/NDSS requirements.
- 5.39 The size of dwellings and tenure split are set out in the Affordable Housing Statement at Section 6.

Making Effective Use of Land

Density

- 5.40 To achieve modern high quality urban design, and to assist in achieving draft Policy HA5-ASN2, the outline application proposals have been based on a landscape-led and landscape focussed principles. It is also acknowledged, however, that making effective use of land is important. The total Site area is 7.39 hectares and the net developable area is just under half of that due to the existing landscape features on site. The application is for up to 125 dwellings, meaning that the net density is c36 dwellings per hectare, ensuring the optimum use of this Site and helping to meet draft Policy HA5-ASN2.

Agricultural Land Classification

- 5.41 An Agricultural Land Classification (ALC) Report has been submitted in support of the application to assess the implications of the proposed development on existing agricultural land, in the context of the Site's allocation to meet identified housing needs.
- 5.42 The ALC Report confirms that the Site comprises predominantly Grade 3b agricultural land in the south and Grade 4 in the north. This is not best and most versatile agricultural land and as such would not significantly harm national interests in agricultural land quality terms in regard to paragraphs 187-188 and Footnote 65 of the NPPF, which recognises that, where significant development of agricultural land is necessary, areas of poorer quality land should be preferred where reasonably available.
- 5.43 Furthermore, the development will incorporate best practice measures for soil handling and management during construction in order to safeguard soil resources and maintain soil health. A Soil Management Plan (SMP) will be prepared post-consent and secured through an appropriately worded planning condition, either as a standalone document or as part of the Construction Environmental Management Plan (CEMP).

Meeting the Challenge of Climate Change & Flooding**Flood Risk**

- 5.44 The majority of the Site is not at risk of flooding from pluvial or fluvial sources, with the exception of land adjacent to the ditches and Lancing Brook in the north east part of the Site. All residential development will be located within the low-risk Flood Zone 1 area and outside pluvial flood routes.

Sustainable Drainage

- 5.45 The proposed Surface Water Drainage Strategy will include Sustainable Drainage Systems (SuDS) including water capture for garden and landscape watering, permeable paving, raingardens and detention basins, and will restrict

runoff from the Proposed Development to existing Qbar greenfield rates for all rainfall events up to and including the 1 in 100-year storm, with a 45% additional allowance for the effects of climate change.

- 5.46 On-site testing suggests that infiltration is not a viable solution for most rainfall events. Consequently, the proposed surface water drainage strategy will seek to discharge runoff into the ordinary watercourse / ditch network that currently drains the Site towards the river. To address the increase in impermeable areas arising as a consequence of development, permeable paving and swales/basins will attenuate and manage runoff. This will ensure runoff is consistent with existing greenfield rates.
- 5.47 The provision of attenuation basins will create opportunities for landscape and biodiversity enhancements, and these drainage features will be designed to contribute to the broader green infrastructure strategy for the Site, being designed to appear naturalistic, rather than engineered or structural.
- 5.48 It is anticipated that the proposals will comply with adopted Policy 38 and emerging Policy 10, as well as Section 14 of the NPPF.

Foul Water Management

- 5.49 The foul water drainage strategy will drain the Proposed Development to a new on-site foul pumping station, which will then discharge to the existing Southern Water foul sewer network in Rectory Lane.

Summary

- 5.50 The Flood Risk Assessment (FRA) submitted to support the planning application demonstrates that the development:
- Aligns with the relevant national and local policy;
 - Follows industry best practice and guidance;
 - Is safe from flooding from all sources over its lifetime; and
 - Does not increase flood risk elsewhere.

Natural Environment

Landscape and Visual Impact Assessment

- 5.51 An LVIA has been undertaken and submitted in support of the application, and summarised below.
- 5.52 The Site does not carry any statutory or non-statutory designations for landscape character or quality. The South Downs National Park is located to the south and west of Ashington, with the park boundary located approximately 2km to the south west of the Site at Washington Common, at its nearest point.
- 5.53 The Site lies within the LCT J – Broad Clay Vale Farmlands, and within LCA J2 Broadford Bridge to Billingham Farmlands as described in the Horsham Landscape Character Assessment. LCA J2 is described as a flat to gently undulating landscape, with a mostly small scale field pattern strong sense of enclosure and predominantly rural character except for some suburban influences near Ashington. The LCA has a mainly strong network of hedgerows containing mature oak standards, with many scattered woods and copses.
- 5.54 The Horsham District Landscape Capacity Assessment (2021) locates the Site in Landscape Study Area AS3. The Assessment concludes that AS3 has a moderate landscape character sensitivity, moderate visual sensitivity and low-moderate landscape value. Overall, it concludes that AS3 has a moderate landscape capacity to accommodate small scale housing (100 – 500 homes). It states that many of the landscape features and qualities in AS3 are sensitive to housing development.
- 5.55 The Site is not publicly accessible, and it does not contain any designated heritage assets.
- 5.56 The undulating nature of the surrounding topography and the highly contained nature of the Site, due to the existing surrounding dense vegetation, restrict opportunities for views. Views from Rectory Lane are filtered by existing

boundary vegetation. Views from public footpath ASH 2490 to the north and north west views are limited to boundary vegetation by intervening field boundaries and the slope of the topography. Views from the higher ground Warminghurst to the west are for the most part prevented by intervening vegetation.

5.57 The proposals will seek to avoid landscape and visual impacts where possible and mitigate and compensate where necessary to offset and minimise landscape and visual harm. The following measures will inform development proposals:

- Retention of the existing boundary ditches, trees and hedgerows wherever possible, and the retention of the mature trees within the Site
- New homes to be set back from the northern and western edge of the Site and this area to be laid out as open space to include ecological enhancements
- New structural tree planting to the north and west to reinforce existing boundary vegetation
- Boundary vegetation to be retained at the frontage with Rectory Lane save where new access points will be located
- New play and recreation opportunities to be provided
- Scale and density of development to respond to local context and location at the edge of the settlement.

5.58 Relevant landscape planning policy includes paragraph 187 of the NPPF, Policy 25 of the HDPF and Strategic Policy 13 of the emerging Horsham District Local Plan (Regulation 19).

