

# 14. Landscape Strategy

## Landscape Framework

- 14.1** Planning policy and guidance calls for a sensitively designed environment that responds to the existing landscape character and features, including how the edges of the Site are treated.
- 14.2** The Site comprises three arable fields enclosed by dense, tree-lined hedgerows that create a strong, well-defined boundary and make a positive contribution to local landscape character. Two lines of mature trees also define internal field boundaries; these features are of high landscape quality and value, and retaining them will help preserve the Site's existing structure and visual amenity. A key component of the landscape approach to development will be the retention and enhancement of the existing landscape features as an integral part of the on-site green infrastructure.
- 14.3** The conceptual landscape principles for the development are listed below, and Figure 1 illustrates how these have been embedded into a conceptual landscape framework for the site to help inform the masterplan and parameters.

- Existing landscape features to be integrated into the development proposals and form the landscape framework for the proposed development parcels.
- Green-infrastructure to provide a series of movement corridors for wildlife which runs through the heart of the development connecting to offsite green infrastructure.
- Existing semi-rural character of Rectory Lane to be respected.
- Green infrastructure to be provide a setting for the new homes, which will be orientated wherever possible to overlook mature landscape features.

Legend

 Existing green infrastructure to form the landscape framework to provide the setting for development parcels.

 Appropriate buffer to Veteran tree.

 Focus for amenity users.

 Key recreational routes.

 SuDS to be integrated into open space.

 Variety of play opportunities.

 Development frontages to overlook open space.

 Sustainable drainage features to be incorporated into residential parcels.

 Existing character of Rectory Lane to be respected.

 Main vehicular access points.

 Internal roads to minimise tree loss.

 Active travel connections.

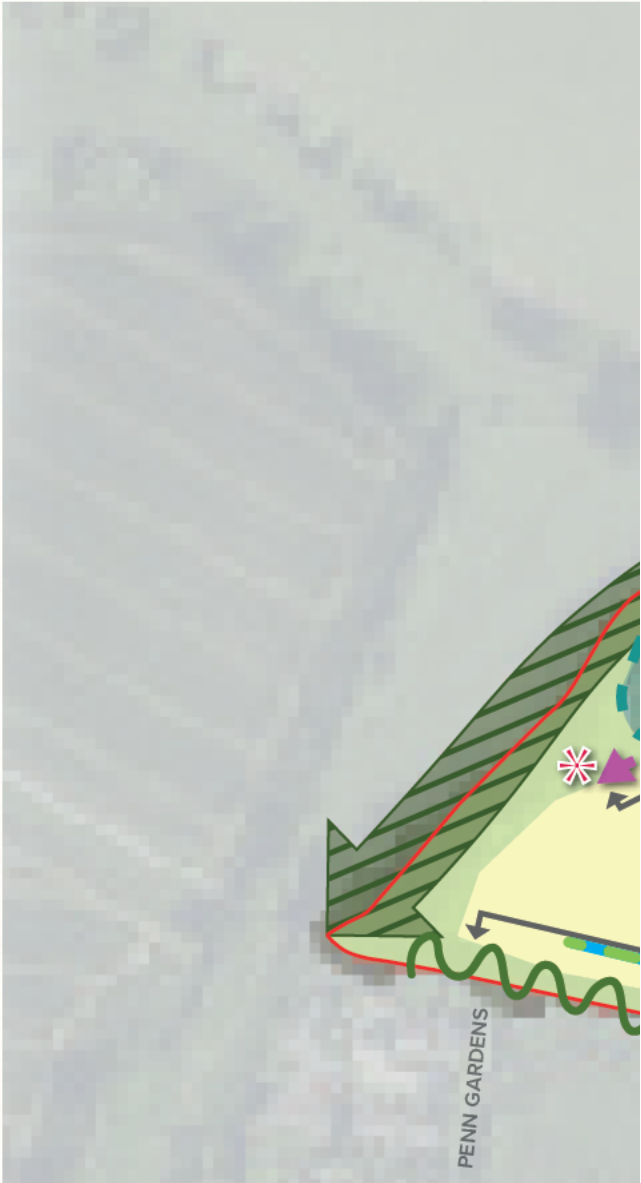


Figure 28. Green Infrastructure Plan.

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- A photograph of two children sitting on large, mushroom-shaped tree stumps in a forest. The child on the left is wearing a blue jacket and pink boots, while the child on the right is wearing a pink jacket and yellow boots. Both faces are obscured by black boxes. The background is a dense forest with tall trees and green foliage.





# Open Space Typologies

**14.4** To assist with understanding how the Green Infrastructure assets will integrate within the development as a whole, the Open Space Typology Plan opposite has been produced.

**14.5** The open spaces at Land North of Rectory Lane, Ashington have been divided into the following categories based on the guidance set out in Strategic policy 28 of the Horsham District Local Plan 2030-2040, Regulation 19 (January 2024) Policy Review.

## Amenity Greenspace

**14.6** This typology consists of the communal green space located within the north east of the Site, which will include areas of short mown grass for passive and active recreation. In addition, a small area of amenity space will be located centrally within the northern open space.

## Natural and Semi-natural Greenspaces

**14.7** This includes the existing green infrastructure assets, together with new areas of meadow grassland and aquatic and marginal habitat located within the SuDS basins in the north of the Site. This will be supplemented by new woodland, woodland edge and tree planting throughout the open spaces.

## Community Orchard

**14.8** An area of community orchard will be provided within the central amenity area to encourage communal congregation.

