



Statement of community involvement

Land North of Rectory Lane, Ashington

Taylor Wimpey Strategic Land,
a division of Taylor Wimpey
UK Ltd

June 2026

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1. Introduction

This Statement of Community Involvement (SCI) sets out the consultation and engagement that Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd (Taylor Wimpey) has undertaken with local residents and other stakeholders on plans for new homes in Ashington.

This document demonstrates how Taylor Wimpey has met and exceeded pre-application consultation guidance contained in the National Planning Policy Framework.

This SCI gives an overview of all consultation activity undertaken prior to the submission of the planning application alongside outlining how the plans have responded to feedback from the local community and other stakeholders.

Taylor Wimpey is committed to ongoing engagement. It ensured the community was made aware of the proposals and had multiple avenues to find out more and share their feedback. It will continue to engage throughout the determination process and beyond.

This report has been prepared on behalf of Taylor Wimpey by Meeting Place, a specialist in stakeholder engagement in relation to planning and development issues.

2. Consultation requirements

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (December 2023).

The revised NPPF highlights that early engagement has “significant potential to improve the efficiency and effectiveness of the planning application system for all parties”. It also indicates that good quality pre-application discussion “enables better coordination between public and private resources and improved outcomes for the community”.

Horsham District Council’s Statement of Community Involvement, September 2020, outlines the council’s expectations on how the local community should be involved during the pre-application process.

The SCI emphasises the council’s desire to see all sections of the community shape new development proposals within Horsham and indicates that effective pre-application engagement and consultation is central to achieving this.

2.1 Our response to the consultation requirements

Taylor Wimpey has sought to create up to 125 new homes in a way that adds to the vibrancy of the area. It recognised the importance of involving the community and a wide range of other stakeholders, and so has provided multiple avenues for engagement. In response to national and local guidance as well as Taylor Wimpey’s desire to create the right plans for Ashington, activity included:

- 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
- Dedicated email address, freephone telephone number and freepost address

These elements and the feedback received are detailed in the following sections.

3. What is proposed?

3.1 About Taylor Wimpey

Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd, is one of the UK's largest residential developers. Operating from 22 regional businesses across the UK, Taylor Wimpey is a customer-focused homebuilder, rated 5 stars for customer service in the Home Builders Federation (HBF) survey.

Taylor Wimpey is committed to delivering high quality new homes within thriving communities, in a safe and environmentally responsible manner. In 2024 they delivered 10,593 homes (including joint ventures) and contributed £345 million to local communities via planning obligations.

3.2 Site location

The site is located on the northwestern edge of Ashington village in West Sussex, positioned directly north of Rectory Lane within the jurisdiction of Horsham District Council. Characterised as a transitional area between the built-up village boundary and the open, rural countryside. The site is well connected, sitting just west of the A24 strategic transport corridor.



Figure 1 - Indicative Rectory Lane, Ashington site layout

3.3 Proposals

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

The outline planning application for land north of Rectory Lane, Ashington comprises of a new residential development of up to 125 homes on land to the north-west of the village. The scheme is intended to help meet local housing needs within Horsham District by delivering a mix of market and affordable homes in a well-planned extension to the village. The proposals have been designed to respond sensitively to the character of Ashington and its surrounding landscape, whilst providing homes for local people and future generations who may otherwise struggle to remain in the area.

Alongside the new homes, the proposals include significant areas of public open space, new landscaping and biodiversity enhancements, sustainable drainage systems (SuDS), and improved walking and cycling connections linking the development to the village and local facilities. The scheme is also supported by a programme of technical assessments covering transport, ecology, landscape, drainage and infrastructure. Subject to planning approval, the development would provide financial contributions towards local services and infrastructure, including education and healthcare, while delivering energy-efficient homes designed in line with future sustainability standards.

4. Engagement

This section details Taylor Wimpey's programme of engagement for the proposed development at land off Rectory Lane, Ashington. The programme has been designed in line with Horsham District Council's Statement of Community Involvement (SCI) and reflects the need for accessible, proportionate and meaningful engagement with the local community and stakeholders.

The consultation strategy has been developed to ensure residents and stakeholders are able to understand the emerging proposals, engage with the project team and provide feedback ahead of any future planning application submission. The engagement programme combines traditional methods, such as direct resident communication, with digital tools including a dedicated project website, webinar and online feedback form.

4.1 Stakeholder meetings

Prior to the launch of the public engagement, early meetings and briefings were sought with political and community representatives to ensure key stakeholders were aware of the emerging proposals and understood the planned engagement activity.

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
- Planning officers at Horsham District Council

Ashington Parish Council

Initial engagement occurred in May 2026 when Ashington Parish Council convened an Extraordinary Council Meeting to receive a presentation on the Rectory Lane proposals, ask questions of the project team and provide an opportunity for members of the public to participate in the discussion. The meeting was attended by Parish Councillors, 16 members of the public, as well as County Councillor Paul Marshall.

The session included an overview of the proposals, planning context and emerging evidence base, followed by an extensive question and answer session. Much of the discussion focused on the cumulative impact of development within Ashington and whether local infrastructure, services and facilities have kept pace with recent housing growth. There were also discussions surrounding planning policy, the relationship between the proposals and the Ashington Neighbourhood Plan, as well as the technical assessments that will inform the planning application process.

Several key themes emerged from the meeting. Highways and transport were a dominant concern, with councillors and residents questioning the suitability of Rectory Lane to accommodate additional traffic, alongside concerns regarding pedestrian safety, congestion, public transport accessibility and the overall sustainability of the site location. Infrastructure capacity was also a recurring issue, particularly in relation to school places, healthcare provision, drainage, sewer capacity and wider community services. Questions were raised regarding affordable housing provision, the management of open spaces, sustainability measures and the economic benefits associated with the development. The project team provided information on the proposed 35% affordable housing provision, Future Homes Standard compliance, renewable energy measures and the role of Section 106 contributions in supporting local infrastructure.