Trees

5.59 A tree survey has been completed on-site, which was undertaken in accordance with guidance set out in BS 5837 2012: 'Trees in Relation to Design, Demolition and Construction'.

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- 5.60 The survey recorded 30 individuals, 16 groups, and 15 hedgerows. These were growing within or adjacent to the Site. The arboricultural character of the Site is one of mature field boundary oak trees and hedgerows, including the two central belts of trees which define former distinct field boundaries. Oak T25 (A3) is identified as a veteran tree, and a veteran buffer has been applied in accordance with the Natural England/Forestry Commission Standing Advice.
- 5.61 Arboricultural features are generally restricted to field boundaries. English oak is the most common species recorded in the tree survey. The trees are well established, with the majority (97%) of individual trees and 94% of groups of trees being mature, or early-mature. Of the 30 individually recorded trees, 17 (57%) were category A, high-quality; 9 (30%) were category B, moderate-quality; 2 (6.5%) were category C, low-quality; and 2 (6.5%) were category U, very poor-quality. Of the 16 tree groups recorded, 10 (62.5%) were category A, high-quality; 6 (37.5%) were category B, moderate-quality.
- 5.62 The root protection areas (RPAs) of all recorded trees have been plotted in accordance with BS 5837 2012. These RPAs will inform the final design. An Arboricultural Impact Assessment (AIA) will be submitted with the application. This AIA will include a Tree Survey and Constraints Plan, Tree Removal and Retention Plan, and Tree Protection Plan.
- 5.63 The proposed site layout avoids the veteran buffer of oak T25, which is enhanced as semi-natural habitat. There would be no loss or deterioration of the veteran tree.
- 5.64 Only the removal of moderate-quality, mature oak T24 (B1), which has a trunk diameter of 58cm, is anticipated as part of these proposals. This removal is required for the installation of the foul water sewer. The locations of the nearby SuDS basin outfalls have been designed to avoid or minimise impacts on the high-quality trees growing along the northern site boundary.

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- 5.65 There is some removal of hedgerows in relation to the site accesses. One section each of hedgerows H6, H8 and H10 would be removed. These are in the region of 32m and 25m in length for the new vehicular accesses at H6 and H10, respectively. Hedgerow H6 is notable for the significant proportion of dead and dying young elms within it.
- 5.66 The accesses, land use parameters and attenuation basins have been designed to avoid the root protection areas of the trees and the buffer zone of veteran oak T25.
- 5.67 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.
- 5.68 No Ancient Semi-Natural Woodland was recorded in the tree survey, nor were any Tree Preservation Orders protect trees recorded on-site, and the Site is not within a Conservation Area.

Proposed Planting

- 5.69 As shown on the Landscape Strategy Plan, submitted as part of the application, the proposals incorporate considerable new tree and hedgerow planting within the proposed development, which will result not only in a landscape focussed development but also significant biodiversity net gain in excess of national policy, as set out in the section below.
- 5.70 This will also mitigate the proposed removal of the one tree and sections of hedgerows identified above, improve the age class balance of the trees on Site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the Site and the Ashington Northern Cluster as a whole, as well as ensuring active travel connectivity for all.

Ecology and Biodiversity

- 5.71 NPPF Paragraph 187(d) recognises the value of biodiversity and protected species.
- 5.72 While the Site is dominated by arable habitat of limited ecological value, its hedgerows, treelines and adjacent watercourse form locally important ecological corridors. Key receptors include hedgerows and trees, an off-Site watercourse (Lancing Brook), bats, dormouse, breeding birds, reptiles and badger, together with consideration of The Mens SAC and recorded barbastelle bat activity, particularly along the northern boundary.
- 5.73 Potential effects arise principally from habitat loss. Two short stretches of hedgerow will be removed from the southern boundary for access and the loss of one tree with a low possibility of bat roosts towards the north of the Site. Other effects arise from construction disturbance, lighting effects on retained corridors/mature trees, and risks to protected species during site clearance and construction.
- 5.74 Mitigation is embedded within the design through retention of most boundary vegetation and all tree lines, provision of a green corridor to the north that will contain SuDS basins, and further scope for habitat creation within public open space. Additional mitigation measures include a sensitive lighting strategy, precautionary construction controls and long-term ecological management.
- 5.75 The Proposal also provides opportunities for habitat creation and biodiversity enhancement, including new wildflower grassland in place of intensive arable farmland, mixed scrub thicket, and tree and hedgerow planting. Wetland habitat will be developed in association with the SuDS basins, and there will be additional provision of wildlife features for bats and birds such as wildlife boxes.
- 5.76 Overall the Ecological Impact Assessment concludes that with the proposed avoidance mitigation, compensation and enhanced measures in place, the

development will not result in any significant residual negative ecological effects. A positive effect is anticipated in relation to watercourse habitat due to the cessation of intensive agricultural land management. As such, the proposals comply with relevant legislation and HDPF Policy 31.

- 5.77 Careful consideration of adverse effects from light spill along main roadways and housing parcels will be of relevance to nocturnal species, such as bats. Whilst bat activity was largely dominated by common and widespread, some activity from rarer and more light adverse species such as barbastelle was recorded along hedgerows and treelines, particularly to the north of the Site.
- 5.78 On-site provision of adequate public open space, capable of satisfying the needs of day-to-day recreation such as dog walking, will reduce recreational pressure on any nearby publicly accessible designated sites.
- 5.79 Prior to the commencement of works it is recommended that the following plans/documents are produced as a Condition of planning: a Landscape and Ecology Management Plan (LEMP), a Construction Environmental Management Plan (CEMP), a Sensitive Lighting Strategy. Dormouse and GCN mitigation licences from Natural England will be applied for once the Reserved Matters application is approved.
- 5.80 All vegetation removal works with the potential to impact nesting bird habitat will be outside of nesting bird season (March-September) where feasible to do so, any works outside this period undertaken sensitively, with appropriate buffer zones erected around active nests as required.
- 5.81 A pre-start check will be undertaken for new badger setts and ground nesting birds immediately before site clearance/construction is due to begin.

