



Hearing Statement: Matter 6g

Horsham District Local Plan 2040 – Examination in Public

Devine Homes

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24 September 2026

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Acronyms and Abbreviations

ASN2	Ashington Northern Cluster Site Allocation (450 homes)
BNG	Biodiversity Net Gain
CIL	Community Infrastructure Levy
EiP	Examination in Public
HA5	Housing Allocation 5 (Ashington)
HRA	Habitats Regulations Assessment
NPPF	National Planning Policy Framework
PROW	Public Right of Way
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SLR	SLR Consulting Ltd
SoCG	Statement of Common Ground
SuDS	Sustainable Drainage System(s)
TA	Transport Assessment / Transport Appraisal



1.0 Introduction

- 1.1 This statement has been prepared by SLR Consulting Ltd on behalf of Devine Homes in respect of the Horsham District Local Plan (2023 – 2040) Examination in Public. The statement focuses on questions raised by the Inspector in the published Agenda in relation to the following:
- **Matter 6g:** The soundness of allocation HA5 Ashington (site ASN2 only)
- 1.2 By way of background, Devine Homes controls approximately 11.8ha of land within the new Ashington allocation (site ASN2) which comprises agricultural/grazing fields stretching west off Billingshurst Road (Site Assessment Report Reference SA520 & SA790).
- 1.3 Part of the land (totalling 3.1ha) to the direct west of Billingshurst Road is currently subject to a live planning application¹ submitted by Devine Homes for the development of up to 65 homes.
- 1.4 Devine Homes is an experienced, high-quality housebuilder with interest in sites across Sussex, including examples of many sites in the Horsham district that have either been successfully developed, or have recently been consented. This includes previous major allocations such as land east of Billingshurst (c.500 units) which was promoted and delivered in collaboration with other housebuilders, similar to the Ashington Northern Cluster. Devine Homes prides itself on the quick delivery of high-quality, sustainable developments and is keen to ensure that its good working relationship with the Council continues long into the future.
- 1.5 Devine Homes is in **support** of the proposed Local Plan (as amended by the Main Modifications) and offers its **strong support** for the new allocation of site ASN2 in Ashington for up to 450 homes.
- 1.6 As this statement demonstrates, Devine Homes acknowledges the logistics of delivering a site under separate land ownerships and is continuing to work closely with the other land promoters within ASN2 to ensure that the development of the site is undertaken in a co-ordinated and comprehensive manner. As part of this joint working, a Concept Masterplan and Illustrative Masterplan have been jointly prepared by the three promoters and have been included in the appendices of this statement. This demonstrates ongoing joint working and co-ordination between the three landowners. The parties have also prepared a Statement of Common Ground which is appended to this statement at Appendix C.
- 1.7 This statement presents the views of Devine Homes with regard the new allocation in Ashington for 450 homes (Matter 6g), confirming overall **support** for the Horsham District Local Plan and its policies and allocations.