Residents and councillors also expressed concern regarding the cumulative scale of development already accommodated within Ashington and the potential impact on village character. The Ashington Neighbourhood Plan featured prominently throughout the discussion, with several attendees highlighting its continued importance and seeking reassurance that the proposals would respond appropriately to local policy objectives and community priorities. It was recognised that future engagement and communications should continue to address infrastructure concerns, explain the technical evidence underpinning the proposals and demonstrate how the scheme could contribute positively to the village.

Engagement remains ongoing following the meeting, with actions agreed to provide presentation materials to the Parish Council and maintain dialogue with key stakeholders as the proposals progress.

4.2 Community newsletter

A consultation letter was distributed to homes within the agreed mailing area covering 1,108 homes within a 1km radius of the site to notify residents of the consultation and explain how they could participate.

The letter included:

- Information about the emerging proposals
- Details of the consultation website
- Instructions on how to join the live webinar
- Information on how feedback could be submitted
- Details of the Freephone number, Freepost address and project email address

Accompanying the community newsletter was a paper feedback form and a freepost envelope to ensure that they could have multiple ways of providing comments.

A copy of the consultation letter and feedback form are included within the **Appendix 1 and 2**.

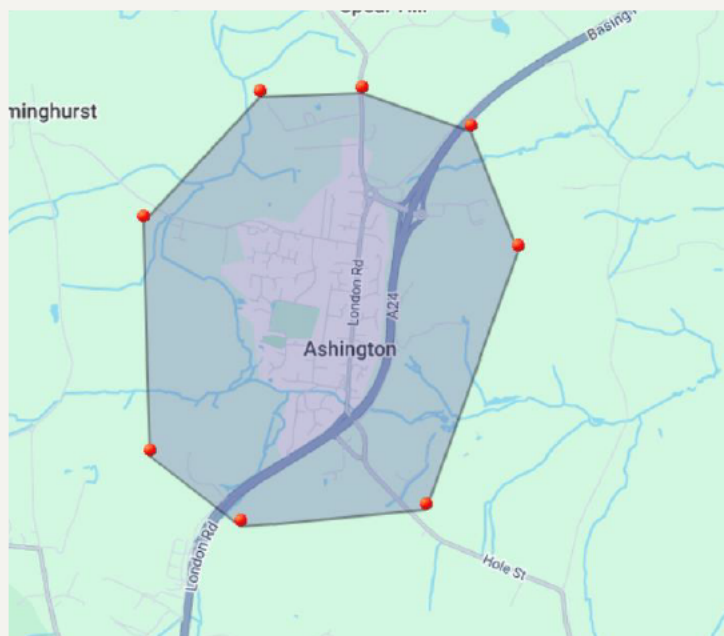


Figure 2 - Mailing radius for the community newsletter

4.3 Project website

A dedicated project website was launched as the central hub for the consultation. The website hosted clear and accessible information about the proposals, allowing residents and stakeholders to review the plans at a time convenient to them.

The website included:

- Information about the site and emerging proposals
- Consultation boards and presentation materials
- Details of the project team
- A timeline for the project
- An online feedback form
- Webinar joining details
- A recording of the webinar following the live event

The website was designed to ensure information was straightforward to access and easy to understand. It provided multiple routes for feedback and ensured those unable to attend the live webinar were still able to engage fully with the consultation process.

4.4 Local media

A press release (**Appendix 3**) outlining information on the proposals alongside sign up information for the webinar was circulated to local media. The release was covered by Sussex World and The Argus, this coverage is included in **Appendix 4**.

4.5 Webinar

A live webinar formed the main public engagement event for the consultation programme. The webinar provided residents with an opportunity to hear directly from the project team, review the emerging proposals and ask questions in real time.

The webinar was held on Monday 27 April at 7pm to maximise accessibility for residents, with 19 people in attendance. The session was also recorded and made available on demand so that those unable to attend live could still view the presentation and participate in the consultation afterwards.

Using a digital webinar format allowed residents who may have mobility issues, caring responsibilities or limited availability to engage with the consultation from home and at a time convenient to them.

Consultation materials presented during the webinar were also made available on the project website throughout the engagement period. The presentation can be found in **Appendix 5**.

The key themes and issues raised by consultees included:

- Concerns about the principle of developing a greenfield site, including the loss of agricultural land and the impact on the rural character of Ashington.
- Questions about the need for additional housing in the area, particularly in the context of other proposed developments and the cumulative scale of growth being planned across the village.
- Concerns regarding traffic generation, congestion and road safety, particularly on London Road and around school peak times, alongside requests for clarity on the transport assessments being undertaken.
- Apprehensions about pressure on local infrastructure and services, including schools, GP surgeries and community facilities, and whether these would be able to accommodate additional residents.
- Questions around drainage, flooding and sewage capacity, with residents seeking reassurance that existing systems can accommodate development and that flood risk will not increase for neighbouring properties.
- Concerns about the cumulative impact of multiple development proposals on Ashington, including how the combined effects on infrastructure, transport and community facilities will be assessed.
- Environmental concerns relating to biodiversity, wildlife habitats and ecological connectivity, including the role of the site as a wildlife corridor and the protection of species such as bats, dormice and great crested newts.
- Questions about how biodiversity net gain will be achieved and maintained, and what ecological surveys have been carried out to inform the proposals.
- Concerns about the impact of lighting associated with the development, particularly given the site's proximity to the South Downs National Park and its dark skies designation.
- Requests for greater clarity on the planning process, including the distinction between outline and detailed proposals, the opportunities for future community input and the anticipated timescales for development.
- A broader concern about the ongoing level of housing growth within Ashington and a desire for reassurance that the village's character, environment and quality of life will be protected as development comes forward.

