

Examination Statement
October 2026
Matter 6g – HA5 Ashington: Site ASN2

Horsham Local Plan

Representations on behalf of Taylor Wimpey Strategic Land, a
division of Taylor Wimpey UK Ltd

ID 1207547 (in part)

25 September 2026

Lucid
Planning

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1. Introduction

- 1.1 This Statement has been prepared by Lucid Planning on behalf of our Client, Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd (Taylor Wimpey), who have an interest in the land north of Rectory Lane, Ashington (SHELAA Ref SA524). This Statement is prepared in response to the Inspectors' Matters, Issues and Questions issued in September 2026.
- 1.2 Representations have been made on behalf of our Client throughout the production of the emerging Local Plan and these representations expand upon earlier representations. While efforts have been made not to duplicate the content of previous representations, this Statement draws on previous responses where necessary.
- 1.3 These representations have been considered in the context of the relevant NPPF that the District Plan is being examined under - NPPF September 2023 - and tests of 'soundness' as set out at paragraph 35 of that NPPF. It should be noted, however, for development management purposes the Local Plan should be materially consistent with the August 2026 NPPF development management policies.
- 1.4 The Statement draws on Taylor Wimpey's Matter 1 Housing Requirement Statement and its representations dated 21 August 2026 to the Schedule of Suggested Main Modifications, particularly MM229.
- 1.5 The statement also draws on information from the outline planning application on Taylor Wimpey's land within ASN2 for up to 125 dwellings which was validated in August 2026 (HDC reference: DC/26/1186). Subject to securing planning permission, reserved matters approval and the necessary consents, the parcel is positioned to progress at the earliest practicable opportunity and make a material contribution to housing delivery within the earlier part of the Plan period and the stepped housing trajectory in MM147.

- 1.6 This Statement supports the proposed allocation of Ashington Northern Cluster (ASN2) for 450 homes. **Appendix 1** sets out a Statement of Common Ground between the developers/landowners of ASN2: Taylor Wimpey, Devine Homes and the Diocese of Chichester.
- 1.7 **Appendix 2** shows an updated Concept Masterplan to accord with Policy ASN2(a). **Appendix 3** shows an Illustrative Layout for the allocation drawing together the illustrative layouts of all three developers/landowners.
- 1.8 The allocation should be found sound, with clarification that a comprehensive site-wide masterplan enabling individual parcels to proceed separately where their infrastructure and mitigation requirements are secured and delivery of adjoining land is not prejudiced.



2. Response to Matter 6g: HA5 Ashington: Site ASN2

- 3.1 This Statement supports the proposed allocation of Ashington Northern Cluster and addresses the specific issues set out in the Inspector's Hearing agenda on behalf of Taylor Wimpey.

(i) Transport and movement

- 3.2 ASN2 can be delivered as a connected extension to Ashington with separate vehicular accesses and a coordinated network of walking and cycling connections. The updated masterplan provides that framework.
- 3.3 Taylor Wimpey's application demonstrates its practical implementation through two accesses from Rectory Lane, a dedicated active travel link towards the village's Community Cluster and connections to adjoining allocation land. This addresses criteria (a) and (b): independent delivery and comprehensive planning are compatible, and the proposals provide the connections which make them so. [PS sections 3 and 5, HA5 compliance table and Highways, Access and Connectivity.]

Highway Access Arrangements

- 3.4 The Taylor Wimpey and Devine Homes applications demonstrate safe and suitable access, including appropriate visibility, pedestrian provision, servicing and emergency access for their respective sites to the general satisfaction of the Highways Authority, demonstrated by statutory consultee responses or pre-application advice (statutory response from WSCC Highways not received on the Taylor Wimpey application at the time of writing. A Transport Scoping Note was submitted to West Sussex County Council in April 2026; a meeting on 20 April and subsequent written comments informed the access design and transport assessment).
- 3.5 As set out in their individual representations to the Main Modifications, Devine Homes' access can also accommodate the development of its Phase 2. The

Diocese access is at an early stage but has been shown by its consultants to be technically feasible.