¹ Council Reference DC/26/1037



2.0 Matter 6g: The soundness of allocation HA5 Ashington (site ASN2 only)

Background

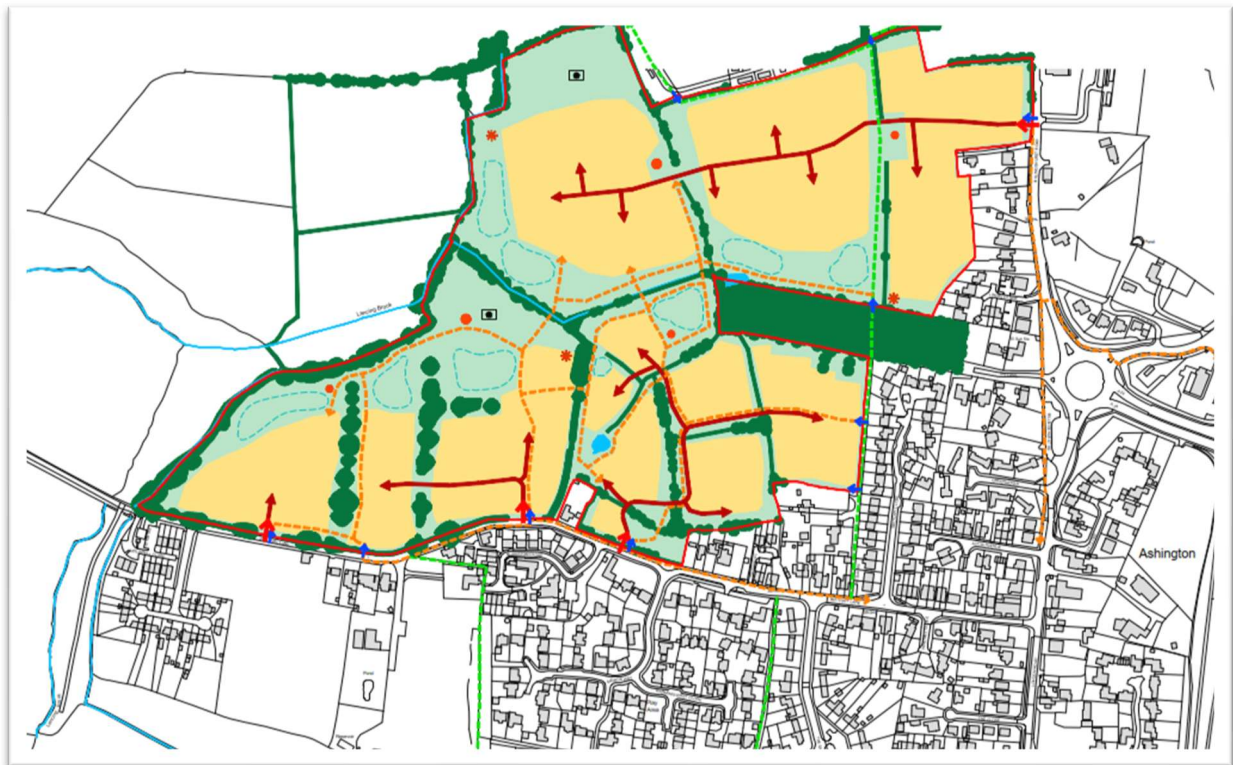
- 2.1 Devine Homes submitted representations to the Main Modifications consultation in August 2026 which confirmed its **strong support** for the inclusion of the 'Ashington Northern Cluster' as an allocation (allocation ASN2 for 450 homes).
- 2.2 The Main Modifications representation confirmed Devine Homes firm agreement with the Council's assessment that the site is suitable and available for development and can be delivered in full within the plan period. For brevity, this statement will not repeat the information provided within the Main Modifications representation but will focus on providing clarity to the Inspector that the site is highly suitable for allocation, and to assure the Inspector that the separate land promoters are working closely together to ensure the allocation will be delivered in a co-ordinated manner.
- 2.3 By way of background, the Ashington Northern Cluster comprises land parcels under three separate controls, including Devine Homes (northern parcels – SA520 & SA790), Taylor Wimpey (southwest parcels – SA524), and the Diocese of Chichester (southeast parcels – SA539 & SA085). Outline planning applications have been submitted to the Council by Devine Homes (65 homes on part (25%) of its landholding within ASN2²) and Taylor Wimpey (125 homes³). These applications are currently undergoing public consultation and are pending consideration by the Council.
- 2.4 Devine Homes controls land further to the west of its current 'Phase 1' application, which can deliver at least 160 additional homes (Phase 2). In total, the land under Devine Homes' control is able to deliver at least 225 homes across Phases 1 and 2. The Diocese of Chichester land to the southeast of the allocation can accommodate up to 100 homes. This, alongside Taylor Wimpey's 125 units, confirms that the total allocation of 450 homes is achievable and deliverable within the land available.
- 2.5 A Concept Masterplan for the wider allocation at ASN2 has been produced in collaboration between the three landowners (see extract below, and Appendix A).