## Children’s and Youth Play Provision

**14.9** 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.

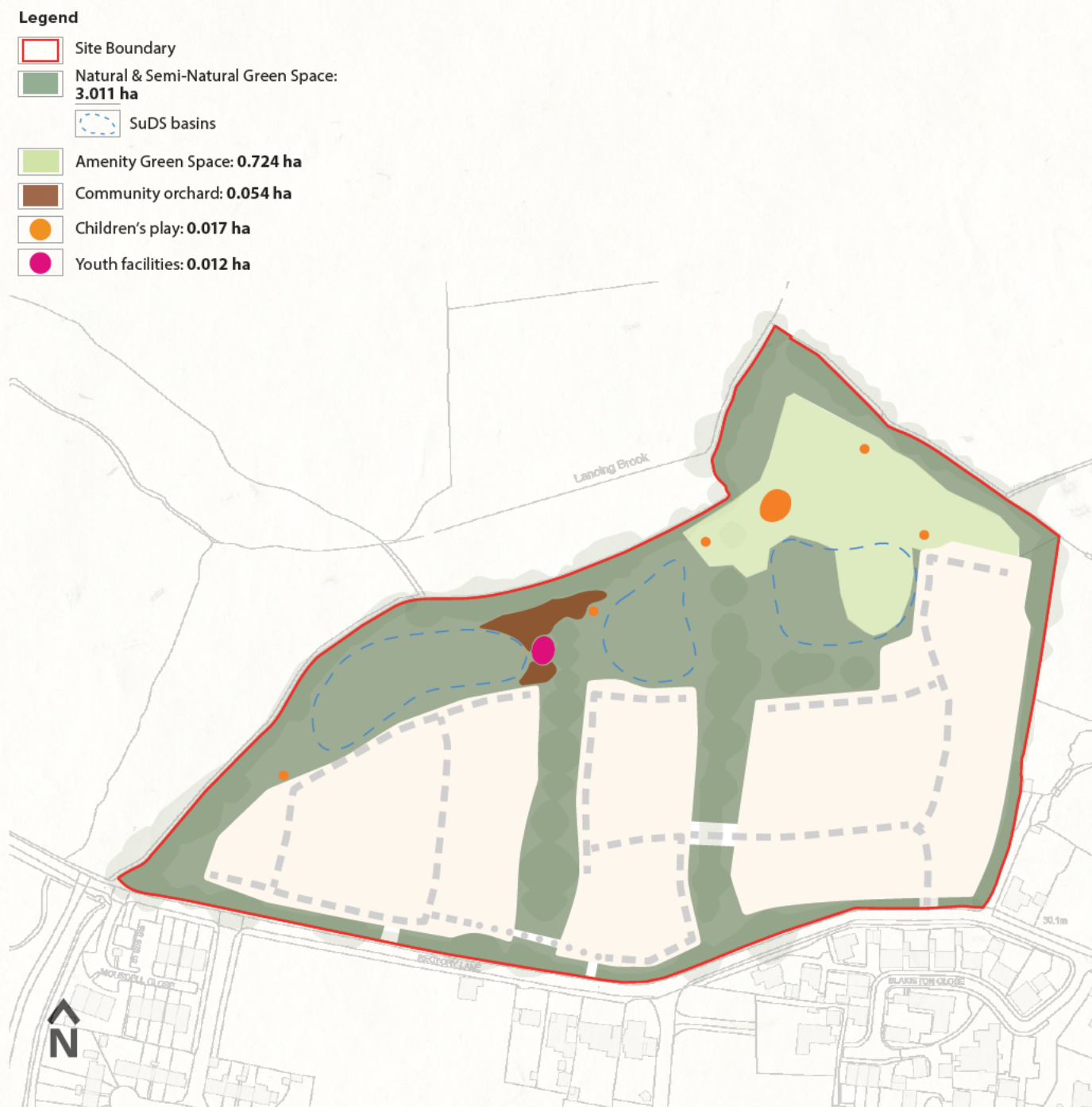
**14.10** The Site is not considered an appropriate location for more formal open space provision such as playing fields. Overall. There is an under provision in open space which meets the Parks and Gardens criteria. However, this is compensated for by a meaningful overall over provision in open space (2.42ha).

Table 4. Open Space Provision

| 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                                           | 3.814 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.

\*Calculated to demonstrate the ‘worst case’ (i.e. maximising delivery of open space requirements) by using the national average household size of 2.4 persons per household.



**Figure 29. Open Space Typologies Plan**



# Landscape Strategy

**14.11** The site-wide landscape strategy opposite has been developed to demonstrate how the proposed green infrastructure can be integrated into the development. The key principles shown on the landscape strategy are:

## Landscape Principles

- Protect and provide appropriate buffers to all trees including a veteran oak tree;
- Retain and enhance the important existing landscape and ecological assets, such as key field boundaries & tree lines to ensure a range of habitats are maintained to improve biodiversity;
- Proposed drainage features to form an integral part of the open space provision and be landscaped to provide areas of standing water, aquatic and marginal vegetation and meadow grassland. Potential for the eastern basin to have more of an amenity function with short mown grass;
- Retain and manage vegetation on the Site frontage with Rectory Lane and reinforce with new planting where needed to respect the vegetated character of this route at the edge of the settlement;
- Provide recreational routes which connect the open space within the Site and both northwards and eastwards into draft allocation ASN2;
- Provide a variety of play opportunities which are inclusive and cater for a range of ages.



Figure 30. Landscape Strategy Plan

| Legend |                         |
|--------|-------------------------|
|        | Site Boundary           |
|        | Indicative Access Route |
|        | Active Travel Link      |
|        | Public Footpath         |
|        | Indicative Access       |
|        | Residential Blocks      |
|        | Vehicular Roads         |
|        | Recreational Footpaths  |
|        | Existing Vegetation     |
|        | Proposed Native Trees   |





- |                                    |                    |                         |                                   |
|------------------------------------|--------------------|-------------------------|-----------------------------------|
| Proposed Ornamental Trees          | Amenity Grassland  | Wet Thicket Planting    | Children's Play / Youth Provision |
| Community Orchards                 | Wildflower Meadows | Pond                    | Seating                           |
| Native Hedge Planting              | Aquatic Planting   | Rain Gardens            | Mown Paths                        |
| Thicket Planting                   | SuDS Basins        | Public Open Space (POS) | Trim Trail Stations               |
| Proposed active travel connections |                    |                         | Pump Station                      |



# Play and Recreation Strategy

**14.12** The play strategy will comprise a number of play spaces and facilities catering for a range of ages and abilities. A play area will be located within the north eastern parcel of the Site to cater for mainly young children of primary school age. A further area in the central part of the Site will be set aside for youth provision will be well overlooked by adjacent residents. This youth space will encourage social interaction and will include appropriate seating. A series of small door step play stations will be located alongside the walking routes encouraging 'play on the way'.

**14.13** These spaces will have a natural theme, including predominantly timber elements as well as boulders and climbing elements which will reinforce the local sense of identity. The play provision will be inclusive and accessible. It will include equipment suitable for a range of ages, and seating suitable for older teenage children.

**14.14** A network of new recreational footpaths will provide safe routes from the new residential areas through the adjacent public open space.



Picnic benches and seating



Play-on-the-way stations



Climbing structures and play opportunities



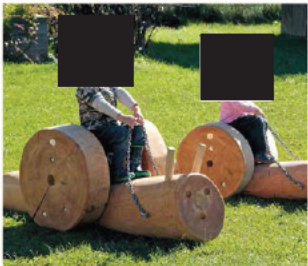
Social seating to encourage youth social interaction



Informal play space



'Made' recreational routes



Imaginative and 'natural' play



# Rectory Lane Frontage

**14.15** The new homes will be set back from the frontage with Rectory Lane. The majority of the existing hedgerow and trees will be retained and managed to improve the density and condition of vegetation at the frontage. New infill planting will be undertaken where required and new native tree planting will be to the rear of the hedgerow.



