

HORSHAM DISTRICT LOCAL PLAN EXAMINATION

Matter 6g - HA5 Ashington: Site ASN2

Hearing Statement

on behalf of the landowners of Sites SA539 and SA085

25 September 2026

1. Introduction

- 1.1 This Hearing Statement is submitted on behalf of the landowners of Sites SA539 and SA085, which form the south-eastern part of the proposed Ashington Northern Cluster allocation (ASN2) under Strategic Policy HA5.
- 1.2 The landowners submitted representations in support of Main Modification MM229 and the proposed allocation of ASN2 for approximately 450 dwellings. Those representations confirmed that Sites SA539 and SA085 are available for development, are being actively promoted and are the subject of an advanced programme of technical assessment.
- 1.3 This Statement should be read alongside the Matter 6g Statement prepared by Lucid Planning on behalf of Taylor Wimpey Strategic Land, which also sets out matters of common ground between the principal land interests within ASN2 and explains the longstanding collaborative approach to the comprehensive planning of the allocation.
- 1.4 This Statement does not seek to repeat that evidence. Its purpose is to provide additional parcel-specific information concerning Sites SA539 and SA085 and, in particular, to demonstrate that the land is capable of delivering its anticipated contribution of approximately 105 dwellings to the wider allocation.
- 1.5 The land comprises approximately 5.67 hectares to the north of Rectory Lane. The land adjoins existing residential development to the south and east, with farmland to the north and west. A feasibility layout has now been prepared demonstrating a scheme of 105 dwellings, comprising 91 houses and 14 flats.
- 1.6 The landowners fully support the allocation of ASN2 and the requirement for comprehensive masterplanning. They also support an approach which enables individual parcels to come forward separately where they accord with the site-wide masterplan, provide or contribute proportionately towards the infrastructure and mitigation required as a consequence of their development, facilitate appropriate connections and do not prejudice the development of adjoining land. The allocation-wide masterplan and current site layout are appended because they demonstrate respectively the extent of the landholding, its relationship with the comprehensive ASN2 allocation and the tested capacity of Sites SA539 and SA085.

2. Transport and Movement

- 2.1 Access and highway matters have been investigated specifically in relation to Sites SA539 and SA085.
- 2.2 The emerging proposals provide a separate vehicular access from Rectory Lane. Transport and arboricultural consultants have worked together to identify the proposed access position, having regard to existing trees and hedgerows along the site's southern boundary.
- 2.3 The technical work undertaken to date concludes that a safe and suitable access from Rectory Lane is achievable. Preliminary work indicates that observed traffic speeds are likely to be materially below the posted national speed limit. On the basis of speed data obtained in connection with development to the west, speeds in the region of 30mph are anticipated, requiring visibility splays in the order of 43 metres. The emerging access design can accommodate these splays.
- 2.4 The work has also identified the potential need to widen part of Rectory Lane towards the Meiros Way junction. There is sufficient scope for this to be incorporated within the emerging proposals, subject to detailed design and engagement with the Highway Authority.

- 2.5 A review of the transport modelling undertaken in support of the Local Plan has also been undertaken. That work assessed additional development at Ashington and did not identify the existing junctions as operating over capacity. Further detailed transport assessments will accompany the planning application.
- 2.6 The emerging layout provides the opportunity for pedestrian and cycle connections both to the existing village and to adjoining parcels within ASN2 as envisaged by the masterplan. The proposals will continue to be developed within the framework of the comprehensive masterplan so that appropriate cross-boundary connections can be safeguarded and delivered.
- 2.7 Accordingly, there is no evidence from the work undertaken to date that access or transport considerations represent an impediment to delivery of the land.

3. Design, layout and facilities

- 3.1 A detailed feasibility exercise has been undertaken to test the capacity of Sites SA539 and SA085.
- 3.2 The emerging layout demonstrates 105 dwellings and responds to the particular characteristics of the site, which comprises a series of smaller parcels defined by established trees and hedgerows. Development is arranged within those parcels and connected by a single internal spine road.
- 3.3 The layout also makes provision for the infrastructure presently expected to be required, including surface water attenuation, a foul pumping station and electricity substation. This demonstrates that the anticipated housing contribution has not simply been derived from a gross density assumption but has been tested through an emerging physical layout informed by the known technical constraints.
- 3.4 The land is well related to the existing built-up area of Ashington, with existing residential development immediately to its south and east. The development would therefore form a logical extension to the existing settlement and, together with the remainder of ASN2, can be planned as an integrated extension to the village.
- 3.5 The feasibility work will continue to evolve alongside the allocation-wide masterplanning exercise and further technical assessment. The landowners are committed to ensuring that the final proposals respond appropriately to the landscape framework, green infrastructure, pedestrian and cycle connectivity and the relationship with adjoining development parcels.
- 3.6 The development will provide appropriate on-site open space and green infrastructure as part of the emerging layout. The landowners also recognise that development will be required to make appropriate provision or contributions towards social, community, education, recreation and other infrastructure arising from the development, whether through CIL or planning obligations where justified. The detailed requirements will be established through the planning application and coordinated with the wider ASN2 masterplan where appropriate.