² DC/26/1037: Land West of Billingshurst Road, Ashington

³ DC/26/1186: Land North of Rectory Lane, Ashington



Figure 1: Extract from Concept Masterplan (Appendix A)



- 2.6 This Concept Masterplan shows how the allocation is anticipated to be developed by the three land promoters, indicating where the development parcels would be located, where the key access points and active travel links would be, and where open spaces and green and blue infrastructure would be located. The principles and parameters shown on the Concept Masterplan are intended to guide the applications for individual land parcels to ensure a coherent and coordinated approach; this is set out in the Statement of Common Ground between the parties (see Appendix C).
- 2.7 In addition, the land promoters have worked collaboratively to produce an Illustrative Masterplan to demonstrate how the site could come forward taking into account site specific work, policy requirements and to demonstrate deliverability. (see extract below, and Appendix B).



Figure 2: Extract from Illustrative Masterplan (Appendix B)



Ashington Allocation (ASN2)

- 2.8 Matter 6(g) of the Inspector's Agenda looks to explore the soundness of the Council's proposed site allocation at Ashington (ASN2) for 450 homes. The Inspector seeks clarity on four themes which we take in turn below:

(i) Transport and Movement

- 2.9 As outlined in Devine Homes' Main Modification representation a Transport Appraisal (by iTransport) was prepared in order to support the Ashington allocation and to demonstrate its soundness.
- 2.10 The Transport Appraisal (TA) explored the suitability for the formal allocation of the land in Devine Homes' control (up to 250 dwellings), in transport and highways terms.
- 2.11 The TA agrees with the Council's own conclusions that the allocation of the Ashington Northern Cluster as a whole accords with the key tests of the NPPF⁴ by seeking to prioritise sustainable transport modes, and by providing safe and suitable access to the site for all users. The assessment demonstrates that the existing highways network in Ashington will continue to operate efficiently post-development with no material increases in traffic through all major nearby junctions.
- 2.12 Importantly, the TA demonstrates that the detailed access design onto Billingshurst Road which has been submitted as part of Devine Homes' current planning application can serve

⁴ NPPF Policies TR1, TR3 and TR6



at least full capacity of Devine Homes' land (i.e. c.250 dwellings) and indeed could accommodate the full capacity of ASN2 if required (see paragraph 3.37-3.38 and Table 3.5).

- 2.13 This access arrangement was subject to pre-application discussions with WSCC, who have now formally responded as Highway Authority to Devine Homes' live planning application. The response confirms in principle acceptability to the design of the access and the proposed improvements to pedestrian provision on Billingshurst Road (with minor modifications requested). As such it is demonstrated that a safe and suitable access for all users can be delivered to serve the Devine Homes land.
- 2.14 As the Concept Masterplan (Appendix A) demonstrates, the allocation takes advantage of existing movement corridors, including access opportunities to the site via Billingshurst Road (B2133) to the east, from Rectory Lane to the south, and pedestrian access via PROW ASH-2491. The opportunities to access different land parcels within the allocation from different roads will create a calmer and safer internal traffic environment and will distribute traffic movements in order to lessen the impact on Ashington. In addition, this will ensure that breaks to hedgerow features and other green infrastructure are minimised, thereby supporting the concept of a truly landscape led design.
- 2.15 Separate vehicular access points enable each of the separate land promoters to progress their schemes independently of one another, to avoid delays and to enable faster delivery of homes within the initial stages of the Plan Period. Whilst land within ASN2 can be progressed independently (as allowed for in part 'b' of the proposed policy), the Concept Masterplan (which has been agreed between all three land promoters) demonstrates that there are multiple opportunities for active travel links between parcels within the allocation to ensure future residents can move around freely, with safe and inviting non-car routes towards the existing services and facilities in Ashington which are all within a 10-20 minute walk. The pedestrian and vehicular access opportunities afforded by this allocation will create a truly sustainable extension to Ashington, whereby the majority of services and facilities in the village (including the school and local shops) can be reached without the need for a car.
- 2.16 Notwithstanding the anticipation that separate vehicular access points will be provided along Rectory Lane to access the Taylor Wimpey parcels and the Diocese of Chichester parcels; the iTransport TA concluded that the Billingshurst Road access to the Devine Homes land parcels as designed for the current 65-unit application⁵ can comfortably accommodate up to the 250 units on the Devine land, and has been designed to accommodate the wider allocation of 450 homes should this be necessary.