- 3.6 The Taylor Wimpey Transport Assessment includes forecast growth and relevant committed development in its assessment of future traffic conditions, on a scope agreed with the highway authority. As reported in the Planning Statement, all assessed junctions remain well within capacity in the Do Minimum and With Development scenarios. The application evidence concludes that the proposals would not cause an unacceptable highway safety impact or severe residual cumulative network impacts. This supports the acceptability of the Taylor Wimpey parcel and provides substantive evidence for delivery of this part of ASN2.
- 3.7 Our Main Modifications representations separately question the scope and apportionment of the £4.45 million A24/A283 Washington Roundabout improvement in the Infrastructure Delivery Plan (IDP). Taylor Wimpey's forecast additional southbound A24 movements are eight in the morning peak and nine in the evening peak, and the junction was not included in its detailed assessment. We support a proportionate, evidence-based contribution where justified, but the cost attributable to planned growth, the contributions from ASN1 and ASN2, and the identified public funding must be distinguished. The parcel assessment should neither be used to impose the whole scheme cost on Taylor Wimpey nor treated as a full assessment of the 450-home allocation.

The Integration of Sustainable Transport

- 3.8 The masterplan, and extant individual applications, demonstrates a coherent network of walking and cycling routes connecting the parcels within the draft allocation, with the existing village and its facilities, and provides convenient access to existing public transport. Internally, walking and cycling routes pass through open space and along streets, connecting the residential parcels and retained landscape corridors. These are concrete measures to achieve the walkable neighbourhood envisaged by criterion (b) and the Neighbourhood Plan's walking and Community Cluster objectives.

- 3.9 Off- site, routes are direct, safe and accessible, with their relationship to existing streets, rights of way and crossing opportunities demonstrated. Any necessary works beyond the allocation boundary will be addressed via s106 obligations.
- 3.10 The focus of the Ashington Neighbourhood Plan for walkable routes has been integrated within the allocation and applications.
- 3.11 Off-site, Taylor Wimpey proposes resurfacing part of the existing footway on the southern side of Rectory Lane between the private drive east of the eastern access and the dedicated active travel connection. Together with the footway and ASH-2607 improvements identified in association with other developments, this provides a connected route to the school, Community Cluster and village services. These have been agreed in principle with WSCC Highways.
- 3.12 The Application TA identifies the Rectory Lane bus stops on London Road approximately 600 metres from the Taylor Wimpey site, serving the route between Crawley, Horsham and Worthing. Taylor Wimpey proposes lighting at the stops alongside the improvements associated with land east of Mousdell Close. A Framework Travel Plan promotes sustainable travel from first occupation; cycle parking will meet West Sussex County Council standards, and every home will have an electric vehicle charging point. The shared routes and bus improvements benefit the wider allocation, although walking distances and any further improvements will depend on the location of each parcel.

(ii) Design, layout and facilities

- 3.13 Allocation ASN2 forms a connected extension to Ashington. The concept masterplan at **Appendix 1**, and applications, demonstrate how criteria (a), (c), (d) and (e) can be applied together. Landscape constraints determine the residential areas, retained vegetation structures the layout, and open space combines recreation, ecology, drainage and movement.

Physical integration with Ashington and impact on the village

- 3.14 The Taylor Wimpey site directly adjoins Ashington's north-western edge. Three residential blocks occupy the southern part of the site, close to existing and permitted development, with open space mainly to the north and buffers along the retained north-south tree lines. The net residential density is approximately 36 dwellings per hectare. This makes effective use of the developable land while retaining the landscape framework which contains the site and connects it to the wider allocation.
- 3.15 Most homes are proposed at two storeys. The Design and Access Statement draws its illustrative architectural treatments and materials from local character. This provides a clear basis for high-quality, locally responsive design under criterion (c), rather than a standard layout imposed irrespective of the village setting.
- 3.16 The ASN2 allocation, and the Taylor Wimpey site in particular, is capable of being well integrated into the village. The application identifies the primary school and Community Centre approximately 700 metres from the Taylor Wimpey site and the nearest pre-school approximately 230 metres away. The dedicated walking routes connect new residents to those existing facilities. The proposals include 35% affordable housing, up to 44 homes, distributed in small, tenure-blind clusters, with accessible and adaptable provision and a mix responding to local needs. The wider allocation will follow the same connected, mixed-community principles.
- 3.17 Residents' concerns about traffic, services and village character have informed the proposals. The application addresses residential amenity through noise and air-quality assessments: road-traffic noise effects are assessed as negligible or minor, operational air-quality effects as not significant, and construction effects can be managed through specified controls. Detailed design will address specific issues, such as garden screening and the siting of amenity areas beside Rectory Lane.