Biodiversity Net Gain

- 5.82 A BNG Habitat Management and Monitoring Plan and the BNG Metrics spreadsheets have been submitted in support of the application.
- 5.83 The statutory requirement for developers is to deliver a Biodiversity Net Gain (BNG) of at least 10% to ensure that habitats for wildlife are left in a measurable better state than they were before the development.
- 5.84 A key principle of the proposed development will be to achieve at least a 10% biodiversity net gain (BNG), which aligns with national policy. This will primarily be achieved by:
- Retaining/enhancing valuable habitat types where feasible to do so (including mature trees and hedgerows) on the Site
 - Ceasing current intensive agricultural land management practices and providing new habitats for wildlife through the creation of area of forb-rich neutral grassland, functional amenity grassland, vegetated gardens, new individual trees and SuDS basins on the Site.
- 5.85 This combined with additional planting and biodiversity enhancements will achieve:
- a 44.11% gain in Habitat Units
 - a 11.87% gain in Hedgerow Units, and
 - a 16.22% gain in Watercourse Units
- with all relevant trading rules satisfied
- 5.86 A wide range of additional enhancement measures are also proposed, including bat and bird boxes, log piles and measures to maintain permeability for hedgehogs. These are proposed separately and are in addition to the quantitative BNG calculations.

- 5.87 As such the proposals will accord with Strategic Policy 17: Green Infrastructure and Biodiversity of the emerging Horsham District Local Plan (2023-2040) and paragraphs 187 and 193 of the NPPF.

Cultural Heritage

Archaeology

- 5.88 An Archaeological Desk-Based Assessment has been submitted in support of this application and is summarised below.
- 5.89 There are no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the immediate vicinity of the Site.
- 5.90 The Site does not lie within an Archaeological Notification Area, as defined by HBC as the Local Planning Authority.
- 5.91 Two Scheduled Monuments lie within the 1km study area: a Scheduled Moated site lies c.650m north from the Site and a Scheduled Roman Villa site lies c.700m south from the study site. Overall, the Site is considered to make a minor contribution to the significance of the Scheduled Moated site and the ability to appreciate it, and a negligible contribution to the significance of the Scheduled Roman Villa site and the ability to appreciate it.
- 5.92 Based on the available information the Site is considered to have a low to moderate archaeological potential for Bronze Age evidence, a moderate archaeological potential for evidence of Roman and Medieval agricultural activity, but low for settlement evidence. A low archaeological potential for all other past periods of human occupation has been identified.
- 5.93 Hedgerows or land boundaries that could be regarded as ‘important’ within the Site are shown on Figures 7 and 15 of the Archaeological DBA, as they form a

part of a pre-1845 field system. With a small exception where vehicular access and active travel links are required all these hedgerows will be preserved in situ.

- 5.94 Any remains, should they occur on the Site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely to be no more than locally to regionally significant and on balance unlikely to preclude development.
- 5.95 In line with relevant planning policy and guidance, the planning authorities archaeological planning advisors will require further archaeological mitigation measures in association with development impacts within the Site.
- 5.96 The timing of any archaeological evaluation has been discussed with the Archaeological Advisor to Horsham DC, and it was advised that all further mitigation measures could follow planning consent secured by an appropriately worded condition.

Built Heritage

- 5.97 A Built Heritage Statement has been submitted in support of this application and is summarised below.
- 5.98 The Site does not contain any designated or non-designated built heritage assets. The Site is not located within, or in the vicinity of a conservation area.
- 5.99 The proposed development is considered to have the potential to alter the immediate setting of Rectory Cottage, a non-designated heritage asset immediately to the south east of the Site. The assessment, however, demonstrates a degree of less than substantial harm to its local significance.
- 5.100 The Grade II Listed West Wolves is located c.240m north of the Site and lies within the wider setting of the Site. Due to the asset's proximate location to the Site, and the erosion of the agricultural field within the asset's setting, the proposed development is considered to have the potential to cause a very low

degree of less than substantial harm to the significance of the Grade II Listed Farmhouse.

5.101 In accordance with paragraph 215 of the NPPF, any degree of less than substantial harm to a designated built heritage asset should be weighed against the public benefits of the proposals.

5.102 In accordance with paragraph 216 of the NPPF, a balanced judgement will be required when considering applications that directly or indirectly affect the significance of non-designated built heritage assets. This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

Energy and Sustainability

5.103 An Energy & Sustainability Statement has been submitted in support of the planning application. In summary, it demonstrates that the development will incorporate a range of measures to reduce carbon emissions, mitigate the effects of climate change, and ensure the long-term resilience of development to the effects of climate change, as follows:

- Homes designed to meet Future Homes Standards significantly reducing carbon emissions and delivering zero carbon ready homes
- A fabric-first approach to design to reduce energy demand, followed by low carbon renewable energy technologies such as Solar PV and ASHP, in line with HDPF Policies 35 and 36
- Homes will aim to reduce embodied carbon in line with TW's environmental strategy through consideration of measures such as lean design, use of low carbon or locally sourced materials, and/or modern methods of construction
- Reduced emissions associated with private car travel through development in a sustainable location and measures to promote sustainable and active travel, in line with HDPF Policy 40

- Specification of water efficient fixtures and fittings to reduce water consumption to achieve 100l/p/d in line with TW's corporate strategy, exceeding the Part G higher water efficiency rate
- A surface water drainage strategy designed to accommodate all storm events up to the 1 in 100-year event, plus a 45% allowance for climate change, in line with HDPF Policy 38; and
- Homes designed to take into account increasing annual temperatures and to minimise the risk of overheating.

5.104 In conclusion, the proposals for the development maximise the Site's assets and produce a layout that is or a sustainable design, creating an attractive, environmentally sound development.

Health Impact Assessment

5.105 A Health Impact Assessment has been prepared and submitted in support of this application and is summarised below.

5.106 Overall, this HIA did not identify any specific negative health impacts that will occur as a result of the Proposed Development on existing communities or new residents that cannot be suitably mitigated.

5.107 Indeed, the Proposed Development is assessed as likely to make positive contributions to health and wellbeing outcomes in the following ways:

- The Site benefits from a sustainable location from which necessary public services, amenities and transport infrastructure are accessible by sustainable and active modes of travel.
- A total of up to 125 high-quality new homes will be delivered in a mix of sizes, types and tenures (including 35% affordable homes), responding to local housing needs, designed to latest energy efficiency standards.