(ii) Design, layout and facilities

- 2.17 Given the scale of the allocation and its edge of settlement location, the importance of a well-designed layout and high-quality design is acknowledged by the three separate land promoters (Devine Homes, Taylor Wimpey, and the Diocese of Chichester).
- 2.18 As noted in the Council's own site assessment work⁶, Ashington is a 'medium village' with a reasonable level of services and facilities including a pharmacy, a school, a community centre with recreation area, a Co-Op convenience store, garage, and pub which are all located within walking distance of the Ashington Northern Cluster. The Council's assessment notes that the allocation would enable upgrades to existing links, and to consolidate links to adjacent neighbourhood plan allocations located to the south of Rectory Lane. Devine Homes fully supports the Council's conclusion in the site assessment report that with

⁵ DC/26/1037

⁶ HDCJB14c: Site Assessment Report Update – Part C: Sites with Potential for Housing Development



appropriate masterplanning, phasing and mitigation measures, the allocation can be integrated successfully into the settlement.

- 2.19 In response, the land promoters have worked together to produce a Concept Masterplan (Appendix A) which demonstrates how the quantum of development can be delivered taking into account the site constraints, and how the site is anticipated to be designed and laid out to ensure it integrates with the existing village. The Concept Masterplan is an overall framework for the Ashington Northern Cluster to guide and inform the development of individual parcels and ensure that they can be delivered without prejudicing future development of adjoining land.
- 2.20 The Illustrative Masterplan (Appendix B) is a separate plan which shows one way in which the site could be developed and reinforces the landscape-led approach shown on the Concept Masterplan. Both masterplans indicatively show the pedestrian and active travel connectivity between the respective parcels, as well as the delivery of substantial areas of green open space.
- 2.21 The Concept Masterplan (Appendix A) demonstrates that the allocation will utilise and enhance existing connection routes (such as the PROW network and existing footpaths) to create improved connectivity between the site and the existing village to the south. This will enable future residents to easily connect with the village and to enable and encourage utilisation of its existing services and facilities (mentioned above) to the mutual benefit of the current and incoming residents.
- 2.22 As presented in Section 7 of the Ashington Neighbourhood Plan (2021), Devine Homes is aware of the aspirations of the Parish Council to create a 'Community Cluster' around the Recreation Ground to create a central point where the village's activities can occur. Devine Homes supports this approach to reinforce the 'physical heart' of the village and considers that the policy approach to ASN2 should reflect this.
- 2.23 In this regard, although it is noted that the Council's draft policy for ASN2 does not specifically require the delivery of on-site facilities or social/community infrastructure, at point (d) it requires development to '*demonstrate delivery of the supporting infrastructure, services and facilities necessary to meet the needs of the allocation as a whole*'.
- 2.24 It is Devine Homes' view that given the Parish Council's aspirations for enhancements to the Community Cluster, financial contributions (in the form of CIL or s106 payments) towards new and/or enhanced facilities within the 'heart' of the village may be more appropriate than on-site delivery of facilities which may conflict with, and dilute, the local aspiration of delivering a 'physical heart' to the village by directing social/community activity elsewhere.
- 2.25 As such, it is requested that part (d) of the draft policy for ASN2 is re-worded to remove ambiguity and to allow for financial contributions towards supporting infrastructure in lieu of on-site delivery. This would include any necessary contributions to education facilities, given land is already safeguarded within the Ashington Neighbourhood Plan under Policy ASH11 (parts xviii and xix) for an extension to Ashington Primary School and noting that the school is currently not at capacity. The approach of utilising CIL funding for education is supported by WSCC in their consultation response to Devine's current live planning application, and the Council's own Sustainability Appraisal Addendum makes reference to the safeguarded school expansion land thereby not requiring the Ashington Northern Cluster allocation to provide a new school on site (see paragraph 2.3.16 of the SA).
- 2.26 Devine Homes' suggested revised wording for part (d) of Policy ASN2 is as follows:
*'(d) That development must demonstrate delivery of the supporting infrastructure, services and facilities necessary to meet the needs of the allocation as a whole, **either through the payment of appropriate financial contributions or on-site delivery**'.*