Existing hedgerow at Rectory Lane frontage

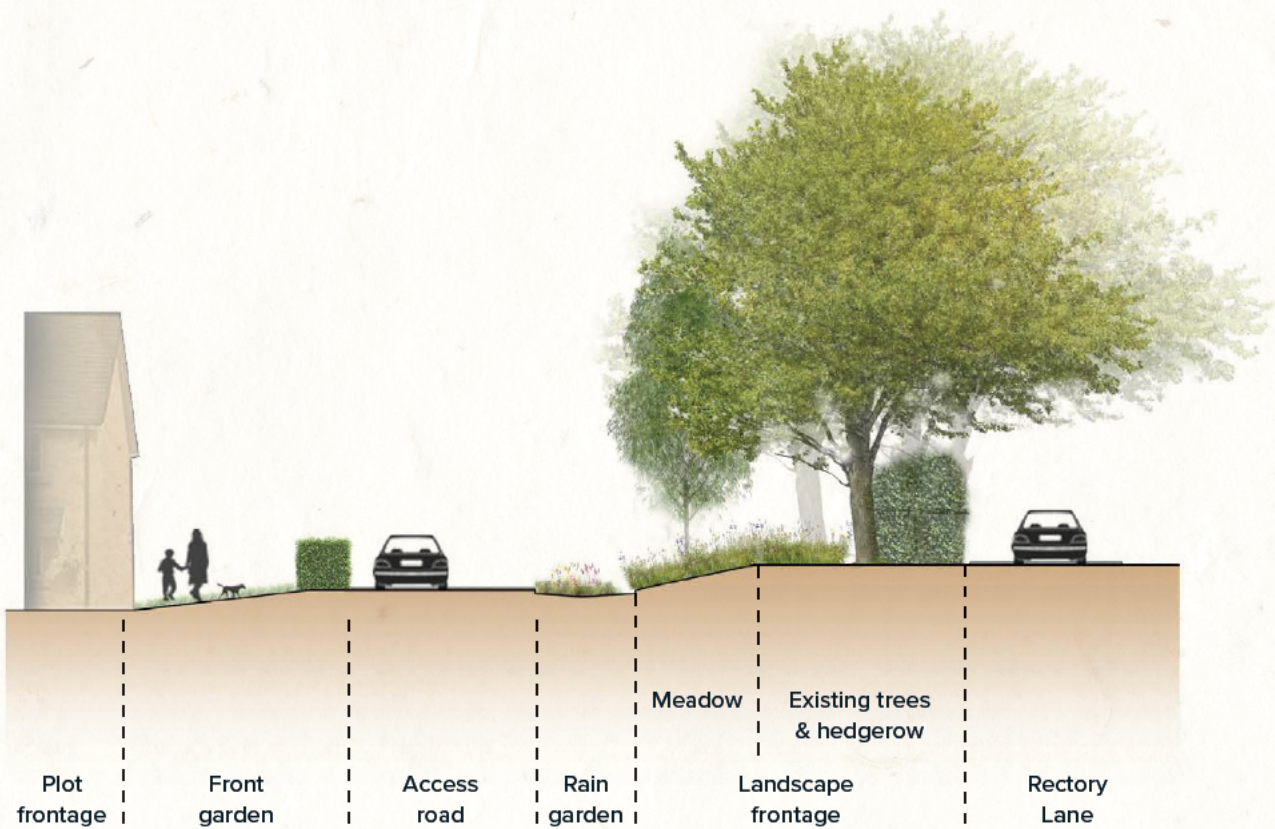


Figure 31. Indicative cross section of Rectory Lane frontage



# SuDS Integration

**14.16** The development provides opportunity to design a unique, Site-wide Sustainable Drainage System (SuDS) that knits seamlessly into the proposed green infrastructure. The aim of this system, will be to imaginatively manage the surface water run-off from the proposed development, to demonstrate that the Site will not provide a new flood risk, whilst also creating an accessible and visually stimulating landscape.

**14.17** Currently, the Site consists of primarily open land, implying that surface water drains via natural filtration into the ground or existing field drains. Therefore, to adequately manage the flow of future surface water run-off, a series of attenuation features, such as detention basins shall be created to form new Blue Infrastructure assets.

**14.18** The provision of further SuDS features, at the plot-by-plot level, shall be considered at the detailed design stage, whereby the scheme will integrate SuDS at a local-level within housing parcels themselves through the use of a diverse network of smaller-scale features such as rain gardens, bioretention areas, filter strips and permeable paving. Raingardens will be installed alongside internal access roads to collect and filter surface water run-off from the roads. These will be planted with a variety of flowering perennials and grasses.

**14.19** The SuDS basin in the east of the site will be designed to have an amenity function, with the eastern part of the basin remaining dryer in the majority of rain events allowing active use for play and recreation. The central basin will include a pond and areas of aquatic and marginal planting.



Standing water at time of rain



Rain gardens

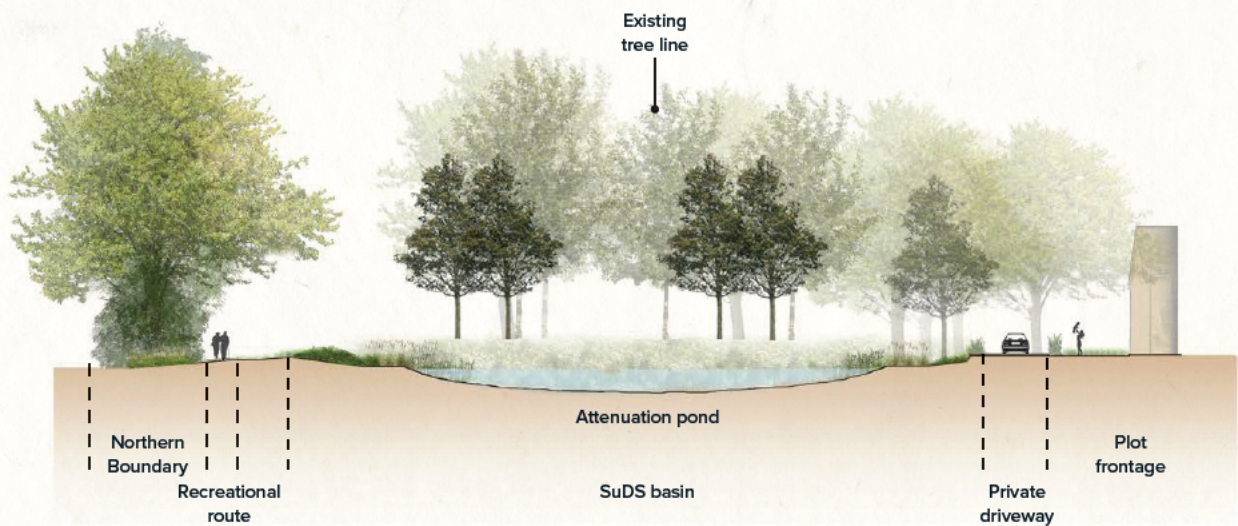


Figure 32. Indicative cross section though attenuation pond



## Landscape and Biodiversity

**14.20** The proposals will bring about overall land-use change which will benefit local wildlife in a variety of ways, while retaining and protecting ecologically valuable habitat present on Site already, such as the mature oak trees. Significant areas of new green infrastructure, will provide a variety of new biodiverse habitats and will contribute towards achieving an overall biodiversity net gain. This includes large areas of native tree planting, swathes of new wildflower-rich meadow grassland and species-rich native hedgerow, all of which will provide new foraging, breeding and refuge habitat to local birds, bats, small mammals and invertebrates.