- Sustainable transport modes will be prioritised through the delivery of high-quality public realm and connections with existing active travel routes and access to existing public transport infrastructure. The Proposed Development promotes walking and cycling, and encourages active and sustainable travel choices
- A range of high-quality and accessible public open spaces, including children's play spaces, will be provided to maximise opportunities for physical activity, healthy living and social interaction between residents and the wider public of all ages and abilities
- Biodiversity and environmental resilience will also be enhanced through the delivery of high-quality green spaces and blue infrastructure, including new tree planting, hedgerows and SuDs; and
- Job opportunities will be created for local people in a range of sectors and skills levels during the construction phase, supporting prosperity and economic growth. Once operational, a notable proportion of the new residents are likely to be of working age and employed, boosting economic activity and local economic demand and growth.

Primary Health Care

5.108 The new homes at the Proposed Development will generate additional demand for primary healthcare infrastructure, such as GP surgeries. This will be considered with the statutory consultees during the determination of the application.

Ground Conditions and Contamination

5.109 A Phase 1 Geotechnical Assessment has been prepared and submitted in support of this application. It confirms there are no geo-environmental or contamination constraints that would inhibit the proposals from being brought forward on this undeveloped Site.

Noise

- 5.110 A Noise Impact Assessment has been undertaken and submitted in support of the application and summarised below.
- 5.111 A construction noise assessment has shown that acceptable construction noise levels during the assessed phases will be met at the nearest noise sensitive receptors. It is recommended where works are undertaken at the closest proximity to existing receptors that temporary screening is used to reduce noise levels as far as practicable. Additionally, a construction noise management plan can be provided (via condition) which identifies best practice methods in order to prevent significant impacts to surrounding properties from construction noise.
- 5.112 The Stage 1 Assessment has identified that the Site is a negligible risk during the daytime and a negligible-low risk during the night-time where residential development is proposed and therefore the Site is likely to be acceptable from a noise perspective as above. Glazing and ventilation specifications have been recommended and are designed to achieve internal ambient noise levels of 35 dB LAeq,16hr (daytime) and 30 dB LAeq,8hr (night-time) and 45 dB LAmax (night-time) in accordance with BS8233:2014.
- 5.113 External amenity areas within proposed residential areas comply with the lower to upper guideline limit of 50-55 dB LAeq,T recommended by BS8233, with the exception of areas directly adjoining Rectory Lane. In these areas, amenity spaces could be placed upon the shielded side of dwellings or be provided with screening. Noise levels for traffic are predicted based upon future traffic flows, rather than measured baseline noise levels and also assuming an open site to ensure a robust, worst-case assessment. As this is an outline scheme, the assessment would be further refined and confirmed at the detailed design stage.
- 5.114 The off-site road traffic noise assessment has shown that noise falls within the negligible and minor impact categories and is therefore not significant. As such,

the proposed residential development is acceptable and complies with Planning Noise Advice Document: Sussex(2021).

Air Quality

- 5.115 An Air Quality Assessment has been undertaken and is submitted in support of the application and summarised below.
- 5.116 A desk-based study was carried out to establish baseline conditions in the vicinity of the Site. This identified that local air quality is primarily influenced by road traffic emissions. The Site is not within an AQMA, and a review of baseline data suggests that air quality at the Site is generally good.
- 5.117 A qualitative assessment of the potential impacts from construction activities has been carried out for this outline planning application following IAQM Construction Dust Guidance. The Site is found to be at worst 'medium risk' in relation to dust soiling effects on people and property and 'low risk' in relation to human health impacts. Providing effective mitigation measures are implemented, as outlined in Section 7.1 of Air Quality Assessment report, residual effects from dust emissions during the construction phase would be 'not significant'.
- 5.118 The assessment of operational phase effects considered impacts on all relevant receptors from road traffic emissions associated with the Proposed Development. The ADMS-Roads dispersion model was used to determine the likely NO₂, PM₁₀, and PM_{2.5} concentrations at all assessed existing and proposed receptor locations for a series of scenarios, in accordance with technical guidance published in LAQM.TG(22). Predicted pollutant concentration changes at relevant receptor locations are a result of the Proposed Development were assessed using the EPIC & IAQM significance criteria.
- 5.119 In accordance with EPIC & IAQM guidance, the impact of the Proposed Development on NO₂, PM₁₀ and PM_{2.5} concentrations at all existing assessed

receptor locations are considered to be 'negligible'. Unmitigated effects associated with NO₂, PM₁₀ and PM_{2.5} concentrations at all assessed receptor locations are therefore considered to be 'not significant'. Furthermore, the predicted pollutant concentrations at the Site boundary and proposed residential parcels indicate that the Site is suitable for residential development with no predicted exceedances of the NO₂, PM₁₀ and PM_{2.5} AQALs at proposed receptors. Effects associated with likely exposure of future occupants are considered to be 'not significant'.

5.120 PM_{2.5} exposure has been assessed in the Site selection process in line with Defra's PM_{2.5} Interim Planning Guidance and is not considered to be a constraint to development. Existing background concentrations are well below the relevant air quality standards and both the 2040 target and 2028 interim target, and modelled impacts from traffic are anticipated to be 'negligible', as mentioned above. The Proposed Development incorporates a robust design and relevant transport measures to minimise emissions and limit exposure. Overall, the Proposed Development is consistent with air quality objectives and provides a sustainable framework for future occupants and the surrounding environment.

5.121 In accordance with the Sussex-air guidance, an estimation of the pollutant emission costs associated with the Proposed Development has been undertaken. The calculated damage cost is £13,147 and

5.122 In conclusion, there are no air quality constraints to the proposed development. The scheme accords with adopted HDPF Policy 24, emerging Strategic Policy 12 and national air quality policy and is considered acceptable in air quality terms.

Mineral Resource Assessment

5.123 A Mineral Resource Assessment (April 2026) is submitted in support of this application and summarised below.

5.124 The Site is located within a Mineral Safeguarding Area (MSA) for brick clay, associated with the Weald Clay Formation, as shown in the WSCC's Joint Local Plan 2021.