- 2.27 The provision of the necessary open space (across all required typologies) will be made within the allocation, and as the Illustrative Masterplan shows, there is plenty of opportunity for excellent quality open space within the site. Devine Homes' current live planning application for 65 homes⁷ provides an open space budget within the Landscape Design Strategy, which demonstrates that the proposal achieves nearly double the required Multi-Functional Green Spaces as well as a play space for children. Within this, the proposals show the provision of a significant amount of natural and semi-natural greenspace which is a typology identified as a deficient in Ashington. Devine Homes' is confident that this level of provision can be provided in its future land parcels (phase 2), and across the allocation as a whole to address identified open space needs in the Parish.

(iii) Impacts and Mitigation

- 2.28 The Ashington allocation is not located in a formal landscape designation and has been identified in the Council's Landscape Capacity Study (2021) as having 'low-moderate' capacity for 'medium' scale development. As with any residential development on an edge of settlement location, the allocation will inevitably result in a change to the landscape character, but Devine Homes agrees with the Council's assessment that landscape impacts will be localised and can be mitigated through landscape-led proposals which retain important features such as trees, hedgerows, and historic field boundaries.
- 2.29 As the site lies within the Bat Sustenance Zone for the Mens SAC, a Habitats Regulation Assessment (HRA) will be required to assess any likely significant effects. A HRA has already been undertaken for Devine Homes' current live application (DC/26/1037) which concludes that with mitigation measures, then no adverse effects on the integrity of the Mens SAC are likely. The allocation also contains habitats of ecological value; therefore, Devine Homes' agrees with the Council's conclusions that subject to the necessary surveys and implementation of recommended mitigation measures and construction safeguards, then development will be able to avoid harm to habitats and species. Devine Homes is aware of the requirement to demonstrate 10% BNG, and this will be achieved within land under Devine Homes' control, as well as across the other land parcels.
- 2.30 The allocation contains no designated heritage assets and is not located within or adjacent to a Conservation Area or archaeological area. There are a number of nearby listed buildings in proximity to the allocation, and these will be given due consideration, with heritage impact assessments to be undertaken as necessary to inform the site layout in order to ensure the setting of the designated heritage assets are protected. As an example, the Concept Masterplan demonstrates retention of a significant open space buffer to West Wolves Farmhouse (Grade II listed) to the north of the allocation, which is specifically referred to in ASN2(f). Similarly, as demonstrated in the Heritage Statement accompanying Devine Homes' Phase 1 application, the nature of views between the site and the Church of Holy Sepulchre are limited and "*there is no appreciation of the asset's significance*" and that any views of the Church are "*not planned or designed views*" such that their alteration "*will not affect the significance of the listed building*".
- 2.31 Devine Homes agrees with the Council assessment that the allocation will be acceptable provided due regard is given to the layout, density and design of the development schemes to ensure the site retains a strong rural edge.
- 2.32 The allocation is located wholly within Flood Zone 1, therefore there is a very low risk to flooding. Devine Homes are an experienced housebuilder with extensive experience in site design and mitigation against flood risk and climate change. Devine Homes agrees with the Council's assessment that the implementation of a SUDS network will be necessary to

⁷ DC/26/1037



manage surface water and this has already been demonstrated through Devine Homes' live planning application whereby a SUDS pond and network of swales are proposed. The development would deliver appropriate foul and surface water disposal, alongside necessary utilities to serve the new dwellings.

- 2.33 In summary, Devine Homes (in conjunction with the other site promoters) fully understands the constraints associated with this allocation and is confident that through good site design and implementation of appropriate mitigation measures that the full allocation of 450 homes can be delivered in this location without adverse impact on the wider surrounds or the existing community.