The Provision of Social and Community Facilities, Open Space, Sport and Recreational Facilities

- 3.18 The Taylor Wimpey proposals provide 3.818 hectares of open space against the 1.398 hectares requirement calculated in the Planning Statement's typology schedule, an overall surplus of 2.420 hectares. Provision includes 3.011 hectares of semi-natural greenspace, 0.724 hectares of amenity greenspace, a 0.054-hectare community orchard, children's play space and youth facilities. The proposed orchard, social seating, young children's play area and play-on-the-way stations provide opportunities for recreation and interaction within the neighbourhood. These are substantive components of the response to criterion (e).
- 3.19 The community infrastructure strategy builds on the Ashington Neighbourhood Plan's established Village Community Cluster. The Planning Statement records provision associated with land west of Ashington School for allotments, a full-size 3G all-weather pitch and an enlarged pavilion to shell and core. It also records proposed safeguarding of 0.54 hectares adjoining the school for 15 years through that development's section 106 arrangements. These provide an identified basis for supporting village-wide facilities, rather than duplicating them within each residential parcel.
- 3.20 Following engagement with the Parish Council, Taylor Wimpey expects contributions to outstanding community facilities and education to be provided through the Community Infrastructure Levy (CIL), consistent with the approach described for other Ashington developments and the Neighbourhood Plan's Other Sites category. Additional healthcare demand is to be considered with the relevant consultees. Together with on-site provision and any justified application-specific obligations, this establishes the intended route to meeting criterion (d).

(iii) Impacts and Mitigation

- 3.21 The application is supported by assessments covering landscape, arboriculture, ecology, heritage, flood risk, drainage, ground conditions, minerals, utilities, noise, air quality and health. These provide a tested design and mitigation approach for the Taylor Wimpey parcel which retains and conserves landscape corridors and sensitive boundaries; creates connected open spaces and coordinated infrastructure.

Landscape and the Countryside

- 3.22 ASN2 (c) is met through a layout derived from the existing landscape. The two north-south tree belts are retained as the structure dividing the residential parcels, development is set back from the northern and western edges, and new structural planting reinforces those boundaries. Existing boundary vegetation is retained wherever possible, with limited removals for access, connections and drainage infrastructure. The northern open space provides a transition to the countryside and accommodates ecological enhancements and drainage.
- 3.23 The application identifies no landscape designation on the Taylor Wimpey site. It reports that the Council's 2021 Landscape Capacity Assessment places the site in study area AS3, with moderate capacity for small-scale housing in the 100–500-home range, while recognising the sensitivity of existing landscape features. The site-specific LVIA records strong containment by vegetation and topography, restricted longer views and filtered views from Rectory Lane. It concludes that no significant effects would arise on site landscape features or wider landscape and townscape character, while acknowledging localised adverse effects from extending built development into countryside.
- 3.24 The agricultural land assessment identifies predominantly Grade 3b land in the south and Grade 4 in the north, so the Taylor Wimpey site does not comprise

best and most versatile agricultural land. These findings support this parcel's suitability.

Wildlife and Biodiversity

- 3.25 The ecological strategy retains the principal hedgerows and tree lines, strengthens the northern corridor beside Lancing Brook and creates wildflower grassland, scrub, new trees and hedges, and wetland habitat associated with the sustainable drainage systems (SuDS). Sensitive lighting, construction controls and ecological management will address effects on bats and other protected species. The Ecological Impact Assessment concludes that no significant residual negative ecological effects would remain with the proposed avoidance, mitigation, compensation and enhancement measures in place.
- 3.26 The submitted biodiversity calculations forecast on-site gains of 44.11% in habitat units, 11.87% in hedgerow units and 16.22% in watercourse units, with the relevant trading rules satisfied. Each exceeds the proposed 10% requirement under MM78.
- 3.27 In accordance with the overarching HA5(2) requirement, regarding a Habitats Regulations Assessment, an 'Information to Inform Habitats Regulations Assessment' document and wintering bird survey was submitted as part of the application.