5.125 The MRA provides an appraisal on the scope of minerals at the application Site. The assessment concludes that brick clay deposits located at the Site are not viable for extraction and that there are a number of constraints that would not support prior extraction, comprising:

- The limited quantity is unlikely to be desirable to an operator
- The presence of existing residential properties immediately to the south of the Site
- Watercourses immediately to the north/west of the Site
- The potential impact of extraction operations and the requirement for restoration on the proposed development
- Impact on transport networks associated with transit of the mineral to a brickworks
- The timescales and cost/benefit involved with consenting and obtaining permits for a such a limited quantity of mineral, and
- The absence of a viable water source to support extraction.

5.126 Overall, it is considered that the limited tonnage of potential brick clay resource within the Site is unlikely to be of commercial interest to a brickworks operator and therefore the brick clay on Site does not constitute a sterilised resource. In addition, current reserves provide at least 40 years of supply. This alongside the West Hoathly Brickworks and Pitsham Brickworks recently ceasing production, there is little economic demand for the development of a new brickworks. The requirements of the WSCC Mineral Plan Policy M9 are therefore considered to have been met.

Utilities

- 5.127 The Utility Statement, submitted with this application and summarised below, demonstrates that existing utilities have been identified within the proposed development, which will be maintained in place or diverted as required.
- 5.128 This report shows that the majority of services are in the roads surrounding the Site with only one major service crossing the Site. This is an overhead 11kV High Voltage electricity line, which crosses the central part of the Site and is proposed to be diverted underground, with accommodation of its diverted route within the detailed development layout.
- 5.129 Other utilities may be affected by the proposed site accesses. Protection requirements will be confirmed as part of the detailed design. At this stage it is anticipated that the low voltage overhead electricity lines in Rectory Lane may need to be diverted as a result of the site accesses.
- 5.130 As detailed utility service loading requirements are not yet fully known for the development, it has not been possible to provide full details of available service capacities to supply the development. However, budget estimates have been obtained from UK Power Networks (UKPN) for electricity supply and capacity enquiries made with Southern Water for Potable Water and Foul Drainage.
- 5.131 UKPN has confirmed that the Site could be supplied via a new 11kV high voltage connection to an existing 11kV line in the land immediately west of the Site and a new secondary substation on-site.
- 5.132 Southern Water has advised that the existing water main in Rectory Lane provides a suitable Point of Connection and currently has capacity for the development proposals.
- 5.133 Southern Water has confirmed that additional off-site sewers or improvements to existing sewers will be required to provide sufficient foul drainage capacity to service the development. Southern Water aim to provide this within 24 months

following granting of planning permission. The developer contribution to required works would be via the per plot New Infrastructure Charge.

Summary

5.134 There are no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF or SDHPAN when taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes.

6. Affordable Housing Statement

- 6.1 Whilst the emerging 2040 Local Plan has been at Examination there has been conflicting information regarding the amount of affordable housing that should be provided on housing sites in the district. The adopted HDPF requires 35%. Interim advice in the informal Shaping Development in Horsham District Planning Advice Note (September 2025) (SDHPAN) encouraged the provision of 45% as that figure was in the Submission Local Plan. The Proposed Main Modifications published by the Council on 13 July 2026, however, reduces the percentage back to 35% as the total number of houses being required in the plan period has increased.
- 6.2 As such, TW is proposing to provide 35% (up to 44) new affordable homes thus achieving policy compliant affordable housing provision that meets the needs of residents in the district, in accordance with current adopted policy, expected future policy and to align with recent planning permissions (e.g. DC/25/1327, land east of Mousdell Close).
- 6.3 The proposals will provide a mix of dwelling types and sizes (shown below) that will aim to reflect current and future local housing needs in accordance with the Strategic Housing Market Assessment and Planning Officer advice:

	1 bed 2 person	2 bed 4 person	3 bed 5 person	4 bed 6 person
Affordable Ownership	25%	40%	25%	10%
Affordable Rent	35%	30%	25%	10%

- 6.4 All affordable homes will be provided on-site, in accordance with adopted Local Plan policies.

- 6.5 All affordable homes will be accessible and adaptable in accordance with M4(2) of the Building Regulations and 5% will meet M4(3) wheelchair access to accord with Policy 40.
- 6.6 All affordable homes will be 'tenure blind' and organised into small clusters.
- 6.7 All affordable dwellings meet the Council's occupancy and minimum floor area/NDSS requirements.
- 6.8 Provision will be secured through a s106.

7. Section 106 Heads of Terms

- 7.1 In addition to the provision of much needed market and affordable housing, the inclusive design and layout and increased accessibility through the Site, the Applicant will engage in proactive discussions with HDC and WSCC in respect of the potential requirement for on-site and off-site planning obligations related to this outline application.
- 7.2 The obligations will have to meet the standard Regulation 122 tests of being:
- necessary to make the development acceptable in planning terms
 - directly related to the development, and
 - fairly and reasonably related in scale and kind to the development.
- 7.3 It is expected that the scope and nature of any contributions will be established through the determination period, taking account of responses provided by statutory consultees.

8. Conclusion

- 8.1 The Government's Plan for Change seeks to deliver 1.5 million new homes this Parliament to address "*an inherited acute and entrenched housing crisis*".
- 8.2 Paragraph 11(d) of the NPPF sets out clearly that decision-takers should apply the presumption in favour of sustainable development; where housing policies are out-of-date and where any benefits outweigh any adverse impacts having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 8.3 As set out in Section 4 of this Statement, the adopted HDPF and ANP are out-of-date in regard to "*the policies which are most important for determining the application*" (paragraph 11d of the NPPF).
- 8.4 This Planning Statement and the associated Technical Reports confirm that no footnote 7 constraints limit development of the Site. Further, these documents demonstrate that the benefits outweigh the few adverse impacts having particular regard to key NPPF policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. This balance is summarised in the Table at paragraph 8.8 below.
- 8.5 In terms of meeting the criteria in the SDHPAN, as set out at paragraph 5.12, the planning application demonstrates compliance with the relevant criteria, as follows:
- The Site adjoins the existing settlement edge as defined by the Built Up Area Boundary
 - The level of expansion is appropriate to the scale and function of the settlement

- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.