(iv) Delivery

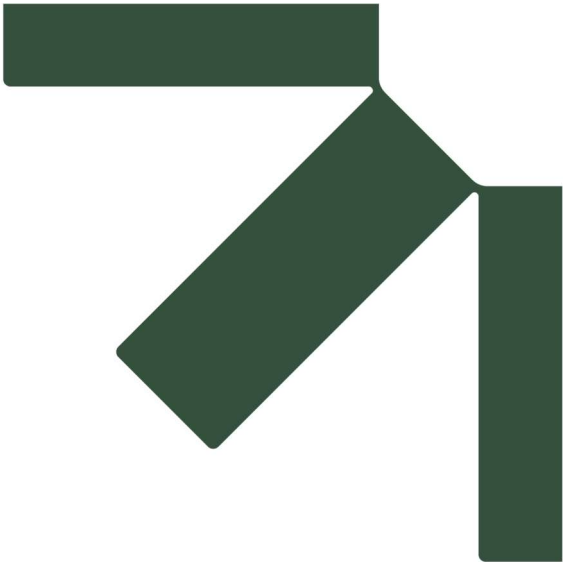
- 2.34 As mentioned, the three land promoters have worked together to produce a Concept Masterplan (Appendix A), to demonstrate how the allocation would be delivered, and how it will be designed in a comprehensive and co-coordinated manner. The Illustrative Masterplan (Appendix B) supports this vision. The submission of this masterplan is in line with the first requirement of proposed policy ASN2 to demonstrate that the site is sustainable and will be integrated with the existing village through sustainable active travel links and excellent connectivity.
- 2.35 Devine Homes has already submitted an outline planning application for 65 units on Phase 1. Upon approval, Reserved Matters applications will follow (estimated Reserved Matters approval by the end of 2027), allowing commencement of development in 2028 and first dwelling completions in 2029. Crucially, Devine Homes' first development phase will include a vehicular access point from Billingshurst Road, which will allow development in the second phase to follow quickly. In terms of delivery, Phase 1 of 65 units is anticipated to be capable of being delivered, in full, within 5 years.
- 2.36 In relation to the remainder of the land controlled by Devine Homes, a planning application is anticipated to be submitted in Q2 2028, as set out in the Statement of Common Ground (Appendix C). First dwelling completions from the following phase are expected to be delivered in 2031, leading on from Phase 1, enabling the remainder of Devine Homes' share of the allocation (approx. 185 units) fully built out between years 5-10.
- 2.37 The indicative delivery trajectory for the land controlled by Devine Homes is as follows:
- 2029/30: 25
 - 2030/31: 30
 - 2031/32: 35
 - 2032/33: 35
 - 2033/34: 35
 - 2034/35: 30
 - 2035/36: 30
 - 2036/37: 30
- 2.38 There are no delivery impediments to the delivery of the site.



3.0 Summary of Matter 6g

- 3.1 Devine Homes strongly **supports** the allocation of the Ashington Northern Cluster (ASN2) for 450 homes and agrees with the Council's conclusion that the site is suitable, deliverable, and capable of being developed within the Local Plan period.
- 3.2 The three land promoters have continued to work together to develop the development proposals in a co-ordinated manner and have jointly prepared a Concept Masterplan demonstrating coordinated delivery, shared infrastructure, active travel links, access arrangements, and green infrastructure. These features are all shown within an Illustrative Masterplan to show one way the site could be delivered.
- 3.3 Highways and transport assessment work undertaken by both the Council and the site promoters has consistently shown that the allocation complies with the requirements of the National Planning Policy Framework by seeking to prioritise sustainable transport modes, and by providing safe and suitable access to the site for all users. Multiple access points from Rectory Lane and Billingshurst Road will distribute traffic effectively and will allow the three promoters to bring forward development parcels independently of one another.
- 3.4 The submitted Concept Masterplan demonstrates that the allocation will adopt a landscaped approach, retaining and enhancing green infrastructure and existing rights of way. Open space requirements can be fully accommodated within the allocation.
- 3.5 Appropriate financial contributions will be made by each developer for improvements to local facilities and infrastructure.
- 3.6 Devine Homes agrees with the Council that ASN2 is a sound, sustainable, and deliverable allocation, and therefore is in full **support** of the allocation. The land promoters have demonstrated that the site can accommodate 450 homes, provide appropriate infrastructure and open space, integrate effectively with Ashington village, and mitigate environmental impacts through good design and planning. The allocation is therefore considered to be a sound addition to the Horsham Local Plan.