4.6 Contact details

An online feedback form was made available through the project website, providing residents and stakeholders with an opportunity to submit comments on the emerging proposals.

Alongside the online survey, additional contact channels were available throughout the consultation period to ensure engagement was accessible to as many people as possible. These included:

- A dedicated project email address
- A Freephone telephone number
- A Freepost postal address

These contact details were promoted across all consultation materials, including the resident letter and project website. Residents requesting hard copy consultation materials or feedback forms were able to receive them by post.

5. Feedback

5.1 Feedback summary

In total, 259 people provided feedback on the proposals, 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.

Several key themes emerged from the responses. The most prominent concerns related to the capacity of local infrastructure, with many respondents expressing that roads, schools, healthcare services and public transport are already under pressure and would struggle to accommodate further development.

Traffic congestion and road safety were also significant issues, particularly in relation to Rectory Lane and other local roads. Many respondents raised concerns about increased vehicle movements, limited road capacity and the potential impact on pedestrian safety.

The environmental impact of the proposals was another major theme, with respondents highlighting the loss of greenfield land, wildlife habitats and open countryside. Many comments reflected a desire to preserve the rural character of Ashington and concerns about the cumulative effect of recent and proposed housing developments on the village.

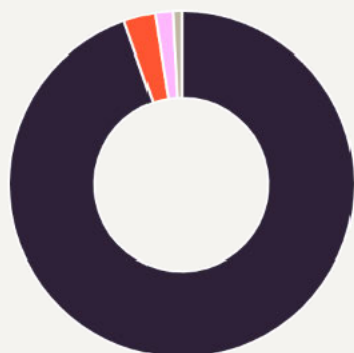
Despite the overall level of opposition, there was clear support for sustainability measures, including renewable energy, biodiversity enhancements, sustainable construction methods and improved walking and cycling connections. Respondents also highlighted the importance of affordable housing, downsizing homes and accommodation suitable for older residents, provided these are supported by appropriate infrastructure and services.

Additionally, several respondents raised concerns about the proposals' alignment with the Ashington Neighbourhood Plan and questioned whether further housing growth is appropriate given existing development commitments within the village.

How the team has responded to all the feedback received is included at Section 6.

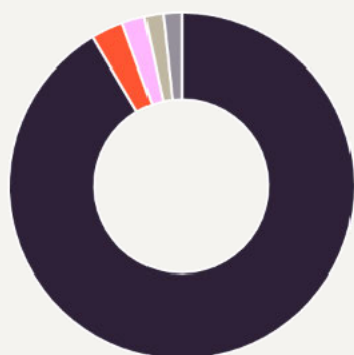
5.2 Feedback form

What is your relationship to the site?



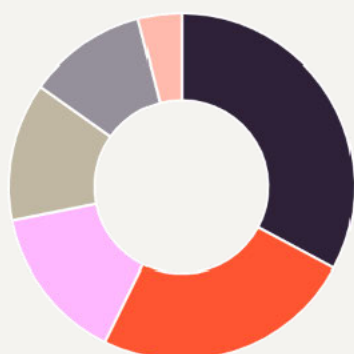
I live nearby	229 (94.6%)
I work nearby	7 (2.9%)
I visit the area	4 (1.7%)
None of the above	2 (0.8%)

Which of these best describes your current living arrangement?



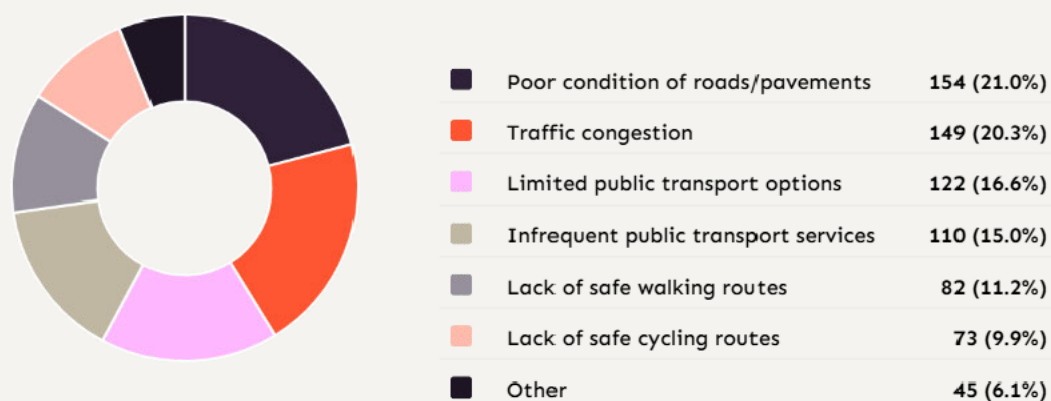
Homeowner (including shared ownership)	214 (91.5%)
Renter (private)	7 (3.0%)
Renter (social/local authority)	5 (2.1%)
Prefer not to say	4 (1.7%)
Living with family/friends	4 (1.7%)

As part of the proposals, we are looking to provide a range of housing types. What type of homes do you feel are most needed locally?



Other	106 (32.8%)
Affordable homes	79 (24.5%)
Downsizing homes	47 (14.6%)
Family homes	42 (13.0%)
Eco-friendly homes	36 (11.1%)
Adaptable homes	13 (4.0%)

What are the biggest transport-related challenges you currently face when getting around your local area?

