

Horsham District Council
Parkside
Chart Way
North Street
Horsham
RH12 1RL

11 August 2020

Dear Sir / Madam

**Re: Ashington Neighbourhood Plan 2019-2031 – Submissions Stage (Regulation 16)
Consultation Version (April 2020)**
Site: Land west of Ashington School – Policy ASH11

Henry Adams LLP act on behalf of Mr M Woolley who is the landowner for part of the land west of Ashington (The Site), identified to deliver around 150 dwellings. The proposed allocation is set out in the draft Ashington Neighbourhood Plan 2019-2031 Regulation 16 consultation version. This representation responds to the draft Neighbourhood Plan and supports the proposed housing allocations and associated benefits that will be provided in the heart of Ashington village.

The purpose of this submission is to confirm our client's support for the proposed allocation. Our clients wish to see the delivery of a comprehensive design approach that will respond to the character and setting of the village.

Please note that this submission is made alongside a joint representation prepared with the adjoining landowners, so we will not repeat matters made in the joint submission. We just wish to confirm that the site is available now and that any future site layout for the overall allocations should be subject to further site specific survey work and consultation with the local community.

The site is identified alongside one other site (Chanctonbury Nursery – Policy ASH10) that adjoins the western edge of Ashington. Collectively the sites deliver additional community facilities, sports pitch provision, enhanced connectivity for non-car travel and the delivery of 225 dwellings.

Site availability

The Site is available for the development proposed and there are no legal or land ownership constraints that would prevent the site coming forward, as proposed, in the next 5 year period. Our clients are also working closely with the adjoining landowner to deliver the proposed site access and required enhancements.

Key principle drawing

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Town Planning ► Development Consultancy



The neighbourhood plan document produces a key principles plan to support Policy ASH11. The indicative land uses and distribution should be noted as indicative only at this stage. We have of course worked with the Parish for this to be prepared, however, any layout will need to be subject to further technical assessment in terms of archaeology, drainage, ecology etc, which will in turn determine the final / best layout and distribution of uses on the site.

The landowner would also undertake public consultation to inform the future layout of the site, which may also require further amendments to the distribution of land uses on the site.

The plan as presented is based on available information at the time to demonstrate how the site could accommodate the number of dwellings required. But as with all allocations, until detailed site specific surveys are fully completed, the exact land uses will be determined at that stage and following engagement with the local community.

Accordingly, the key principles drawings included at figure 8.2 should be for indicative purposes only at this stage.

Notwithstanding, a feasibility masterplan has been produced that demonstrates that the proposed allocation could be delivered, in accordance with the key principles document. This document is attached with this submission.

Subject to the above and matters highlighted within our joint response, we are fully supportive of the draft Neighbourhood Plan documents.

The sites proposed for allocation remain best placed to deliver the aspirations of the Neighbourhood Plan and we look forward to our continued work with the Parish to ensure delivery. Please could we therefore ask that we are invited to attend any potential Hearing held as part of the Neighbourhood Plan Examination.

In the meantime, if you require any further information, please do not hesitate to contact me on the number provided above.

Yours sincerely



Henry Adams LLP