**14.21** A series of attenuation basins will also be included within the northern open space, including one permanently wet basin, and will create habitat not currently found on-site. The attenuation basins will be surrounded by native grassland/ flora mix and marginal planting which will provide seasonal interest, and will become a vital resource for local wildlife at various life-stages and as an aquatic green link for any amphibians in the local area.

**14.22** Bat and bird boxes will also be installed at locations across the Site to provide opportunities for nesting/ roosting. These will be built into the fabric of new housing where possible but will also be installed externally to mature trees at the boundaries of the Site.

**14.23** A full Biodiversity Strategy follows overleaf.



Bat Box



Bird Box



Marginal and aquatic habitat creation



Marginal planting



Meadow grassland creation



## 15. Biodiversity Strategy

**15.1** CSA Environmental was instructed by Taylor Wimpey UK Ltd. to undertake a 'Design Stage' Biodiversity Net Gain Assessment (BNGA) of the proposed development. The Statutory Biodiversity Metric Calculation Tool was used to determine pre- and post-development biodiversity values, and predict the net effect of the proposed development upon biodiversity.

**15.2** Baseline habitats at the Site comprise predominantly arable land bounded and bisected by lines of mature trees, species-rich native hedgerows and an adjacent watercourse, with habitats ranging from low to medium distinctiveness. Some trees within the Site are considered to be 'BNG Veteran' trees in line with the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024), and as such have been treated as such within the Biodiversity Metric. Not all BNG veteran trees have been classified as 'veteran' under the NPPF definition.

**15.3** Post-development habitats at the Site will comprise residential dwellings with associated private gardens, access infrastructure, Sustainable Drainage System (SuDS) features, other neutral grassland, a wildlife pond, extensive tree planting and species-rich native hedgerows with trees. The proposals retain and enhance key boundary habitats, provide significant on-site biodiversity gains through habitat creation and watercourse enhancement, and deliver a more diverse habitat mosaic across the Site.

**15.4** A net gain of biodiversity is predicted for the proposed development of 7.28 Habitat Units (42.69%), 3.35 Hedgerow Units (12.25%) and 0.42 Watercourse Units (16.22%). This is subject to the retention and enhancement of existing scrub, hedgerows, treelines and the adjacent watercourse, together with the creation of other neutral grassland, SuDS features including a wildlife pond, new tree planting and c. 550m of species-rich native hedgerow with trees.

**15.5** Subject to securing the above through relevant legal mechanisms, the Biodiversity Gain Condition could be discharged following grant of consent through submission of a Biodiversity Gain Plan. The proposals accord with the Biodiversity Gain Hierarchy and Policy 31 of the Horsham District Planning Framework, and would deliver long-term biodiversity benefits through habitat creation, enhancement and management over a 30-year period.

### Habitat Retention & Enhancement

**15.6** The majority of area habitats at the Site will be lost to development, comprising principally arable land and one tree (T24), with the majority of linear habitats retained. The following habitats will be retained and/or enhanced:

- 0.027ha of mixed scrub will be retained in moderate condition
- All hedgerows/treelines will be retained in good or moderate condition, except for a cumulative c. 100m loss of Hedgerow H3 for access/road visibility purposes.
- The adjacent watercourse will be enhanced through land-use change within the on-Site riparian zone but will be subject to a c. 2m 'loss' (0.002km) due to the construction of a small headwall from the outfall of the westernmost attenuation basin

### Habitat Creation

**15.7** As part of the proposed development a range of habitats will be created including residential dwellings and associated infrastructure, vegetated gardens and incidental greenspace, and large-scale habitat creation to include neutral grassland, sustainable drainage infrastructure including three large attenuation basins (including a wildlife pond/permanently wet core within the central attenuation basin) and rain gardens, plus extensive tree planting (c. 105 new trees) which will compensate for the loss of T24.

**15.8** The proposals also include the creation of c. 550m of 'species rich native hedgerow with trees' which will compensate for the cumulative loss of c. 100m of hedgerow H3 for access creation.

### Biodiversity Net Gain

**15.9** As set out herein, a net gain in biodiversity in excess of 10% is predicted as a result of the proposed development, based upon provision of significant on-site gains. The Statutory Biodiversity Metric Calculation Tool was used to calculate the following outcomes:

- +7.28 Habitat Unit gain or +42.69%
- +3.35 Hedgerow Unit gain of +12.25%
- +0.42 Watercourse Unit gain or +16.22%