Appendix A Allocation ASN2: Concept Masterplan

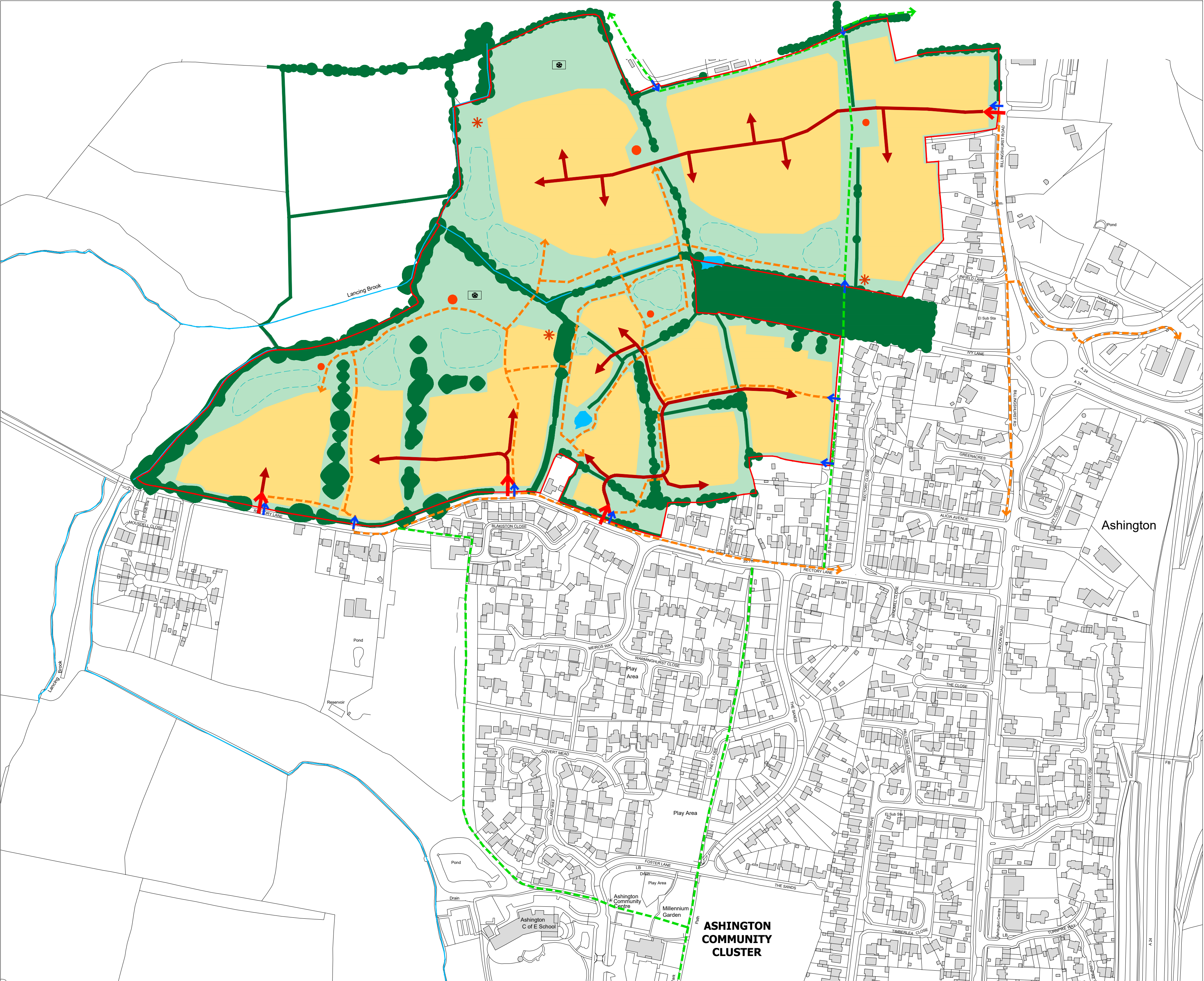
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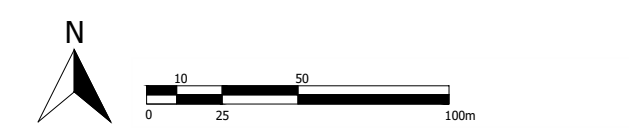
24 September 2026