8.6 Similarly, in terms of meeting the criteria in the Proposed Main Modifications to Policy HA5-ASN2, the planning application demonstrates compliance with the relevant criteria and, where detailed matters remain for the more detailed Reserved Matters stage, it provides sufficient evidence that they can be satisfactorily addressed:

- Provides HRA
- Provides wintering bird survey
- Meets national, local and neighbourhood plan requirements
- In accordance with a comprehensive site wide masterplan
- Does not prejudice the development of adjoining land or infrastructure within the allocation
- Facilitates connections between separate land parcels or clearly demonstrate how connections to future phases can be achieved.
- The proposals are landscape led, and landscape has informed the site layout and the site's capacity
- The proposals provided enhanced boundary treatments and promote high-quality design for the site as a whole
- Demonstrates delivery of the necessary supporting infrastructure, services and facilities
- Provides formal and informal open space, sport and recreation provision to meet the needs of the development in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021
- Has had appropriate regard is had to the impact on local listed heritage assets including the Grade I listed Church of the Holy Sepulchre, Grade II

Listed West Wolves Farmhouse and Grade II listed Orchard Cottage
Laurel Cottage; and

- The design and setting takes account of the areas of the site affected by surface water flooding and appropriate mitigation is applied in line with Strategic Policy 10

8.7 As such, the outline planning application should be considered positively within the local HDC policy context.

8.8 In terms of national policy, the evidence submitted with the application, and the summary table below, demonstrates that the benefits outweigh any adverse impacts having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes.

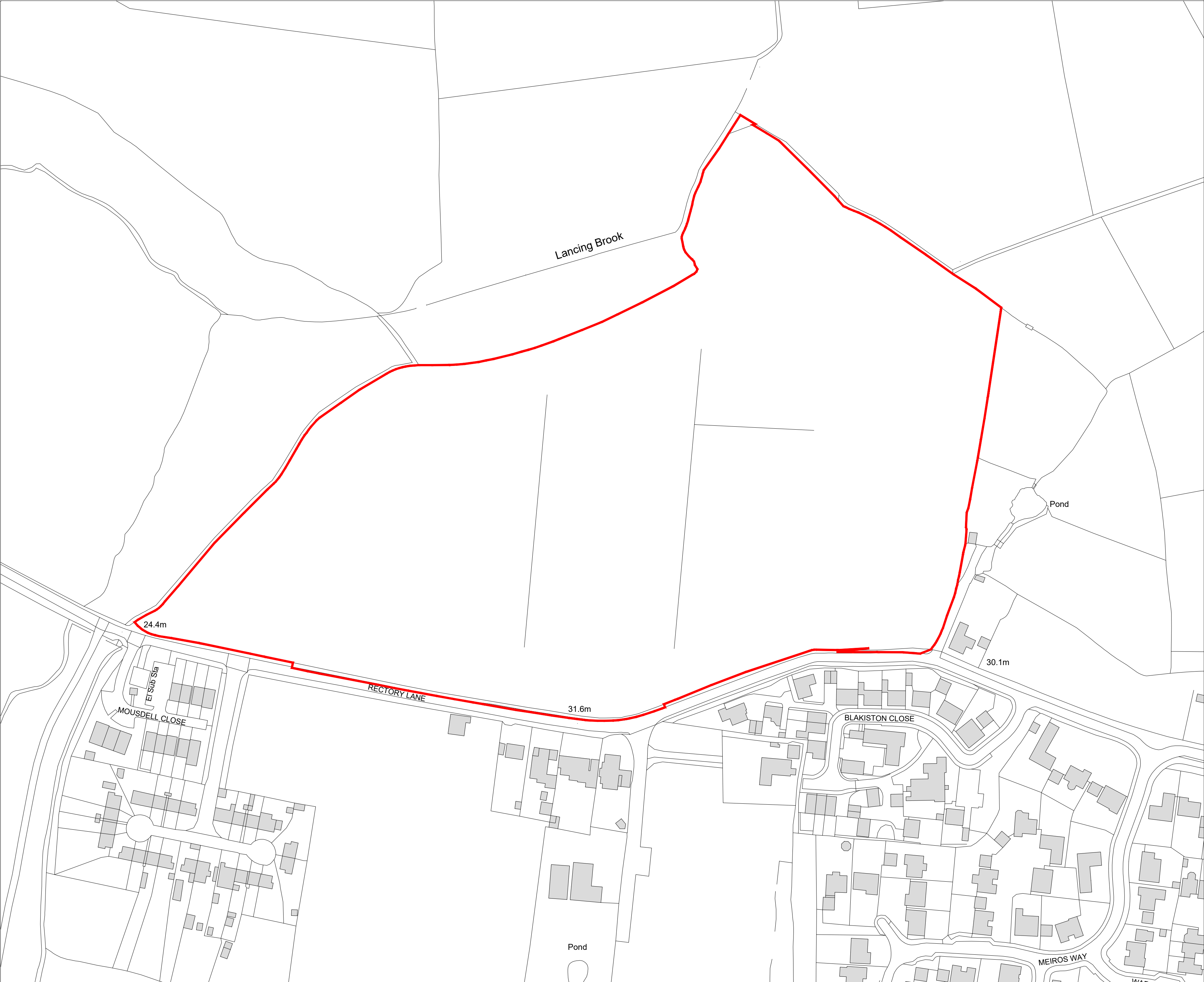
Matter	Effect of Development	Weight
Benefits		
Market Housing Delivery	Delivery of up to 81 new market homes in a sustainable location, making a meaningful contribution towards addressing the Council's acute housing shortfall and boosting supply in accordance with the presumption in favour of sustainable development.	Substantial positive
Affordable Housing Delivery	Delivery of up to 44 new high quality affordable homes in a sustainable location, making a meaningful contribution towards addressing the Council's acute housing shortfall and boosting supply in accordance with the presumption in favour of sustainable development.	Substantial positive
Sustainable Location	Site is contiguous with a Tier 3 Medium Village within easy walking distance of the primary school and community cluster and with good access to services and public transport. Reduces reliance on private vehicles and supports sustainable patterns of growth and the walking routes objectives of the ANP.	Moderate positive