Heritage Assets

- 3.28 ASN2 (f) requires appropriate regard to the listed assets and their settings. The Taylor Wimpey application is supported by a Built Heritage Statement and an Archaeological Desk Based Assessment. The built-heritage assessment identifies a very low degree of less than substantial harm to Grade II listed West Wolves Farmhouse through change to its agricultural setting. It also identifies a low degree of harm to the local significance of Rectory Cottage, a non-designated asset immediately south-east of the site. Our case acknowledges those effects and weighs them against the housing, affordable housing, open-space and connectivity benefits.

- 3.29 The design response retains the principal landscape structure, sets development back from the northern edge and provides additional planting and open space. These measures limit change to the setting while accommodating the allocation's housing contribution.
- 3.30 For archaeology, no archaeological constraint has been identified which is likely to preclude the Taylor Wimpey development. The Council's archaeological adviser advised that further mitigation could follow consent under an appropriately worded condition.

Climate Change Mitigation, Drainage, flood Risk, and Utilities

- 3.31 The Application Energy and Sustainability Statement sets out a fabric-first approach, supplemented by low-carbon technologies such as solar photovoltaics and air-source heat pumps, with homes designed to meet the Future Homes Standards applicable at construction. The proposals target water consumption of 100 litres per person per day, address overheating and consider measures to reduce embodied carbon. Together with active travel and electric vehicle charging, these are practical measures for reducing emissions and improving resilience.
- 3.32 ASN(g) is addressed by locating all residential development in Flood Zone 1 and outside surface-water flow routes. The land affected by flooding beside the ditches and Lancing Brook in the north-east is accommodated within the landscape and drainage strategy. The surface-water system restricts discharge to existing Qbar greenfield rates for events up to the 1-in-100-year storm with a 45% climate-change allowance. Permeable paving, rain gardens, swales and detention basins attenuate runoff before discharge to the existing ditch and watercourse network.
- 3.33 The Flood Risk Assessment (FRA) concludes that the development will be safe over its lifetime and will not increase flood risk elsewhere. The drainage strategy was informed by scoping discussions with the Lead Local Flood Authority in April and June 2026. Integrating the basins with northern open space and

habitat creation also supports criterion (c). Across ASN2, the same approach of avoiding vulnerable areas and managing runoff will be undertaken.

- 3.34 The utility evidence identifies a practical servicing route. UK Power Networks has confirmed that the Taylor Wimpey site could be supplied from an existing 11kV line west of the site with a new on-site secondary substation. The crossing electricity line is proposed to be diverted underground. Southern Water identifies a suitable potable-water connection in Rectory Lane with capacity for the proposals. Foul drainage will use a new on-site pumping station connected to the existing sewer network.

(iv) Delivery

- 3.35 The allocation benefits from longstanding joint promotion, a masterplan developed between the three interests and applications already progressing for the Taylor Wimpey and Devine Homes parcels.
- 3.36 Our position is that the allocation is capable of coordinated, timely delivery and that policy should enable separately accessed parcels to progress when their own necessary infrastructure and mitigation are secured.
- 3.37 As set out in Section 1 of this Statement both Taylor Wimpey and Devine Homes have submitted outline applications for up to 125 homes and up to 65 homes. Thus proposals for up to 190 homes have already entered the application process. The technical evidence and independently accessed parcels provide a substantive basis for progressing delivery.
- 3.38 Separate delivery allows the parcels to proceed concurrently or at different times according to their readiness, Taylor Wimpey intends to proceed at the earliest practicable opportunity following outline permission, reserved matters and necessary approvals to deliver up to 125 dwellings by 2031/2032.
- 3.39 This approach complies with NPPF Policy HO13(4) which states, “*Where an emerging development plan (however advanced) proposes to allocate one or*

more strategic sites, development proposals should not be inconsistent with the proposed scale, location and phasing of those strategic sites.”

Masterplanning

- 3.40 The ASN2 criteria are addressed by the comprehensive masterplan agreed between the three promoters during the Local Plan process and updated to reflect detailed information for the Taylor Wimpey and Devine Homes applications, other known site information and the Neighbourhood Plan’s Community Cluster and walking objectives (see **Appendix 1**).
- 3.41 Separate applications need not compromise the wider allocation or require one promoter to wait for another’s access infrastructure. Cross-boundary links, drainage interfaces and any shared facilities will remain coordinated through the masterplan and the relevant consents and obligations.
- 3.42 As set out in our representations to the Main Modifications, Taylor Wimpey is seeking supporting text confirming the intended operation of criteria (b) to clarify that a coordinated approach does not require all landowners or parcels to proceed simultaneously or through a single planning application. Individual parcels are capable of coming forward separately where they have suitable vehicular access, accord with the site-wide masterplan, make proportionate contributions towards necessary shared infrastructure, as justified by the impacts of the individual development and the statutory tests in Regulation 122, and do not prejudice adjoining parcels or the delivery of the allocation as a whole.