Impacts and mitigation

- 4.1 A substantial programme of technical work has already been undertaken or commissioned in respect of Sites SA539 and SA085. This includes highways and access, arboriculture, ecology, drainage and groundwater, utilities, ground conditions, landscape and heritage matters.

Landscape and the countryside

- 4.2 The site is not within or adjacent to a nationally designated landscape. The land benefits from a substantial existing landscape structure and is well contained by established tree belts and hedgerows. The emerging layout has been designed around these features, with development principally located within the existing landscape compartments.
- 4.3 An arboricultural survey has been undertaken and has informed both the site layout and the proposed access position. The assessment undertaken confirms that there are no arboricultural constraints that would prevent delivery of the proposed Rectory Lane access.

Wildlife and biodiversity

- 4.4 Preliminary ecological assessment has been undertaken. This identifies the woodland to the north of the site as a Habitat of Principal Importance which should be protected from direct and indirect effects arising from development. Appropriate buffers and mitigation have been allowed for within both the masterplan and the individual site layout.
- 4.5 Further species surveys have been identified, including wintering birds, bats, badgers, great crested newts, reptiles and dormice. These surveys form part of the ongoing technical programme and will inform the detailed ecological mitigation and biodiversity net gain strategy for the site which will deliver the required 10% under emerging policy.

Heritage assets

- 4.6 Heritage assessment has been undertaken as part of the technical work for Sites SA539 and SA085. In accordance with criterion ASN2(f), the assessment considers the potential impact of development on the significance and setting of designated and non-designated heritage assets, including West Wolves Farmhouse and Rectory Cottage.
- 4.7 The emerging proposals have regard to the relationship between the site and these heritage assets and will continue to respond to their significance and setting through the detailed layout, scale, landscaping and design of the development. The existing landscape structure, including established trees and hedgerows, provides an important framework within which the development can be accommodated and appropriate mitigation provided.
- 4.8 The work undertaken to date has not identified any heritage constraint that would prevent the residential development of Sites SA539 and SA085 or their anticipated contribution of approximately 105 dwellings towards the ASN2 allocation. The detailed planning application will be supported by the necessary heritage assessment and will demonstrate how the requirements of criterion ASN2(f) have been addressed

Climate change mitigation

- 4.7 Climate change mitigation will be addressed through the detailed design of the proposals, including the energy efficiency of new homes, sustainable drainage, provision for sustainable and active travel and the requirements of the relevant development plan policies and Building Regulations applicable at the time of construction.

Flood risk and drainage

- 4.8 The entirety of the site lies within Flood Zone 1. Areas of surface water flood risk broadly correspond with the existing ditch network along the northern and western boundaries and through parts of the site. The emerging proposals avoid residential development within those areas.

- 4.9 The emerging drainage strategy anticipates surface water discharge to the existing watercourse network, with attenuation provided within the development. The technical work has tested indicative attenuation requirements and confirms that sufficient space can be incorporated within the scheme.
- 4.10 Winter groundwater monitoring has also been undertaken and will inform the detailed drainage design.

Foul drainage and utilities

- 4.11 Existing foul drainage infrastructure is present within Rectory Lane. The emerging strategy anticipates the use of an on-site pumping station to connect to the existing network. Confirmation of network capacity will be obtained through the appropriate pre-development enquiry.
- 4.12 Utility infrastructure is similarly available in the vicinity of the site. Further capacity enquiries will be undertaken as the proposals progress. No utility constraint has presently been identified which would prevent development.

5 Delivery

Masterplanning

- 5.1 The landowners have participated in the longstanding collaborative masterplanning of ASN2 with the other land interests. The Taylor Wimpey/Lucid Matter 6g Statement records that all three parties have continued to work together and that the concept masterplan has been updated to reflect the detailed survey and assessment work undertaken as individual parcels progress.
- 5.2 The landowners support that approach. Comprehensive masterplanning does not require all parcels to be subject to a single planning application or to proceed simultaneously. Rather, the masterplan should provide the coordinating framework within which individual parcels can be delivered without prejudicing adjoining land or the delivery of the allocation as a whole.
- 5.3 Sites SA539 and SA085 have their own prospective vehicular access from Rectory Lane and are therefore not dependent upon delivery of another landowner's parcel to secure vehicular access.
- 5.4 The emerging proposals will nevertheless safeguard and facilitate appropriate pedestrian, cycle, green infrastructure and other connections with adjoining parts of ASN2. Drainage, infrastructure, mitigation and any necessary contributions will similarly be coordinated through the masterplanning and planning application processes.