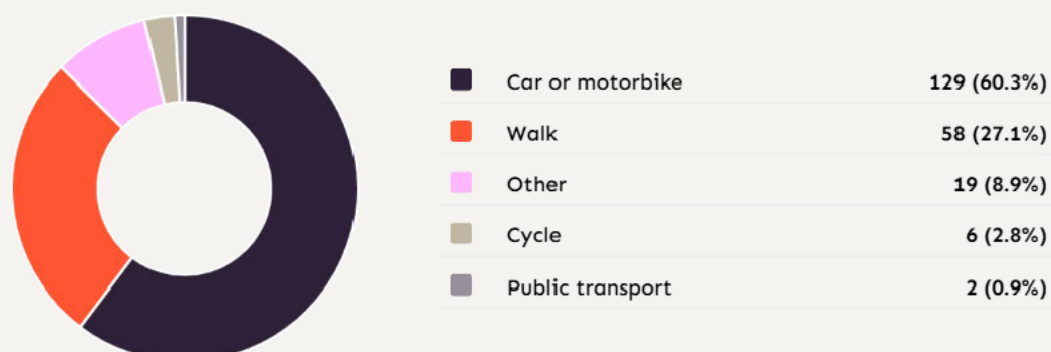


The free text responses reveal a strong local sentiment focused on the capacity of existing transport infrastructure and concerns about the cumulative impact of development on the village. Many respondents highlighted increasing traffic levels on narrow roads, particularly Rectory Lane and London Road, and questioned whether the local road network can safely accommodate further growth. There is a clear theme of concern regarding road safety, with respondents citing risks to pedestrians, cyclists and drivers arising from congestion, speeding vehicles and limited crossing opportunities.

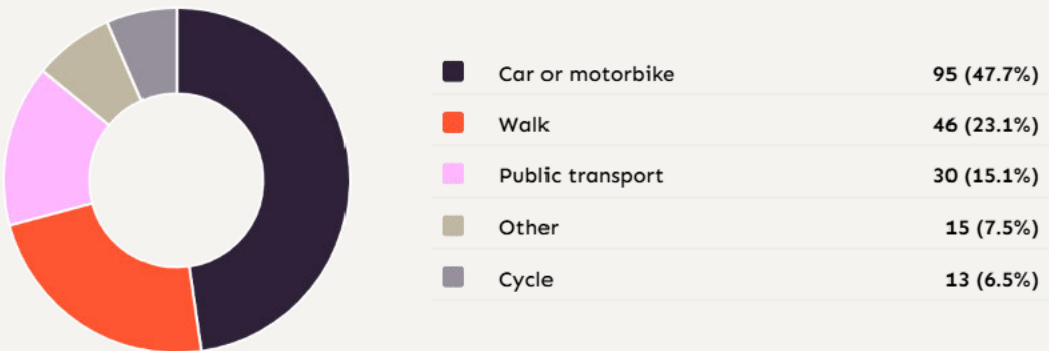
Many comments also reflect frustration with the condition of roads and pavements, with some attributing deterioration to construction traffic associated with recent development. Respondents frequently linked transport issues to ongoing and proposed housing growth, expressing concern that infrastructure improvements are not keeping pace with increasing demand.

There is also notable scepticism regarding the potential for public transport and active travel improvements to reduce reliance on private vehicles. Several respondents viewed car use as unavoidable given current service provision and local travel patterns. Overall, the responses indicate concerns about infrastructure capacity, safety and village character, alongside a perception that further development may place additional pressure on already stretched transport networks.

How do you usually get around day-to-day?



What mode of transport would you prefer to use most in your daily life?



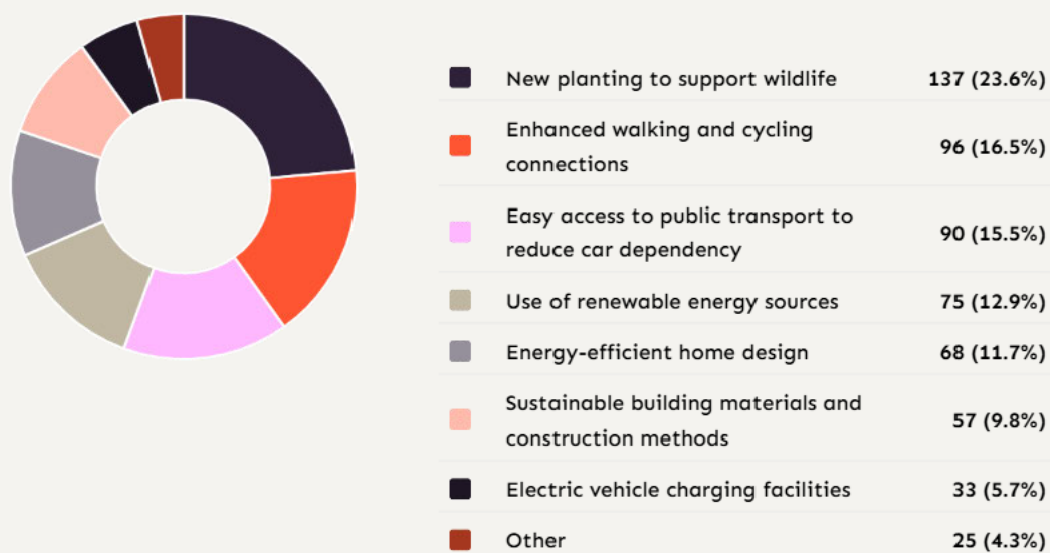
We are considering improvements to walking routes in the local area as part of the proposals. How important is this to you personally?



The plans aim to improve biodiversity by at least 10%, making the environment healthier for plants and animals. How important is this to you personally?



We are looking at incorporating a range of sustainability measures. Which of the following are important to you?



The 'other' responses reveal a strong local sentiment focused on environmental protection, the loss of wildlife habitats and concerns about the sustainability of further development at Rectory Lane, Ashington. Many respondents emphasised the importance of protecting existing green spaces, hedgerows and established habitats, with scepticism about whether new planting or mitigation measures could adequately compensate for what would be lost. There is a clear theme of concern regarding the impact of development on biodiversity, alongside frustration about the use of greenfield land for new housing.