Matter	Effect of Development	Weight
	By including the draft proposal HA5-ASN2 in the emerging Local Plan, HDC has accepted that the larger site is in accordance with the spatial strategy and that Ashington is a sustainable settlement that can accommodate a development of up to 450 dwellings.	
Economic Benefits	Construction employment, local spending by future residents, and contributions via s106 towards infrastructure and services.	Limited to Moderate positive
Social Benefits	Provision of public open space, play facilities, and improved connectivity supporting healthy lifestyles and community cohesion.	Moderate positive
Design and Layout	Landscape-led design responding positively to Site context, retaining key features and delivering a well-integrated extension to the settlement.	Limited to Moderate positive
Ecology and Biodiversity	Loss of one trees, but all other trees including the veteran tree retained and protected, with new planting proposed to strengthen the green infrastructure and long-term landscape structure. On-site mitigation delivers biodiversity net gain of: 44.11% gain in Habitat Units; 11.87% gain in Hedgerow Units and 16.22% gain in Watercourse Units, with all relevant trading rules satisfied	Moderate positive
Neutral		
Agricultural Land (BMV)	The Site is not best and most versatile agricultural land, and therefore there is no conflict with national policy seeking to protect such land.	Neutral
Flood Risk and Drainage	Site located in Flood Zone 1. It can be drained appropriately through SuDS without increasing flood risk elsewhere	Neutral
Harms		
Conflict with settlement boundary/ countryside/	The Site lies outside the defined built-up area boundary and development would conflict with the spatial strategy and countryside protection policies of the development plan,	Limited to Moderate adverse

Matter	Effect of Development	Weight
spatial strategy policies	albeit the weight to be attributed to this conflict is reduced because the most important housing policies are out of date and the Council cannot demonstrate a five-year housing land supply.	
Landscape and Visual Impact	Whilst the LVIA concludes that there would be no significant effects on the Site's landscape features or the wider landscape and townscape character, the proposal would extend built development into the countryside and alter the existing settlement edge, resulting in a localised adverse landscape and visual effect.	Limited adverse
Loss of undeveloped greenfield land	Development would result in the loss of currently undeveloped greenfield land.	Limited adverse
Built Heritage	Development would result in a very low degree of less than substantial harm to the significance of Grade II West Wolves through change to its setting. Development would also result in a low degree of less than substantial harm to the setting of Rectory Cottage, a non-designated heritage asset, to which limited weight is attached in the planning balance.	Low adverse

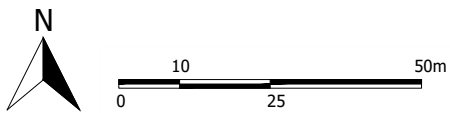
- 8.9 Whilst the proposal gives rise to a number of adverse impacts, those impacts are limited and are significantly outweighed by the substantial public benefits when assessed against the Framework as a whole. Planning permission should therefore be granted.

Appendix 1: Site Location Plan



Date	Rev.	Revisions
07/07/26	A	Red line change at access points, and northern tip as per title

Site Boundary
(7.39Ha)

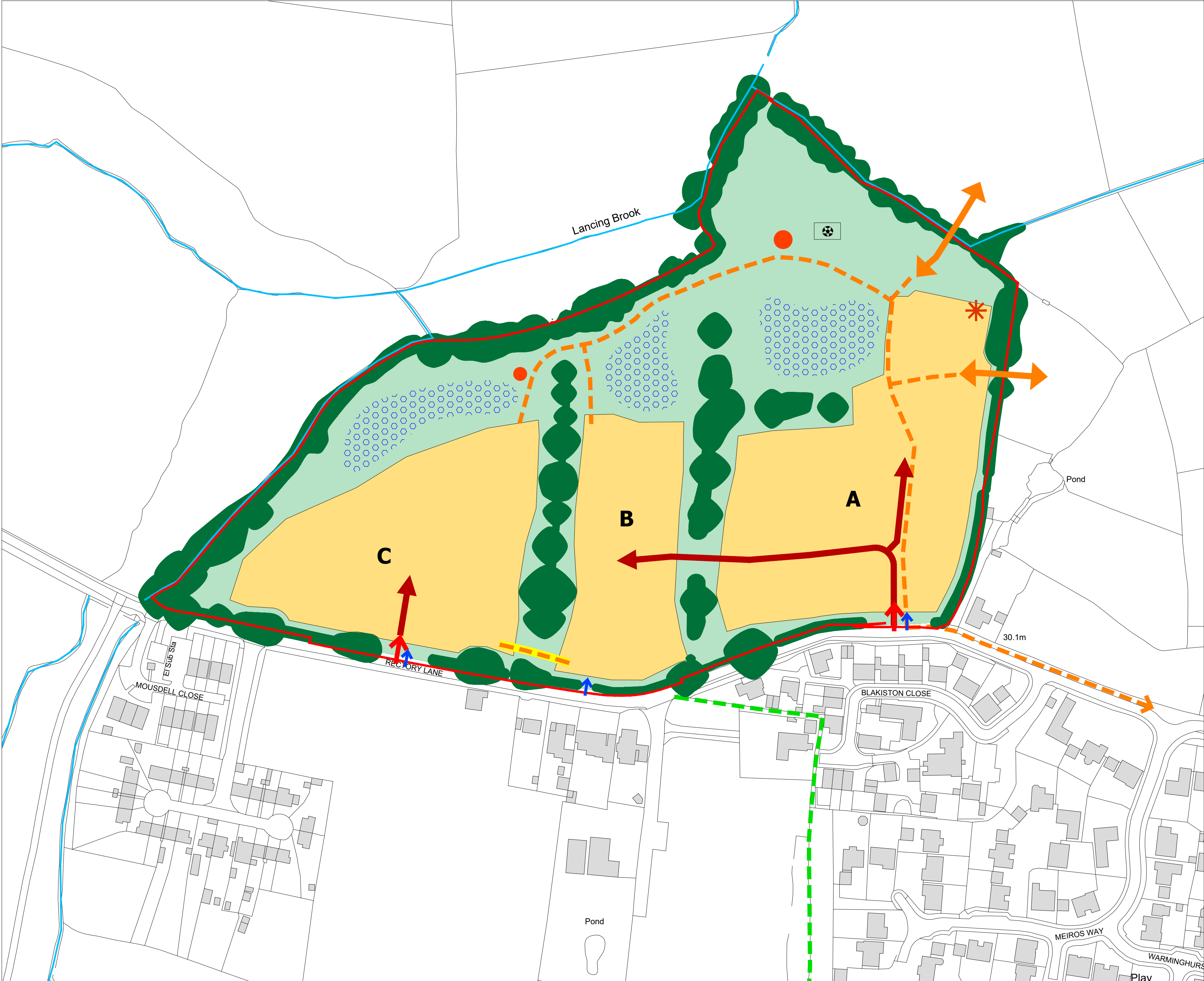


Project		
Land north of Rectory Lane Ashington		
Title		
Site Boundary		
Job	Drawing No.	Rev.
26001	01	A
Drawn	Scale	Date
TS	1:1250@A2	07/2026