Potential Delivery Impediments

- 3.43 Having undertaken detailed survey and assessment work for the applications, neither Taylor Wimpey nor Devine Homes have identified any potential delivery impediments. The work undertaken to date by the Diocese of Chichester has not identified any either.

Summary

- 3.44 Accordingly, Taylor Wimpey support the inclusion of Policy ASN2 for 450 homes, subject to the supporting-text clarification that will enable that coordination to accelerate delivery while maintaining the policy safeguards, and clarification regarding the relevance of the junction upgrade to the Washington Roundabout as set out in the representations to the Main Modifications.

**Appendix 1: Statement of Common Ground of the ASN2
Developers & Landowners: Taylor Wimpey Strategic
Land, Devine Homes and the Diocese of Chichester**

Statement of Common Ground between the landowners and developers of Ashington Northern Cluster (ASN2)

Taylor Wimpey Strategic Land

AND

Devine Homes PLC

AND

Diocese of Chichester

DATED: 25 SEPTEMBER 2026

1.0 Background

1.1 The draft Ashington Northern Cluster allocation (ASN2) is controlled by the three parties as set out below:

- Taylor Wimpey Strategy Land: south west parcel accessed from of Rectory Lane (SA524)
- Diocese of Chichester: south east parcel accessed from of Rectory Lane (SA539, SA085)
- Devine Homes: northern parcel accessed from Billingshurst Road (SA520, SA790)

1.2 For the vast majority of the preparation of the Horsham District Local Plan 2033-2040, the land comprised within allocation ASN2 has been promoted jointly by all three parties and accompanied by a comprehensive master plan.

1.3 Due to delays in the preparation of the Local Plan, the removal of the need to provide water neutrality mitigation, and the Council's inability to demonstrate a five year housing land supply, Devine Homes and Taylor Wimpey submitted separate applications to Horsham District Council as below. These applications are currently being determined by the Council:

- Devine Homes: outline application for 65 dwellings relating to part of the land it

controls within ASN2, validated July 2026 (HDC reference: DC/26/1037)

- Taylor Wimpey: outline application for up to 125 dwellings relating to all of the land it controls within ASN2, validated in August 2026 (HDC reference: DC/26/1186)

1.4 In light of the draft allocation, Devine Homes is anticipating bringing forward a planning application for the remainder of the land which is controls within ASN2 in Q2 2028. This remaining land can deliver between 160 and 180 dwellings.

1.5 The Diocese of Chichester is at a late stage in negotiations with a promoter and expecting to submit an application for c.100 dwellings on its site in Q2 2027.

1.6 All three parties have continued to work together and have prepared an updated Concept Masterplan to reflect up-to-date site survey and assessments undertaken during preparation of the applications and demonstrating the key principles and parameters which would guide how the respective landholdings would come forward, ensuring that even though they may come forward in separate applications, they will achieve the objectives and requirements in the draft policy. In addition to this, the parties have also jointly prepared an Illustrative Masterplan to demonstrate what the site could look like as a whole, taking into account the site specific work, the draft policy and to demonstrate deliverability.

1.7 This flexible but coordinated approach supports the effective and timely delivery of ASN2, avoids unnecessary delay and assists HDC in meeting the stepped housing trajectory in MM147, particularly in terms of delivery in the early stages of the Plan Period.

2.0 Statement of Common Ground

2.1 The parties support the allocation of Ashington Northern Cluster for at least 450 homes under Strategic Policy HA5-ASN2. The parties agree with the Council's assessment that the site is suitable, available, deliverable and viable.

2.2 The parties agree that the site can accommodate up to 450 homes in a suitable and sustainable manner, split broadly as follows:

- Taylor Wimpey Strategy Land: approx. 125 dwellings
- Diocese of Chichester: approx. 100 dwellings
- Devine Homes: at least 225 dwellings

2.3 The parties agree that the allocation will contribute to housing needs in the southern part of Horsham district and support the Plan's provision towards unmet need from neighbouring coastal authorities.