Many comments also linked sustainability to wider infrastructure pressures, particularly traffic generation and continued reliance on private vehicles. Respondents frequently highlighted the need for improved public transport access if development proceeds, while also questioning whether such improvements would be sufficient to reduce car dependency in practice.

There was also support for more sustainable construction, including the use of environmentally responsible materials, lower-impact building methods and wildlife-friendly features. Overall, the responses indicate concern about the environmental impact of development, scepticism about proposed mitigation, and a strong desire to preserve the village's green spaces, wildlife and local character.

Thinking about our plans at Rectory Lane, Ashington, how do you feel about them at this stage?



If you are comfortable sharing, what are the reasons for your answer to the previous question?

The responses express concerns about the scale and impact of new housing developments in Ashington, particularly focusing on infrastructure inadequacies, traffic and road safety, and the preservation of the village's rural character. Many respondents emphasised that the village is already experiencing significant pressure from existing and approved developments, with limited local amenities and services struggling to cope. There is a clear sentiment that further development, especially on greenfield sites not included in the neighbourhood plan, would exacerbate these issues and alter the village's identity.

- **Infrastructure and local services** - Respondents frequently highlighted the lack of essential infrastructure such as doctors' surgeries, dental services, schools, and shops. Many noted that the existing primary school is oversubscribed and local healthcare facilities are either absent or overstretched. Concerns were also raised about insufficient water supply, sewage capacity, and public transport, with calls for these to be addressed before any further housing is built.
- **Traffic, road safety and access** - A dominant theme was the unsuitability of Rectory Lane and surrounding roads to handle increased traffic from new developments. Respondents described the lane as narrow, congested, and already damaged by construction vehicles, with parking issues and safety risks for pedestrians and horse riders. Many feared that additional traffic would lead to gridlock, accidents, and further deterioration of road conditions.
- **Overdevelopment and village character** - Many respondents expressed that Ashington is facing overdevelopment, with multiple large housing projects either underway or approved, far exceeding the numbers set out in the neighbourhood plan. There was a strong desire to maintain the village's rural feel and identity, with concerns that continued expansion would transform it into a town or suburb, eroding green spaces and wildlife habitats.
- **Environmental and greenfield concerns** - The loss of greenfield land and wildlife habitats was frequently mentioned, with respondents emphasising the importance of preserving open countryside and biodiversity. Some questioned claims of biodiversity improvements, arguing that the proposed developments would cause permanent environmental damage.
- **Community impact and quality of life** - Respondents raised worries about the disruption caused by construction noise, dust, and heavy vehicles, as well as the long-term impact on community cohesion and quality of life. Several comments reflected frustration that local voices and the neighbourhood plan are being overlooked in favour of developer interests.
- **Calls for affordable and appropriate housing** - While opposition to the scale of development was clear, a small number of respondents acknowledged the need for affordable housing, particularly for local young people and older residents, but emphasised that such housing must be supported by adequate infrastructure and services.

And finally, what could we change to make you more supportive?

Many respondents emphasise concerns about infrastructure, environmental impact, and the suitability of the location. A strong desire to protect the rural character of the village and maintain existing green spaces is evident. Respondents frequently mention the

inadequacy of local roads, healthcare, schools, and other community facilities to accommodate additional housing. Suggestions for improvement often focus on infrastructure upgrades and alternative development locations, though a significant portion express that no changes would make them more supportive.

- **Infrastructure and road improvements** - Many respondents highlighted the need for significant upgrades to local infrastructure, particularly Rectory Lane, which is described as narrow, congested, and unsafe for increased traffic. Suggestions include widening roads, creating alternative access routes, improving pavements, and enhancing parking facilities to accommodate new residents.
- **Healthcare and community facilities** - A common concern is the lack of adequate healthcare provision, with calls for a new GP surgery, dentists, and expanded school places. Respondents stress that without guaranteed investment in these services, additional housing would place unsustainable pressure on existing facilities.
- **Preservation of green spaces and rural character** - Many responses express a strong desire to protect the village's green spaces, wildlife habitats, and rural environment. There is resistance to building on greenfield sites, with calls to prioritise brownfield sites and avoid further loss of countryside and biodiversity.
- **Opposition to the development location and scale** - Numerous respondents explicitly state that no changes would make them supportive, opposing any new housing in the village due to overdevelopment concerns. The scale of proposed housing is seen as excessive relative to the village's capacity and existing neighbourhood plans.
- **Calls for alternative development strategies** - Some respondents suggest directing new housing to larger towns or more sustainable locations with better infrastructure and public transport. There are also calls to build in other regions with greater capacity, such as northern England, rather than expanding rural villages.
- **Requests for developer accountability and community benefits** - A number of responses urge the developer to demonstrate genuine commitment to the community through affordable housing, eco-friendly designs, and tangible investments in local services. There is scepticism about promises made, with calls for clear, enforceable guarantees and phased delivery tied to infrastructure improvements.

6. Response to key issues

All feedback has been reviewed by the project team. This section outlines how the proposals have responded to the key issues raised during the consultation.

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 throughout the planning process. The development will make financial contributions, secured through planning obligations, to help mitigate its impact and 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, 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 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.

7. Conclusion

The feedback received has provided valuable insight into local priorities and concerns, particularly regarding infrastructure, traffic, environmental impacts and the future character of Ashington.

The consultation has helped inform the ongoing development of the proposals and will continue to be considered alongside technical assessments and discussions with key stakeholders. A planning application will be submitted to Horsham District Council in due

course, where there will be a further opportunity for residents and stakeholders to comment through the statutory consultation process.

This Statement of Community Involvement demonstrates the range of engagement activities undertaken and how feedback from the local community has been reviewed and considered in the evolution of the proposals.

