

Examination Statement
October 2026
Matter 5 – Spatial Strategy & Site Selection

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 (TW), who has an interest in the land north of Rectory Lane, Ashington (SHELAA Ref SA524, in part). 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 Taylor Wimpey's Matter 1 Housing Requirement Statement and its representations dated 21 August 2026 to the Schedule of Suggested Main Modifications, particularly MM229.
- 1.3 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.
- 1.4 This Statement supports the proposed revised spatial strategy and the allocation of Ashington Northern Cluster (ASN2) for 450 homes. The allocation will contribute to housing needs in the southern part of Horsham district and to the Plan's provision towards unmet need from neighbouring coastal authorities. The spatial strategy should be found sound.
- 1.5 Taylor Wimpey submitted a planning application for its part of ASN2 which was validated in August 2026. This is set out in more detail in the Hearing Statement on Matter 6g: HA5, ASN2.

2. Response to Matter 5 – The Spatial Strategy & Site Selection

(i) Spatial Distribution

- 2.1 Taylor Wimpey supports the more balanced distribution of development proposed through the Main Modifications, including the additional allocation at Ashington. These strengthen the Plan's response to housing needs across the whole District and unmet need in neighbouring authorities.
- 2.2 As explained in our Matter 1 statements, the southern part of Horsham District is well placed to contribute towards the Council's own housing need and the substantial unmet needs of the coastal authorities. We therefore welcome MM147's increased housing requirement and express provision towards the unmet needs of Crawley, Worthing and Adur.
- 2.3 The settlement hierarchy provides an appropriate starting point for distributing development, alongside each settlement's services, connectivity, character and capacity to accommodate growth. At Ashington, the Main Modifications representations highlight the Sustainability Appraisal's recognition of its links to the south coast via the A24 and the logic of the proposed allocation, notwithstanding its position in the third tier.
- 2.4 Locating homes alongside established settlements provides access to existing employment, shops, schools and social and community facilities. Development can support the continued vitality of those facilities and provide improvements benefiting existing and future residents. Connected layouts, accessible open space and links to village centres can reduce the need to travel for everyday activities.
- 2.5 The highway network supports these settlements' wider economic and housing-market relationships. Growth should be accompanied by necessary,

proportionate improvements identified through transport assessment. At Ashington, our representations seek transparent justification and apportionment of any contribution towards the Washington Roundabout improvement. This is a matter of securing an effective infrastructure package, rather than an objection to the spatial strategy.

- 2.6 Sustainable travel is a valuable consideration within the wider distribution of growth, but should be assessed alongside active travel and access to local facilities. A balanced strategy can support well-connected settlements through improvements to these alternatives. The Ashington proposals provide opportunities to improve walking and cycling links and support public transport, helping translate their locational advantages into sustainable travel choices.

(ii) Constraints

- 2.7 Taylor Wimpey considers that the additional southern allocations provide an appropriate response to the relationship between housing need and environmental constraints. Our representations identify how landscape, heritage, biodiversity and flood-risk considerations can inform the development of these sites through assessment and masterplanning.
- 2.8 At Ashington, the comprehensive masterplan provides a landscape- and ecology-led framework for coordinating development, retaining and enhancing boundaries and integrating open space. This approach allows settlement character and countryside relationships to shape development from the outset.
- 2.9 The allocation criteria identify relevant heritage assets and require their settings to inform design. The assessments identified in our representations provide the basis for locating development sensitively and establishing appropriate mitigation. Similarly, ecological assessment, habitat protection and enhancement can be integrated into the development framework. Taylor Wimpey supports the 10% biodiversity net gain requirement proposed through MM78, alongside precise, site-specific requirements for protecting important habitats and trees.

- 2.10 Flood risk and drainage can also be addressed through the distribution of development within each allocation, the protection of flow routes and sustainable drainage. The Ashington application provides the means to demonstrate these responses in detail. Integrating green infrastructure, sustainable drainage, energy-efficient homes and active travel also supports climate change mitigation and adaptation.

(iii) Housing Delivery

- 2.11 Taylor Wimpey supports a range of site sizes and locations. Smaller and medium-sized allocations complement larger strategic developments by widening housing choice, increasing the number of delivery opportunities and reducing reliance on a limited number of sites. Development at established settlements can provide a range of dwelling sizes and tenures for households with different needs and aspirations.
- 2.12 The additional allocations also increase opportunities to deliver affordable housing. Taylor Wimpey supports the 35% affordable housing requirement proposed through MM155 in the context of increased overall housing provision. A deliverable policy framework can support both a substantial affordable housing contribution and sustained delivery of market homes.
- 2.13 Housing delivery can benefit from allowing separate parcels to proceed within a coordinated masterplan. The Examination Statement on Matter 6g: HA5 ASN2 Ashington records the progress of all three developers/landowners, including the Taylor Wimpey and Devine Homes planning applications. Enabling parcels with suitable access to proceed separately, while not prejudicing the whole allocation, safeguarding connections and contributing proportionately to shared infrastructure, would help bring forward homes promptly to meet the HDC revised stepped trajectory.
- 2.14 At Ashington, Taylor Wimpey's application for up to 125 dwellings provides for delivery in the first five years of the plan, post adoption, making a meaningful contribution to the early years of the Plan.

- 2.15 The wider range of allocations strengthens the resilience of the housing supply. Delivery should be supported by realistic trajectories, timely decisions and infrastructure requirements proportionate to each development.
- 2.16 Subject to the detailed refinements sought in our representations, Taylor Wimpey supports the modified spatial strategy. Allocating the Ashington ASN2 site would help deliver a balanced pattern of growth, meet local and neighbouring housing needs, support existing communities and improve the prospects of homes coming forward when required.