2.4 The parties agree that they will continue to work together to maintain and update the comprehensive site wide masterplan and ensure that individual applications come forward in accordance with it to ensures a coordinated approach to development across the entirety of the allocation and deliver an integrated and sustainable settlement form to meet ASN2(a).

2.5 NPPF Policy HO13(4) states, "Where an emerging development plan (however advanced) proposes to allocate one or more strategic sites, development proposals should not be inconsistent with the proposed scale, location and phasing of those strategic sites". The parties agree that the applications are, and future applications will be, consistent with the allocation and the principles of NPPF Policy HO13(4).

2.6 The parties agree that the Concept Masterplan establishes the landscape, green and blue infrastructure, general design, access, movement, infrastructure and connectivity principles and parameters within which individual proposals have been, or will be, prepared.

2.7 The parties support the approach in ASN2(b) which recognises that, in principle, individual development parcels within the allocation can come forward separately. The parties agree that enabling parcels to come forward separately will optimise the potential delivery rate and therefore the contribution which the site can make to housing land supply in the initial stages of the Plan Period.

2.8 The parties agree that additional walking and cycling connections between

individual land parcels (as shown on the Concept and Illustrative Masterplan) can be implemented through individual planning applications and their delivery to the boundary can be appropriately secured through a section 106 agreement to ensure permeability between parcels. However, the parties agree that all parcels have their own suitable pedestrian and cycle connections to facilities in the village and are not reliant upon the timing of delivery of these interconnections.

2.9 The parties agree that the respective parcels/landholdings are capable of coming forward individually in accordance with ASN2(b). The parties agree that the current applications lodged by Taylor Wimpey and Devine Homes do not prejudice the deliverability of adjoining land or infrastructure within the allocation.

2.10 The parties agree that the Concept Masterplan, and therefore the live planning applications, provide a landscape and ecology-led approach which integrates the development with Ashington, respects the setting of the village and relevant heritage assets, and provides connected green infrastructure and accessible open space to accord with ASN2(c).

2.11 The parties support the timely provision of justified and proportionate contributions for necessary social and community infrastructure to accord with ASN(d). This is anticipated to support the Ashington Neighbourhood Plan requirement to support/focus such uses within the Ashington Community Cluster in the centre of the village. Being consistent with recent planning permissions, it is anticipated that these contributions will be via CIL.