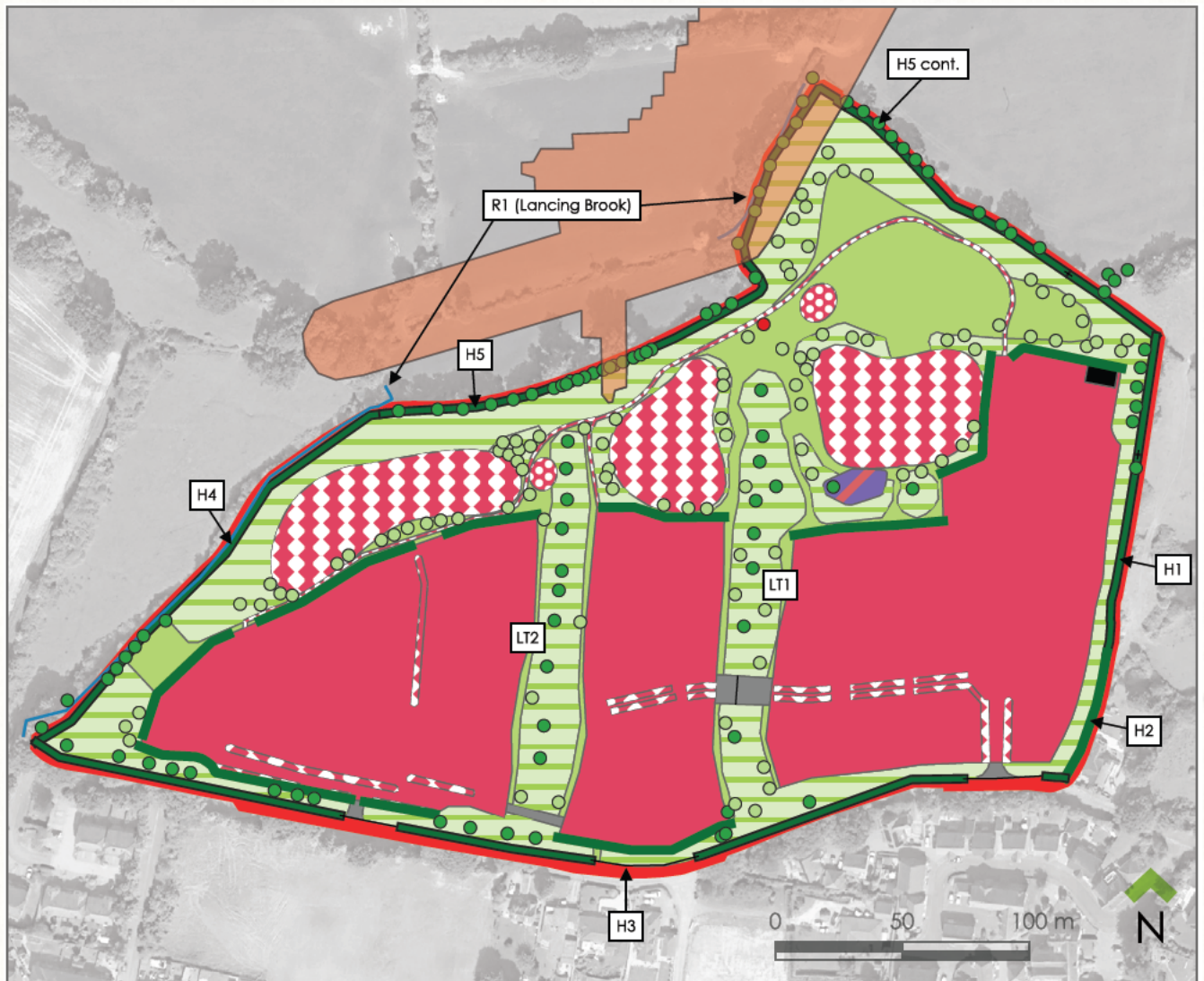
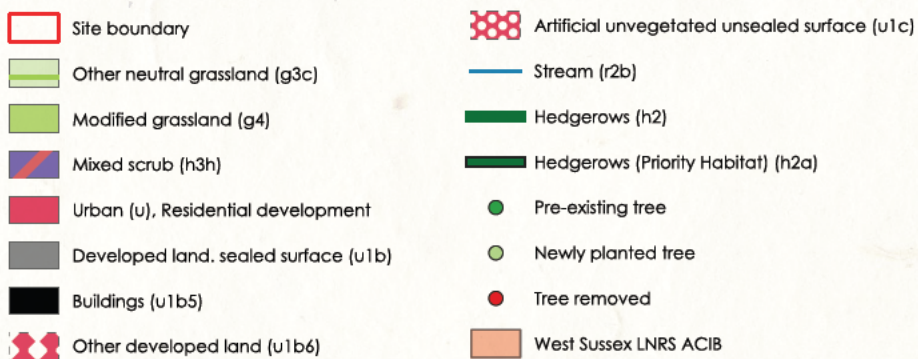


Figure 33. BNG Proposed Habitats Plan





# 16. Drainage Strategy

## Flood Risk

**16.1** A flood risk assessment has been carried out for the Site and is attached to the submission.

**16.2** This shows that areas of the Site proposed for development are not at risk of flooding, has not previously flooded and by virtue of the proposed drainage strategy, attenuation and restriction to greenfield run-off rates will not exacerbate any off-site flooding. All properties will be checked for level against flood exceedance routes and levels set accordingly.

## Existing Drainage Pattern

**16.3** Infiltration testing has been carried out on-site and demonstrates that infiltration is not a viable means of disposal for surface water runoff due to the limited permeability of the underlying ground. For lower depths of rainfall some water will be able to infiltrate at low rates and the SuDS design will support this.

## SuDS Strategy

**16.4** The following SuDS techniques are identified as being potentially suitable for this Site:

- Rainwater capture for re-use in gardens and landscaping
- Detention Basins
- Swales
- Raingardens / Bio-retention
- Permeable paving
- Sub-surface storage

## Permeable Paving

**16.5** Permeable paving is suitable for use within the proposed development on private parking, driveways and other areas of hard-standing. This will provide capture of low rainfall events as well as water treatment and a degree of local attenuation.

## Rain Gardens

**16.6** Raingardens and other similar features including filter strips or bio-retention areas can be used to capture runoff from some roads and other areas of hard paving. Swales will be located upstream of some of the detention basins to provide a stage of water quality treatment and shallow conveyance and to contribute to the landscape and ecology aims.

## Surface Water Storage

**16.7** A shallow detention basin will provide surface water storage for each of the three development parcels before discharging to the existing watercourses. These three basins will be located within the areas of open space where they can also provide opportunity for amenity and ecological benefits.

## On-property Storage

**16.8** Water butts will be provided for the new homes to support capture and re-use of rainwater and a tank will be provided centrally for capture of rainwater for re-use in the landscape maintenance of public areas.

## Foul Water Drainage

**16.9** Southern Water has been consulted regarding foul drainage capacity. Upgrades to the Ashington Wastewater Treatment Works have recently been completed, but Southern Water has advised that upgrades would be needed to parts of the existing sewer network to provide capacity for the development. Taylor Wimpey would contribute to the cost of any off-site improvements via the New Infrastructure Charge levied by Southern Water on each new property connected.

**16.10** An on-site foul pumping station will be required to capture flows from the proposed development and discharge to the existing sewer network in Rectory Lane. All on-site works would be delivered by Taylor Wimpey.

## Pollution Control

**16.11** The proposed provision of source control elements, permeable paving and rain gardens coupled with the provision of significant lengths and routes for attenuation basin provision will provide sufficient treatment and protection to the receiving watercourse. Indeed, it will enhance the available biodiversity provision on the Site and provide a fully sustainable solution.

## Construction

**16.12** Finished floor levels for all properties adjacent to any flood routes when identified in detailed design will be 300mm above the maximum flood level on-site, up to and including the 1 in 100 year return period event to include for climate change.

**16.13** Appropriate management planning will be applied to surface water management during the construction phase and it is likely this will be conditioned in any event as part of the detailed planning application / reserved matters stages.