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

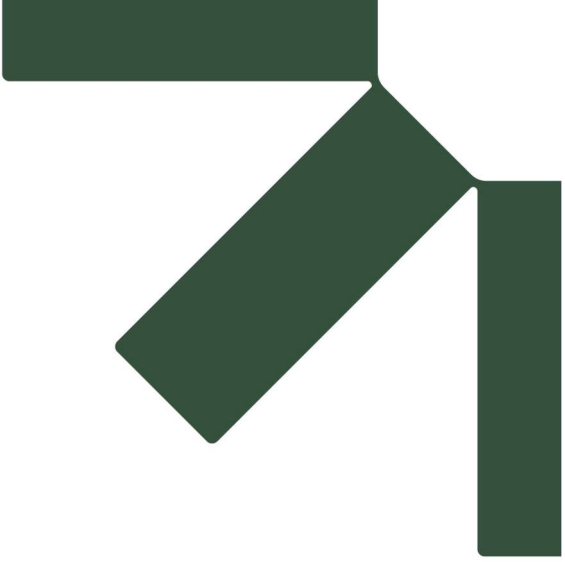
Disclaimer:
Plan prepared using information supplied by Taylor Wimpey, Devine Homes and Diocese for Site Promotion purposes.



Project		
Land north of Rectory Lane Ashington		
Title		
ASN2 Draft Allocation Concept Masterplan		
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Appendix B Allocation ASN2: Illustrative Masterplan

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24 September 2026



Date	Rev.	Revisions
-	-	-

*Disclaimer:
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Diocese for Site Promotion purposes.*

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Project
Land north of Rectory Lane
Ashington

Title
ASN2 Draft Allocation
Illustrative Masterplan

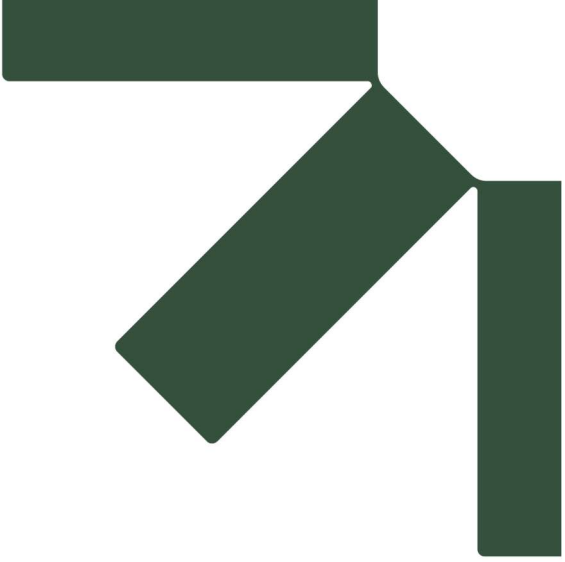
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Appendix C Statement of Common Ground

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Horsham District Local Plan 2040 – Examination in Public

Devine Homes

SLR Project No.: 433.066737.00001

24 September 2026

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 (western fields), SA085)
- Devine Homes: northern parcel accessed from Billingshurst Road (SA520, SA790, SA539 (eastern fields))

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.



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