8. Appendix 1

Consultation newsletter

Rectory Lane, Ashington

Newsletter | April 2026



Artist's impression of the proposed new homes at Rectory Lane, Ashington



Help shape plans for new homes in Ashington

Taylor Wimpey is bringing forward proposals for a new residential development on land at Rectory Lane, to the northwest of Ashington village.

With growing pressure on housing across Horsham District, it is becoming harder for local people and future generations to stay in the area. The proposals aim to help address this challenge by delivering well-designed homes that respond sensitively to the character of the village and its landscape setting.

The site was previously assessed during preparation of the Ashington Neighbourhood Plan and identified as having potential for development, although it was not allocated at that time. Taylor Wimpey believes the site offers an opportunity to contribute to meeting local housing needs in a well-planned and carefully designed way.

Our proposals are at an early stage, we want local people to help shape how this part of Ashington could evolve.



Red line boundary

Join our community webinar

 **Monday 27 April 2026**
7:00pm - 8:00pm

We will be hosting an online community webinar where you can learn more about the proposals and ask questions directly to the project team.



 bit.ly/rectory-lane-webinar

If you are unable to attend, the webinar will be recorded and made available upon request.

The emerging proposals include:

 **Up to 120 high-quality new homes.**

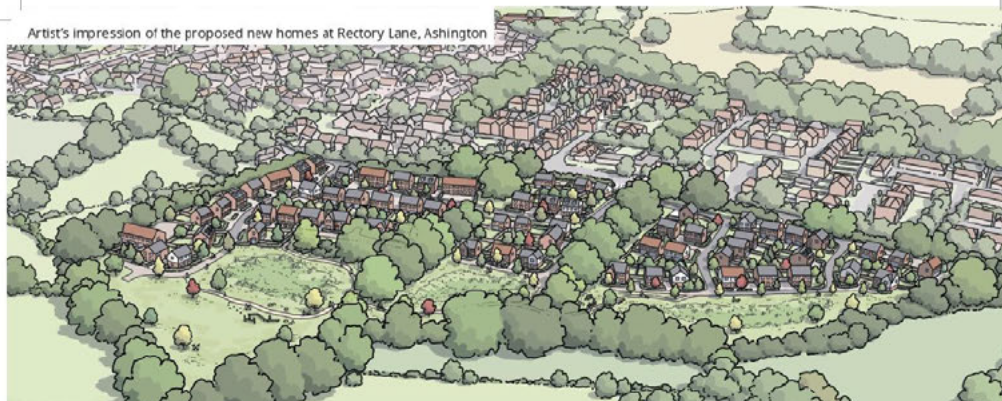
 **New landscaping, planting and biodiversity enhancements that respond to the site's rural setting.**

 **Walking and cycling connections that help link the development with the village and local facilities.**

 **A mix of homes designed to meet local housing needs, including affordable homes.**

 **Public open spaces encouraging healthy and active lifestyles.**

 **Sustainable drainage systems (SuDS) designed to accommodate surface water from the development.**



What's currently being considered?

The project team is undertaking a range of technical studies to ensure the proposals are appropriate for the site and local area. This includes:



Transport and access

A transport assessment is being prepared in discussion with West Sussex County Council to assess traffic impacts and identify any necessary improvements.



Infrastructure and local services

The development will be supported by appropriate financial contributions to mitigate impacts on local services and infrastructure, including education and healthcare, secured through planning obligations.



Landscape and environment

Landscape and ecological assessments are helping inform how this development can enhance biodiversity, create high quality green spaces, as well as protecting the character of the surrounding countryside.

Have your say

We welcome feedback on the proposals and have provided several ways for you to share your views.



Join the webinar

Attend the live online consultation event and ask questions.



Complete the feedback form

Return the enclosed paper feedback form to the Freepost address below.



Submit feedback online

Complete the online feedback form.

The consultation will run until 11pm, Friday 8 May.

All feedback received will be reviewed by the project team and will help inform the proposals before a planning application is submitted.

About Taylor Wimpey

Taylor Wimpey is one of the UK's leading homebuilders, with a long heritage in creating new homes and neighbourhoods across England, Scotland and Wales.

We build a wide range of homes and work closely with local communities, councils and stakeholders to help shape places that people are proud to live in, with careful consideration of landscape, green space, infrastructure and connections to existing villages and towns. We build high quality, energy efficient homes in developments where our customers can live well, feel part of a community and adopt a more sustainable lifestyle. This is key to our purpose to build great homes and create thriving communities.

Get in touch



0808 143 4781 (freephone)
(Monday-Friday, 9:00am-5:00pm)



info@rectorylaneashington.co.uk



bit.ly/land-at-rectory-lane



**Freepost MEETING PLACE
CONSULTATION** (no stamp required)

9. Appendix 2

Feedback form

Rectory Lane, Ashington
Feedback form | April 2026



Taylor Wimpey is seeking your views on proposals for development at Rectory Lane northwest of Ashington. Where possible, the feedback we receive will help to inform the emerging proposals.

Please complete and return this form using the Freepost address:
Freepost MEETING PLACE CONSULTATION (no stamp required)

Deadline for feedback is Friday 8 May 2026



Alternatively, you can complete the survey online. Scan the QR code or visit: bit.ly/rectory-lane-survey

1 What is your relationship to the site? (Select all that apply)

☐ I live nearby

☐ I visit the area

☐ I study nearby

☐ I work nearby

☐ None of these

2 Which of these best describes your current living arrangement?

☐ Homeowner (including shared ownership)

☐ Living in temporary accommodation

☐ Renter (private)

☐ Student accommodation (private or halls)

☐ Renter (social/local authority)

☐ Prefer not to say

☐ Living with family/friends

We recognise the housing pressures in Horsham including a growing waiting list and rising house prices. At Rectory Lane, we want to deliver a scheme that properly responds to local needs, and we want your thoughts on how best to achieve this.