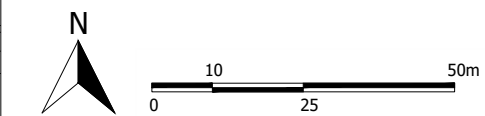
37 Stoke Fields, Guildford, GU1 4LT, Tel 07887 743567

Appendix 2: Land Use Parameter Plan



Date 07/07/26 Rev. E Revisions Red line change at access points

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

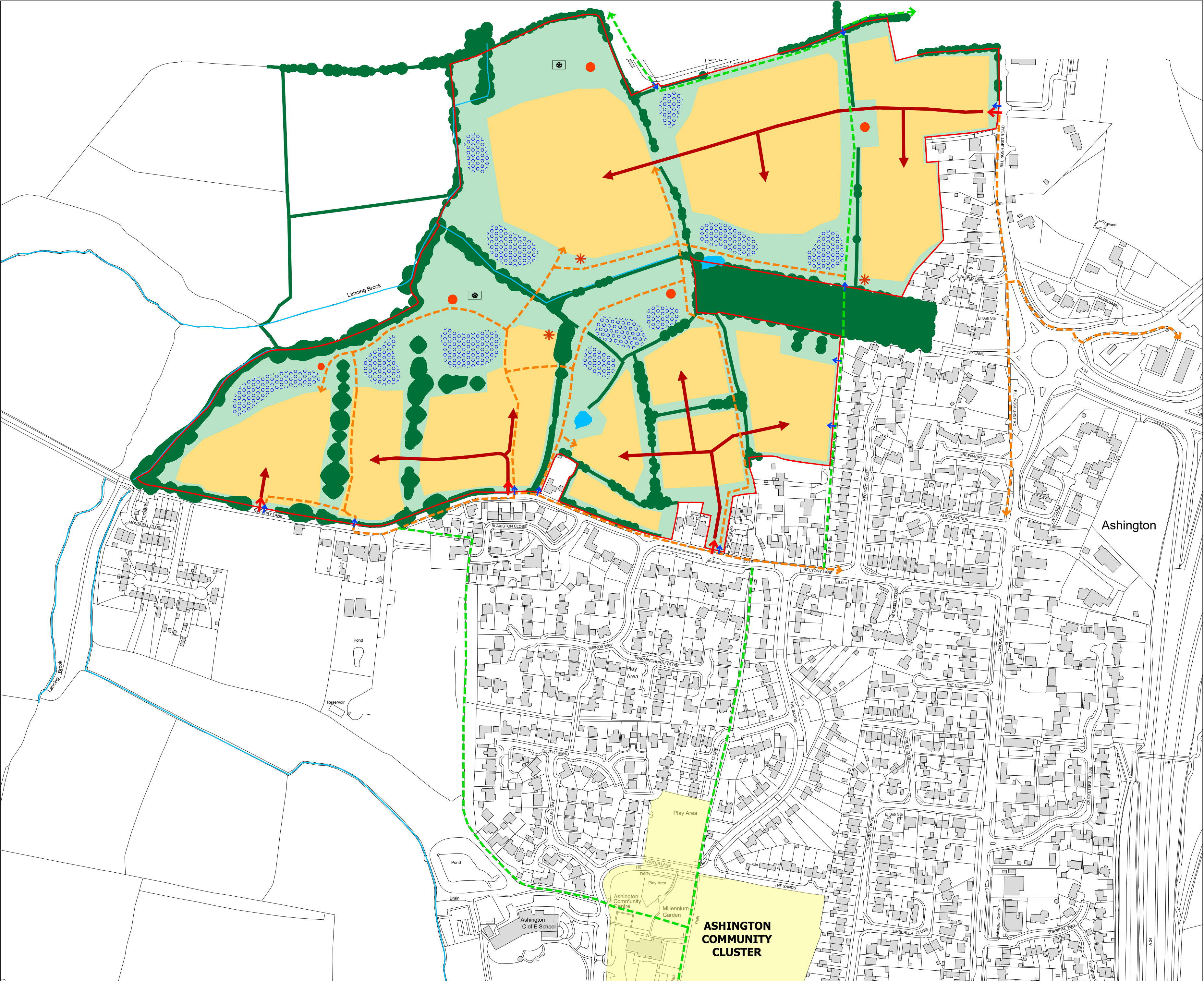


Project		
Land north of Rectory Lane		
Ashington		
Title		
Outline Masterplan (Parameter)		
Job	Drawing No.	Rev.
26001	06	E
Drawn	Scale	Date
TS	1:1250@A2	07/2026



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Appendix 3: HA5-ASN2 Ashington Northern Cluster Site Wide Masterplan



Date

Rev.

Revisions

ASN2 draft allocation boundary

Indicative access points

Indicative pedestrian/cycle link to the site

Indicative access routes

Indicative active travel routes

Existing Public Right of Way

Indicative residential development areas

Indicative green infrastructure

Existing watercourse/drain or pond retained

Indicative locations of SuDS

Existing planting to be retained

Indicative locations of children's play

Indicative locations of informal kickabout space

Indicative locations of pumping station

Disclaimer:
Plan prepared using information supplied by Taylor Wimpey and Devine Homes for Site Promotion purposes.

N

0 10 25 50 100m

Project

Land north of Rectory Lane
Ashington

Title

ASN2 Draft Allocation
Concept Masterplan

Job

26001

Drawing No.

08

Rev.

C

Drawn

TS

Scale

1:2500@A2

Date

07/2026

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Appendix 4: Proposed and Consented Pedestrian Improvement Annotation Plan