Figure 34. Surface Water and Foul Drainage Principles

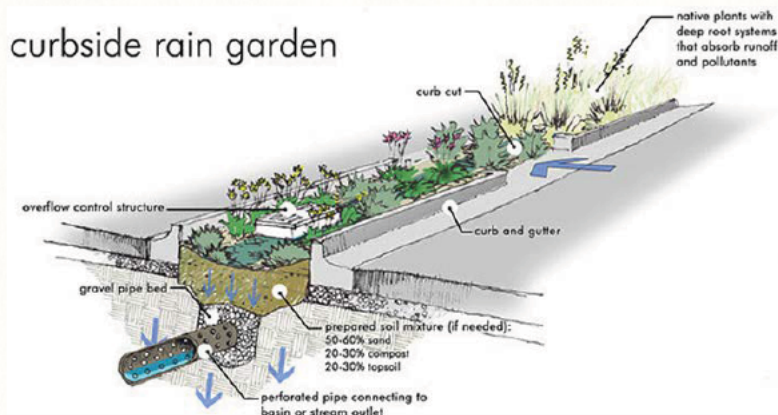


### Surface Water and Foul Drainage Scheme Methodology

- Existing watercourse
- Development Site direction of flow of water to each SuDS feature located across the Site
- The detention basins will be used to intercept and store surface water runoff to allow a controlled discharge to existing ditches. The basins have been designed to cope with 100 year + 45% climate change events, with 300mm freeboard.
- ★ Raingardens will be used to intercept and treat the water from some of the development roads, prior to discharging into the detention basins.
- Indicative piped drainage route to ditch
- The final discharge into the watercourse to be limited to that agreed with the LLFA
- Foul Pumping Station

### Capturing Water along paths and edges with rain gardens

#### curbside rain garden



Source: <https://linkeng.co.uk/how-we-work/you-ask-we-answer/what-is-a-rain-garden/>

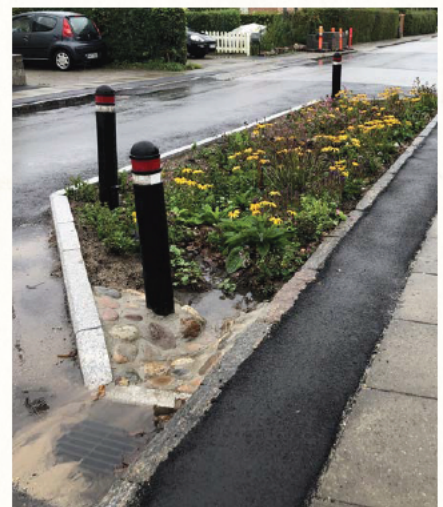
#### Precedent examples



Informal swale/rain garden



Rain garden integrated into verge alongside residential street



Rain gardens used to narrow street and slow traffic



# 17. Access & Movement Strategy

## Site Access / Movement – Vehicular

**17.1** The Site has two main points of vehicular access directly onto Rectory Lane along the southern boundary of the Site. Both access junctions have been designed as standard priority junction arrangements with a shared footway / cycleway facility adjacent to a 5.5m wide carriageway.

**17.2** The access in the southeast corner of the Site is intended to provide access to parcels A and B, which comprise approximately 80 dwellings in combination. The access junction to the west will provide access exclusively to parcel C which comprises of approximately 40 dwellings.

**17.3** The proposed Site access designs submitted as part of the application are shown within the following plan extracts.

## Active Modes Access

**17.4** The proposed access strategy for the Site provides multiple routes for pedestrians and cyclists. As noted above, both vehicular accesses provide high quality active travel provision connecting into the existing footway provision along Rectory Lane and onwards towards the proposed community cluster and London Road.

**17.5** In addition, a dedicated active travel access in the form of a 3m shared footway / cycleway is proposed along the southern boundary into parcel B. An informal crossing is proposed to connect into the existing footway on the southern side of Rectory Lane.

**17.6** This active travel access provides a convenient connection to the existing PRoW network, and specifically footpath ASH-2607 which starts approximately 50m to the east on Rectory Lane and provides an off-road route for pedestrians to the primary school and community centre.

**17.7** Active travel links have been designed to extend beyond the site into the wider draft allocation as part of ASN2. These include a 3m pedestrian/cycle link northwards towards an area of open space on the land under the control of Devine Homes PLC, and a similarly eastern link into land promoted by the Diocese of Chichester. These two links have been design to align with indicative infrastructure locations on the application Site, and provide continued connectivity for the wider draft allocation to the community cluster.

**17.8** Cycle parking will be provided throughout the development in accordance with relevant parking standards, including in communal areas.

## Internal Access

**17.9** The internal street network will also provide footways to ensure residential amenity and connectivity to/from the wider active travel network.

## Public Transport Accessibility and Provision

**17.10** The proposed active travel accesses and off-site improvements will provide residents with high quality and continuous active travel connections to the nearest bus stops on London Road, approximately 650m from the centre of the Site.

**17.11** Improvements to these bus stops are committed as part of a recently consented development in the village.

**17.12** From these stops, regular services are available to the surrounding major settlements of Horsham, Crawley and Worthing.

## Inclusive Design

**17.13** The development will comply with 'Planning and Access for Disabled People: A Good Practice Guide' (ODPM 2003). The aim of inclusive design is to remove barriers which create undue effort, separation or special treatment, and enable everyone to participate equally in mainstream activities independently with choice and dignity. Although the principles of inclusive design have emerged from the disability movement, inclusive design is relevant to all members of society, such as older people, children and carers of young children.

**17.14** From the outset the design of the development has included the fundamental principles of inclusive design. Our approach has been as follows:

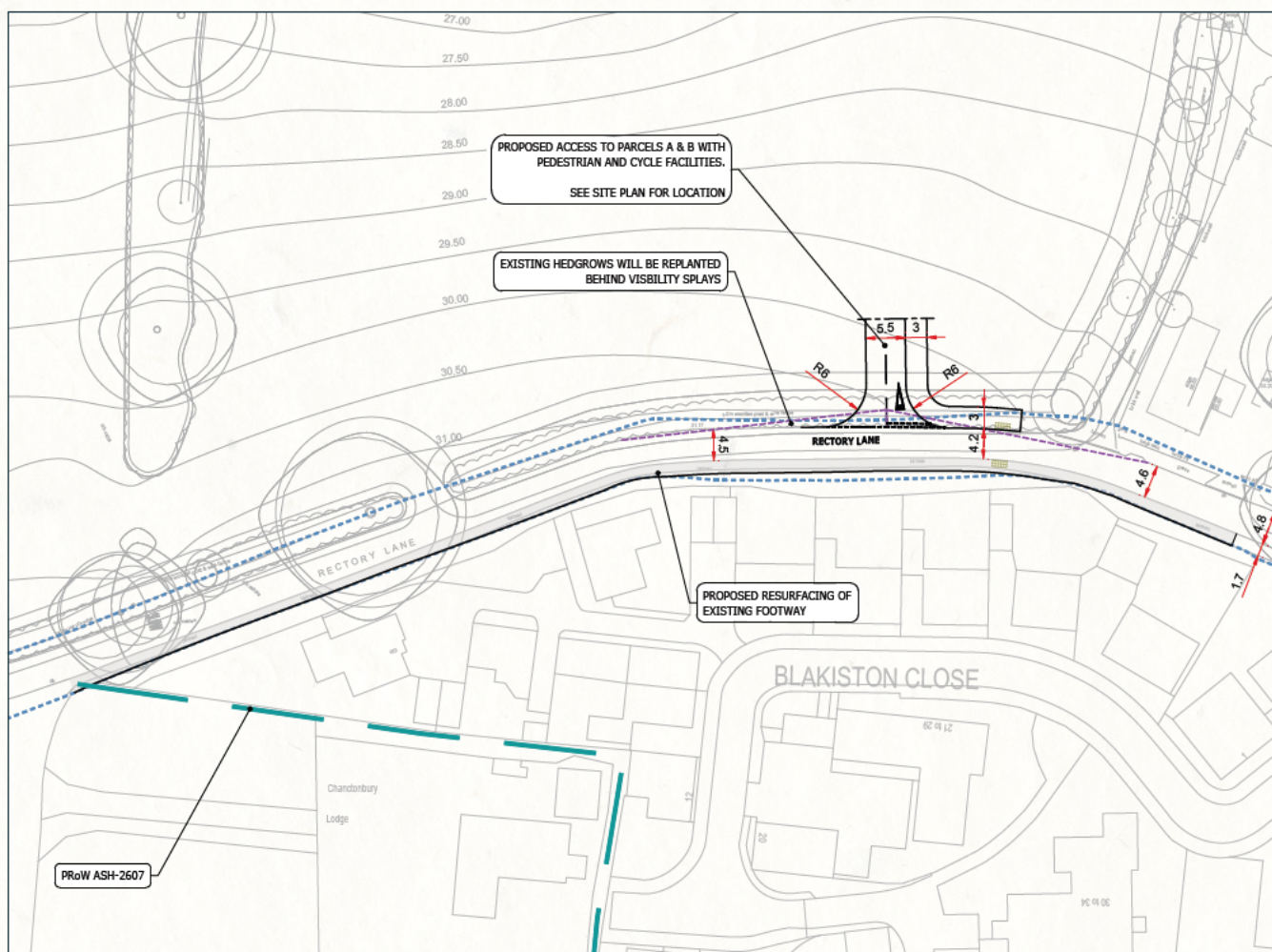
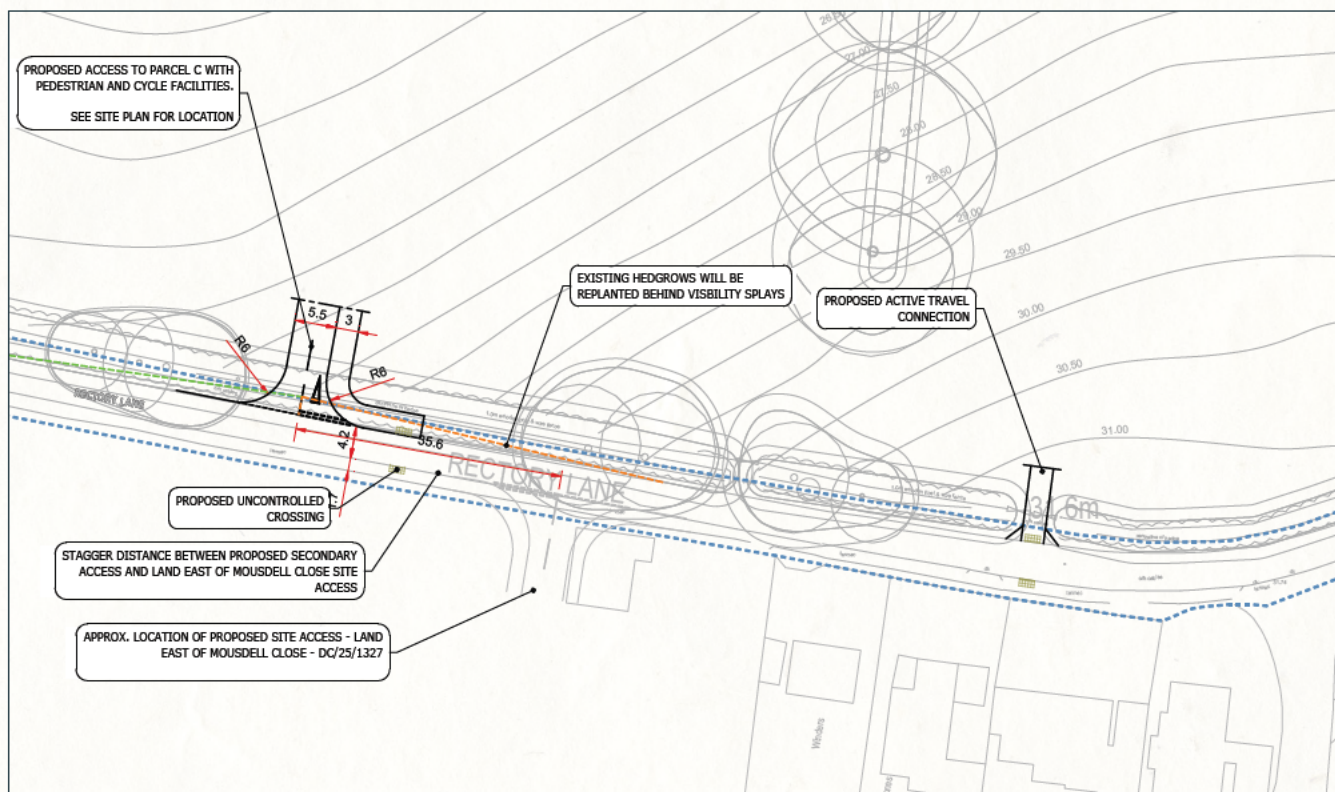
- Ensure changes in level including ramps have a maximum gradient of 1 in 20 (5%).
- Provide good pedestrian connections and links.
- Create safe pedestrian crossings.