3 As part of the proposals, we are looking to provide a range of housing types. What type of homes do you feel are needed locally? (Select all that apply)

☐ Affordable homes

☐ Eco-friendly homes

☐ Adaptable homes

☐ Family homes

☐ Downsizing homes

☐ Other (please specify below)

As part of our plans, we will be fully assessing the potential transport impacts on the surrounding area and considering possible improvements to local transport infrastructure. The following questions will help us understand your priorities regarding this investment.

4 What are the biggest transport-related challenges you currently face when getting around your local area? (Select all that apply)

☐ Traffic congestion

☐ Limited public transport options

☐ Infrequent public transport services

☐ Poor condition of roads/pavements

☐ Lack of safe cycling routes

☐ Lack of safe walking routes

☐ Other (please specify below)

As part of the plans, we are exploring ways to enhance opportunities for more sustainable modes of travel like walking, cycling, and public transport. We want to understand how you typically get around your local area and how you would like to get around.

5 How do you usually get around day-to-day?

☐ Walk

☐ Cycle

☐ Public transport

☐ Car or motorbike

☐ Other (please specify below)

6 What mode of transport would you prefer to use most in your daily life?

☐ Walk

☐ Cycle

☐ Public transport

☐ Car or motorbike

☐ Other (please specify below)

7 We are considering improvements to walking routes in the local area as part of the proposals.**How important is this to you personally?**

- ☐ Very important ☐ Somewhat important ☐ Not very important ☐ Not at all important

We are committed to building for a sustainable future. The following questions will help us understand what aspects of environmental sustainability are most important to you in a new development.

8 The plans aim to improve biodiversity by at least 10%, making the environment healthier for plants and animals. How important is this to you personally?

- ☐ Very important ☐ Somewhat important ☐ Not very important ☐ Not at all important

9 We are looking at incorporating a range of sustainability measures. Which of the following are important to you? (Select all that apply)

- | | |
|---|---|
| ☐ Use of renewable energy sources | ☐ Sustainable building materials and construction methods |
| ☐ New planting to support wildlife | ☐ Easy access to public transport to reduce car dependency |
| ☐ Energy-efficient home design | ☐ Enhanced walking and cycling connections |
| ☐ Electric vehicle charging facilities | |

10 Thinking about our plans at Rectory Lane, Ashington how do you feel about them at this stage?

- ☐ Supportive ☐ Neutral ☐ Not supportive ☐ Unsure

11 If you are comfortable sharing, what are the reasons for your answer to the previous question?**12 And finally, what could we change to make you more supportive?****Your details****Name:****Postcode:****Email:****Contact**

info@rectorylaneashington.co.uk

0808 143 4781 (freephone)

**Freepost MEETING PLACE
CONSULTATION** (no stamp required)

To understand the inclusivity of our engagement, we're asking some optional demographic questions.

What is your age?

- ☐ Under 25 ☐ 25 to 34 ☐ 35 to 49 ☐ 50 to 64 ☐ 65 to 74 ☐ 75 + ☐ Prefer not to say

What is your gender?

- ☐ Female ☐ Male ☐ Non-binary / Other ☐ Prefer not to say

How would you describe your ethnic background?

- ☐ White ☐ Mixed or multiple ethnic groups ☐ Asian ☐ Black ☐ Other ethnic group ☐ Prefer not to say

This information is being collected by MeetingPlace on behalf of Taylor Wimpey. It will be anonymised and shared with the local council, Horsham District Council. For further information about how we hold and use your data and your rights under General Data Protection Regulations, please visit: www.meeting-place.uk/general-privacy-policy

10. Appendix 3

Press release



Media Release
April 2026

Help shape proposals for new homes at Rectory Lane, Ashington



Consultation launched on plans for up to 120 new homes near Ashington

Local residents are being invited to help shape emerging proposals for new homes at Rectory Lane, to the northwest of Ashington.

The proposals, being brought forward by Taylor Wimpey, could deliver around 120 new homes. This will include affordable housing and a mix of homes helping to address local housing need in Horsham district.

The vision for the scheme also includes new landscaping and biodiversity enhancements, with walking and cycling connections linking the site with the village and surrounding countryside being further enhanced.

Taylor Wimpey is committed to ensuring the proposals are sensitive to the local character and landscape setting. The plans are at an early stage and will continue to evolve through ongoing technical work, discussions with Horsham District Council and West Sussex County Council and feedback from the local community.

The local community is being encouraged to take part in shaping the plans for this proposal. Over the coming weeks, there will be an online community webinar where they can hear from the project team, find out more about the emerging proposals and ask questions. The feedback will help shape the proposals before a planning application is submitted to Horsham District Council.

John Aylwin, Project Director at Taylor Wimpey, said:

"We understand the need for more homes in Horsham district, and at this early stage, we are keen to hear from local residents and stakeholders to help shape the proposals for Rectory Lane."

"Feedback from the community will play an important role as the plans continue to evolve. We believe this site offers a well-connected and sensitively located opportunity and we're looking forward to working with the community to get the details right."



Horsham District Council's current Local Plan is old and does not provide for the district's current housing need. It is being reviewed, but in the meantime, the Government requires councils to have a five-year housing land supply. To assist Horsham with this, Taylor Wimpey is bringing forward a well-designed and well-located proposal that will meet national planning policies and meet local housing need.

For more information, you can sign up to our webinar on Monday 27 April at 7pm here – bit.ly/rectory-lane-webinar – you can also get in touch by emailing info@rectorylaneashington.co.uk or calling 0808 143 4781 (Monday–Friday, 9:00am–5:00pm).