Commencement and build out

- 5.5 Sites SA539 and SA085 are available for development and are being actively progressed. The landowners are working with an experienced site promoter and a professional consultant team with the intention of bringing forward a planning application in Q2 2027.
- 5.6 Subject to the adoption of the Local Plan, the grant of planning permission and the discharge of relevant pre-commencement requirements, the intention is to progress the site at the earliest practicable opportunity following determination of the planning application.

Funding and phasing of infrastructure and mitigation measures

- 5.7 The principal infrastructure and mitigation requirements identified to date are capable of being delivered alongside the development of the parcel. These include the Rectory Lane access, drainage infrastructure, utilities, green infrastructure and ecological mitigation. Where infrastructure serves or mitigates the effects of the individual parcel it would be delivered or funded as part of that development.

Potential delivery impediments

- 5.8 Taylor Wimpey and Devine Homes have already progressed planning applications on their respective parcels. The continued progression of Sites SA539 and SA085 has not identified any potential delivery impediments.

6.0 Conclusion

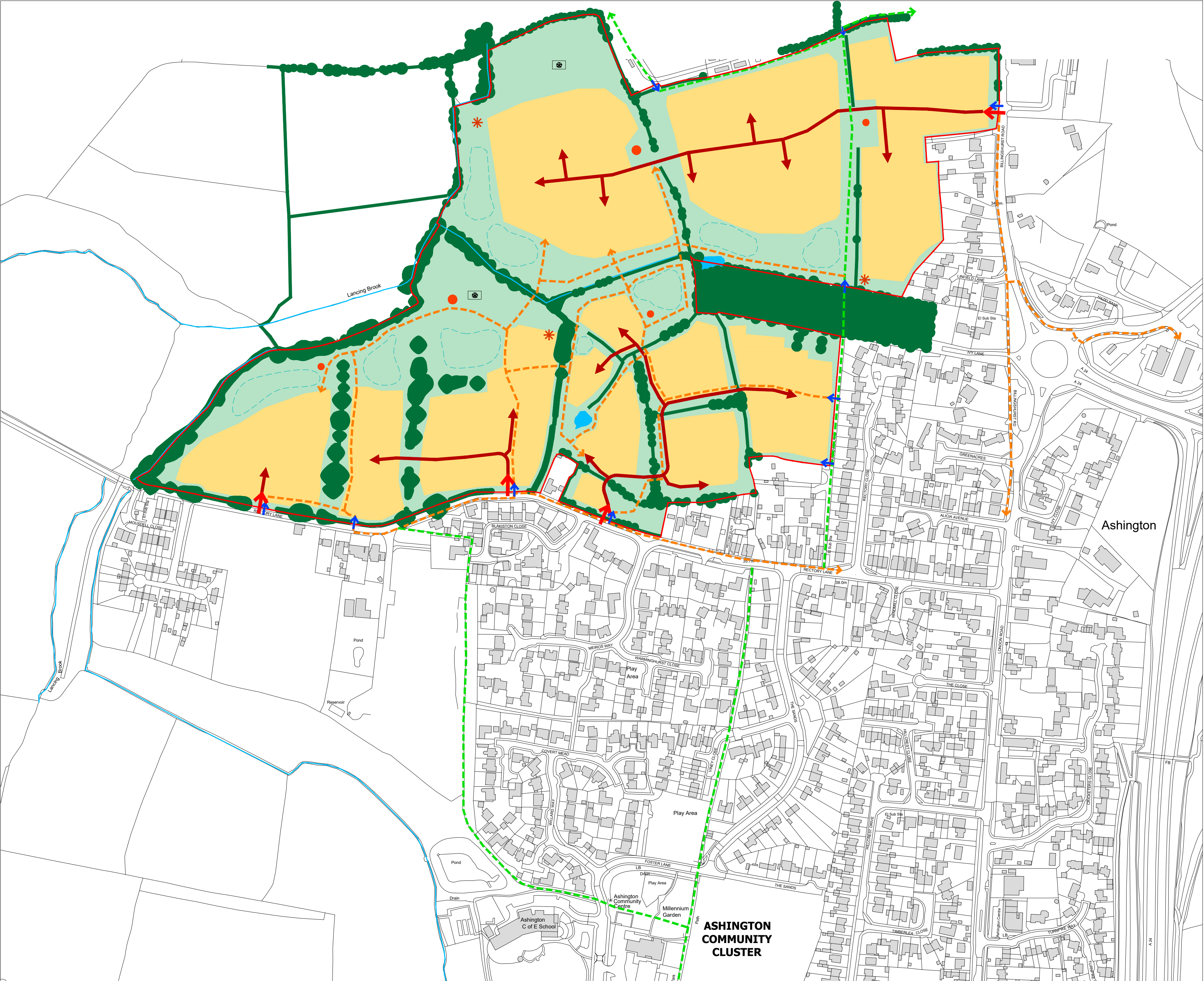
- 6.1 The landowners of Sites SA539 and SA085 continue to fully support Main Modification MM229 and the allocation of the Ashington Northern Cluster for approximately 450 dwellings.
- 6.2 The evidence now available provides further confidence in the ability of Sites SA539 and SA085 to make their anticipated contribution of approximately 105 dwellings to the allocation. The proposed layout demonstrates 105 dwellings while accommodating the principal landscape, drainage and infrastructure considerations presently identified.
- 6.3 Technical work has identified a prospective safe and suitable access from Rectory Lane and has considered highways, drainage, groundwater, ecology, arboriculture, utilities, ground conditions and landscape matters. Further assessment and detailed design are required, as would be expected at this stage, but no matter has been identified through the work undertaken to date which indicates that the land cannot be delivered for residential development.
- 6.4 The landowners remain committed to comprehensive masterplanning and continued collaboration with Horsham District Council and the adjoining landowners and promoters. The parcel can come forward independently whilst maintaining appropriate physical and infrastructure connections with the remainder of ASN2 and without prejudicing its comprehensive delivery.
- 6.5 The landowners therefore respectfully request that the Inspector supports Main Modification MM229 and retains the Ashington Northern Cluster allocation within the adopted Local Plan.