Figure 35. Access and Movement Plan



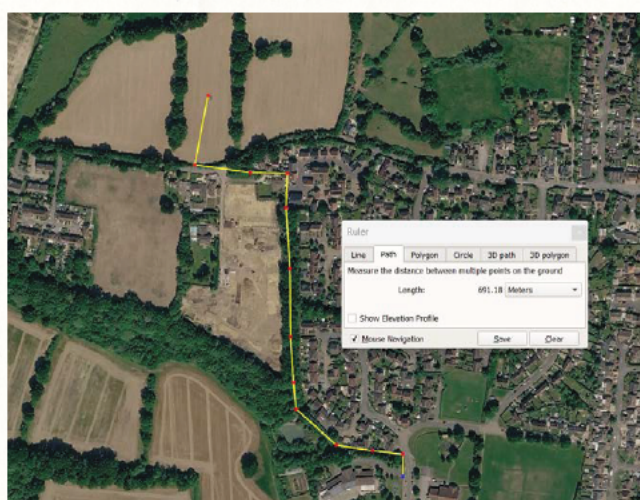




**Table 5. Highway Design Parameters Table**

|                                          | Access Street*                                                                            | Lane* / Private Drive                                                                  |
|------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Design Speed                             | 20 mph                                                                                    | 10 -15 mph                                                                             |
| Foot/Cycleway                            | 3m at Site access, 2m footway (one side) with cycle on-street thereafter                  | as part of shared surface                                                              |
| Verge                                    | on side where no footpath (service strip)                                                 | alongside shared surface (service strip)                                               |
| Carriageway Width                        | 5.5m                                                                                      | 4.8m                                                                                   |
| Direct Access to Properties              | Yes                                                                                       | Yes                                                                                    |
| Carriageway Surfacing                    | Dense Bitumen Macadam/ Block Paving                                                       | Block Paving/ Gravel                                                                   |
| Verge Surfacing                          | Grass and flowers                                                                         | Grass and flowers                                                                      |
| Footway Surfacing                        | Tarmac                                                                                    | Block Paving/ tarmac with gravel aggregate                                             |
| Kerbing                                  | Flush kerb, setts or block paving along the edges of the lane and at entrance to the lane | Flush kerb, setts or block paving along the edges and at entrance to the private drive |
| Traffic Calming                          | 40m                                                                                       | 40m                                                                                    |
| Vehicle Swept Path                       | Refuse Vehicle                                                                            | n/a                                                                                    |
| On Street Parking                        | Yes                                                                                       | Yes                                                                                    |
| Forward Visibility                       | 25m                                                                                       | 17m                                                                                    |
| Junction Sight Lines                     | 2.4 x 25m                                                                                 | 2.4 x 17m                                                                              |
| Junction Spacing – same side/ other side | Variable                                                                                  | Variable                                                                               |
| Junction Radii                           | Minimum 3m                                                                                | Minimum 3m                                                                             |
| Statutory Services                       | In soft verge. Drainage in carriageway.                                                   | In soft verge or under shared surface.                                                 |

\*All streets are to be designed and built to an adoptable highways standard



Google Earth image showing distance from centre of Site to School and Community Cluster



Google Earth image showing distance from centre of Site to nearest bus stop on London Road



# 18. Sustainability and Community Benefits

## Sustainability Strategy

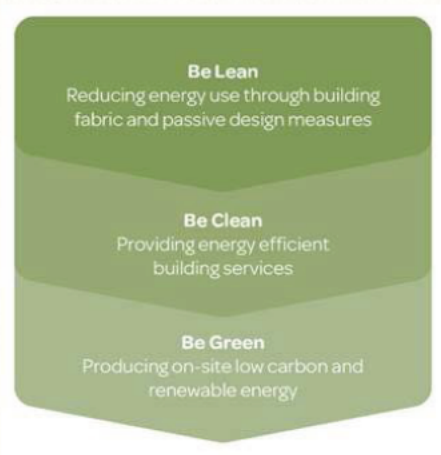
**18.1** The proposed development at Rectory Lane, Ashington will be a highly sustainable development, designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while protecting and enhancing the environment where possible, including the consideration of measures to mitigate and adapt to the effects of climate change.

**18.2** The current Local Plan, including Policies 35 and 36, Climate Change and Appropriate Energy Use, sets out a number of sustainable design requirements. This includes requiring development to mitigate and adapt to climate change.

**18.3** Development is required to be designed in line with the energy hierarchy, support sustainable travel, promote water conservation, and reduce flood risk. Applications are required to include an Energy Statement. The emerging Local Plan policies build on the existing policies, noting the need to consider zero and low carbon heating, a fabric first approach to design and energy efficiency requirements beyond the Building Regulations.

**18.4** The development at Rectory Lane, Ashington will implement a range of measures to deliver social, economic and environmental benefits. The strategy will also reduce carbon emissions and support the Council's climate change strategy.

**18.5** A summary of the proposed Sustainability Strategy is set out below with further details of measures included at this stage and to be considered as part of future Reserved Matters applications set out in the Sustainability and Energy Statement which accompanies the application.





| Sustainable Community Attribute                                                                                                                                                                       | Design Principle Advanced                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>Social and Economic Benefits –</b><br/>The development's delivery of new homes will generate a range of positive socio-economic impacts and wider health and wellbeing benefits, including:</p> | <p><b>Construction Phase</b></p> <ul style="list-style-type: none"> <li>• Delivering significant investment in the local construction sector.</li> <li>• Supporting 65 direct full-time equivalent (FTE) construction sector jobs over 2 years, including 30 new jobs for Horsham residents.</li> <li>• Creating a further 25 FTE jobs in the supply chain across Horsham, West Sussex and beyond.</li> <li>• Generating £21 million Gross Value Added (GVA) economic contribution across West Sussex and beyond, including £18 million concentrated in Horsham.</li> </ul> <p><b>Complete and Occupied Phase</b></p> <ul style="list-style-type: none"> <li>• Accommodating 290 residents in 125 high-quality new homes.</li> <li>• Open space, green infrastructure and active travel routes have been designed so they can contribute to the wider community and any future growth around the site, thus supporting comprehensive planning.</li> <li>• Generating £3.2 million resident expenditure annually on retail and leisure goods and services, with capacity to support 20 jobs in these sectors.</li> <li>• Providing £330,000 in Council Tax for collection by Horsham District Council, contributing towards funding local public services and infrastructure.</li> </ul> |
| <p><b>Mitigating Climate Change –</b><br/>Reducing Carbon Emissions– The development will incorporate measures to reduce carbon emissions from construction and operation, this will include:</p>     | <ul style="list-style-type: none"> <li>• Targeting an upfront embodied carbon target of &lt;800kgCO<sub>2</sub>/m<sup>2</sup> (A1-A5) achieved through measures such as lean design to minimise materials use, specification of locally sourced or lightweight materials to reduce transport emissions, and use of low carbon materials.</li> <li>• All buildings will be designed to meet the requirements of the Future Homes Standard (FHS). The FHS will require homes to achieve a 75% carbon reduction beyond Part L 2013. This will result in an all-electric development. This strategy will deliver Zero Carbon Ready buildings, with residents able to live net zero through the purchase of renewable electricity.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Table 6. Sustainability Benefits**