Local residents have been posted newsletters and feedback forms, which can be posted to Freepost MEETING PLACE CONSULTATION (no stamp required). There's also an online version that can be completed at bit.ly/rectory-lane-survey. The deadline for this consultation is 11pm, Friday 8 May 2026.

11. Appendix 4

Media coverage

SussexWorld

NewsEast SussexWest SussexSubmit Your StoryAlbionSportW

People

Developers reveal plans for 120 new homes in village near Horsham

By Sarah Page

f

X

Published 20th Apr 2026, 11:25 BST

Plans for 120 homes on the edge of Ashington unveiled

21ST APRILPLANNING AND DEVELOPMENTWEST SUSSEX



Share

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X

16 comments

The Argus



Honour a life
support a cause

Create a free donation page
in memory of a loved one

12. Appendix 5

Webinar presentation



Rectory Lane, Ashington
Public consultation webinar
April 2026

Taylor Wimpey

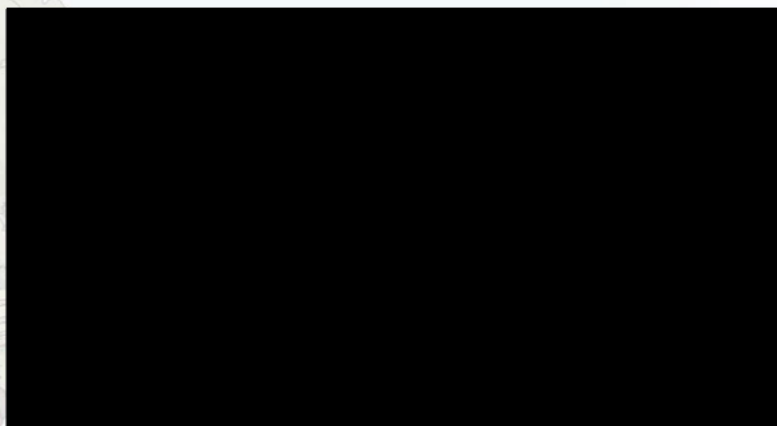
Agenda

Please note – we have the Q&A feature available for the duration of the webinar, please feel free to submit your questions throughout.

1. Welcome and Introductions
2. Need for new homes in Horsham
3. The site and its context
4. Site constraints and opportunities
5. The emerging vision
6. Connections and movement
7. Benefits and social value
8. Q&A
9. Process and next steps

2 | 

Welcome and Introductions



Taylor Wimpey

Need for new homes in Horsham

- Horsham District is experiencing significant housing pressure, with housing delivery currently falling behind identified local requirements.
- Horsham District needs over 9,000 additional homes, highlighting a clear shortfall against its housing needs.
- Around 724 households were on the housing register in March 2025, while only around 250 homes typically become available each year, resulting in longer waiting times.
- Rising house prices and private rents are making it increasingly difficult for local people to remain in the area.
- Our proposals of up to 120 new homes, including affordable housing, will help meet local needs and support families, jobs and long-term community sustainability.

4 |



Taylor Wimpey

The site and its context

- The site is located at Rectory Lane, northwest of Ashington (pictured to the right).
- No planning application has been submitted yet, and we wish to collect community feedback ahead of submitting an outline planning application.
- An outline planning application is a request for in-principle approval of a proposed development that establishes whether it's acceptable in broad terms, with detailed designs (reserved matters planning application) submitted later.



5 |

Taylor Wimpey

Site constraints and opportunities

- Main fields are unaffected by significant constraints.
- Existing network of trees and hedgerows to be integrated into design.
- Natural site topography allows for sustainable drainage.
- Public right of way and direct links to existing movement network.
- A range of technical surveys are underway including ecology, drainage, noise, air quality, highways and others, to inform the masterplan.



6

Taylor Wimpey

The emerging vision



7

Taylor Wimpey

Landscape, ecology and green spaces

- A landscape assessment has informed technical work to understand the site's sensitivities and inform where development is best located.
- Proposals have been designed to be sympathetic to the existing character of the area.
- New landscaping, planting and biodiversity enhancements respond to the site's rural setting.
- Sustainable drainage systems will be integrated into the landscape to accommodate surface water from the development.
- Biodiversity net gain will be included as part of a site-wide strategy for ecology.



8

Taylor Wimpey

Connections and movement

- New homes will be in close proximity to everyday amenities and public transport connections.
- Active travel connections between the site and key destinations in Ashington, which will be enhanced to encourage local journeys on foot or bicycle.
- Enhancements to the nearest bus stops on London Road will be explored.
- The potential transport impacts of the proposals will be fully assessed following engagement with West Sussex County Council's highways teams.



9 |

Taylor Wimpey

Character and place

Our design is being informed by local character of the surrounding settlement and landscape.

Features include:

- The buildings on the northern edge of the development will face directly onto the adjoining green open spaces.
- Distinctive features will be placed at key points around the development to create a sense of character and bring the area to life.
- Central corridor aligned to rain gardens as a key feature for planting and character
- Homes setback from the road to provide a sensitive outlook towards Rectory Lane



10 |

Taylor Wimpey

Indicative sketch of the emerging masterplan



11 |

Taylor Wimpey





Opportunities to help enhance walking & cycling connections through the site.

Space safeguarded for green spaces and nature to complement Ashington.



Financial contributions to support local infrastructure and services, with money ringfenced for Ashington.

Construction will deliver significant investment in the sector, supporting around 65 jobs/year – direct, indirect and induced.

£3.1 million/year resident expenditure on retail, good and services, supporting 20 jobs in these sectors.

£310,000/year Council Tax contributing to funding local public services and infrastructure.



Walking and cycling connections linking the site with the village and surrounding countryside being further enhanced.

EV charging points, PV panels and other interventions to provide energy efficient homes.

New landscaping and biodiversity enhancements.

Taylor Wimpey delivering social value at Rectory Lane, Ashington