Appendices

Appendix 1 – ASN2 Concept Masterplan

Appendix 2 – ANS2 Illustrative Masterplan

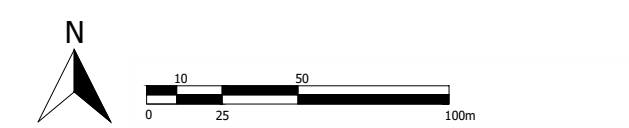
Appendix 3 – SA539 / SA085 Site layout



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



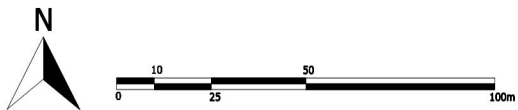
37 Stoke Fields, Guildford, GU1 4LT, Tel 07887 743567

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Date	Rev.	Revisions
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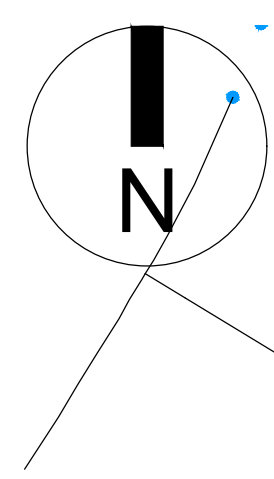
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Diocese for Site Promotion purposes.



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



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



CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Key	
	Drainage Easement
	Trees to be removed
	RPA
	Flood Line
	Existing Public Right of Way
	Housing Association



Accommodation Schedule			
8no. 1-Bedroom Flats	2 Storeys	Blocks A and B	540sqft
6no. 2-Bedroom Flats	2 Storeys	Blocks A and B	660sqft
1no. 2-Bedroom FOG	2 Storeys	Detached	800sqft
20no. 2-Bedroom Houses	2 Storeys	Terraced	850sqft
14no. 2-Bedroom Houses	2 Storeys	Semi-Detached	850sqft
38no. 3-Bedroom Houses	2 Storeys	Semi-Detached	1001sqft
12no. 3-Bedroom + Study Houses	2 Storeys	Detached	1150sqft
8no. 4-Bedroom Houses	2 Storeys	Detached	1300sqft
Total: 105 Dwellings [5.63 Ha approx. to Red Line - 18.65 DwtHa]			
Car Parking Generally:		1.5 spaces per 1 and 2-Bedroom Flat	
		2-3 spaces per 2 and 3-Bedroom House (incl. car barns)	
		3 spaces per 4-Bedroom House (incl. car barns)	
		29 visitor spaces (1 per 3.7 dwellings)	



E: info@ecearchitecture.com
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Client's Name

Job Title
Land North at Rectory Lane,
Ashington, West Sussex

Drawing Title
Feasibility Site Plan

Scale 1:500 @ A0 / 1:1000 @ A2			
metres	10	20	30
Drawn	AK	Checked	KE
Job No	7766	Drawing No	SK-03
Status	PRELIMINARY		