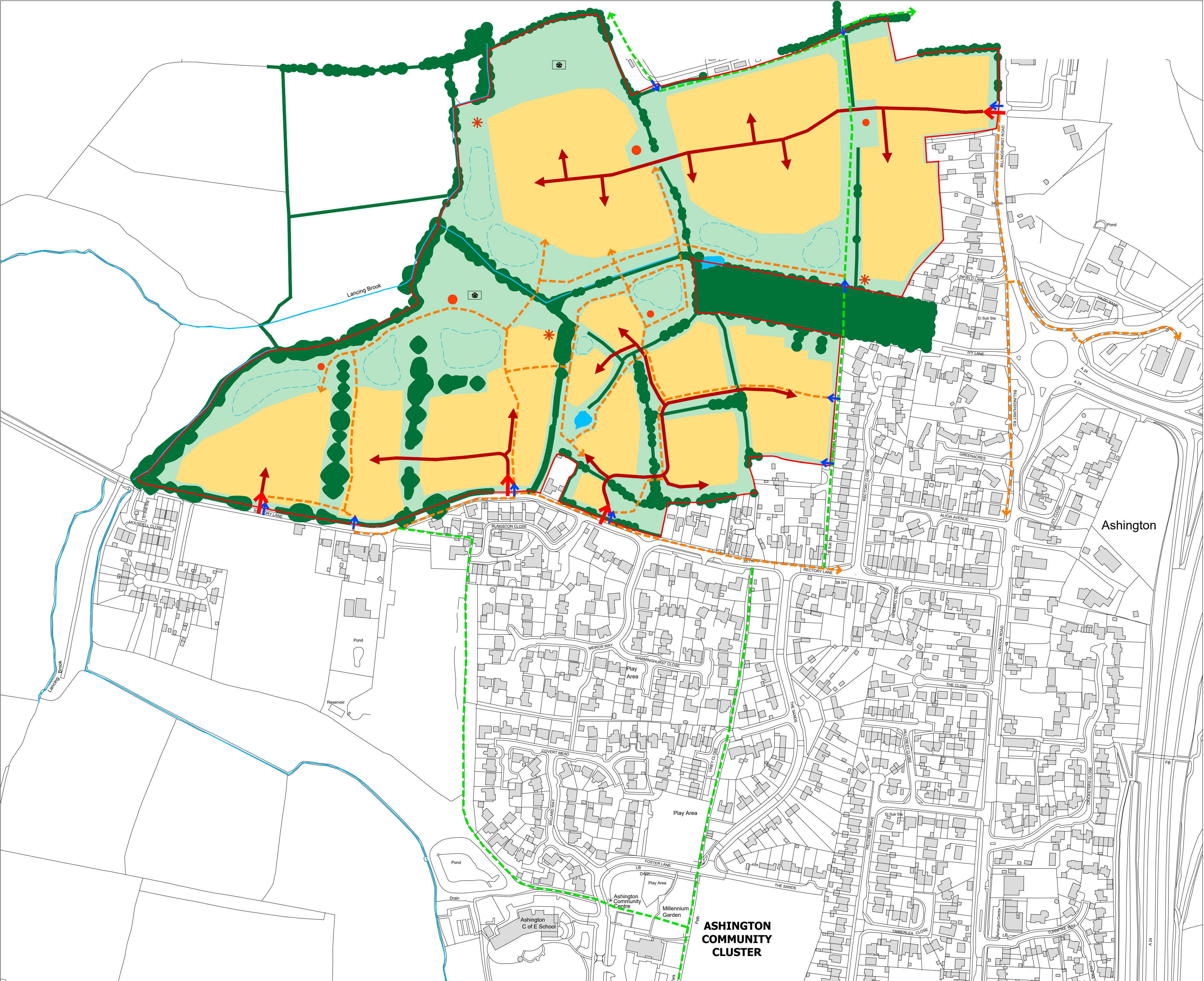
2.12 The parties support the timely provision of required formal and informal open space, sport and recreation facilities, through on-site provision or justified contributions as appropriate to accord with ASN2(e). The parties confirm that the Concept Masterplan can deliver the overall quantum of open space required in accordance with the recommendations of the Council's Open Space, Sport & Recreation Review 2021 and that open space across the individual parcels will be accessible to all.

2.13 The parties confirm that the impacts on heritage assets (ASN2(f)) and surface

water (ASN2(g)) have been considered in the updated masterplan and are/will be addressed in future planning applications for individual parcels. In relation to surface water flooding, the parties agree that individual parcels can deliver a sustainable and compliant surface water strategy without reliance upon other landownerships

2.14 The parties will keep the shared Concept Masterplan and delivery programmes under review as technical work and applications progress, with refinements coordinated so that the objectives of the allocation remain secured as the other parcels come forward through planning applications.

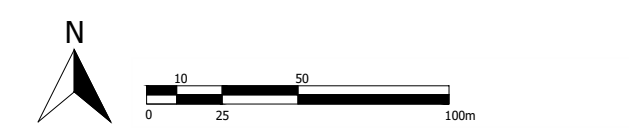
Appendix 2: Concept Masterplan of ASN2



Date	Rev.	Revisions
23/09/26	E	Comments from Devine processed

- 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, Devine Homes and Diocese for Site Promotion purposes.



Project		
Land north of Rectory Lane Ashington		
Title		
ASN2 Draft Allocation Concept Masterplan		
Job	Drawing No.	Rev.
26001	08	E
Drawn	Scale	Date
TS	1:2500@A2	09/2026



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

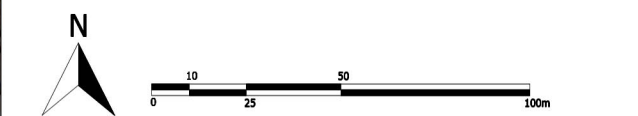
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Appendix 3: Illustrative Allocation Layout



Date	Rev.	Revisions
-	-	-

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



Project		
Land north of Rectory Lane Ashington		
Title		
ASN2 Draft Allocation Illustrative Masterplan		
Job	Drawing No.	Rev.
26001	PS06	A
Drawn	Scale	Date
TS	1:2000@A2	09/2026



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