

WELCOME

Welcome to the consultation detailing our emerging proposals for 74 new homes and public open space at Ashington.

Thank you for coming to our exhibition. The purpose of this event is to present our proposals for the development of the land at Ashington, and to enable you to raise any questions or thoughts you may have with our team.

The site lies to the south of Rectory Lane, occupying approximately 2.19 hectares in a broadly rectangular shape. It is currently an open field with no existing buildings. To the north is open countryside, while to the south a residential development is being planned. The site is bordered by existing housing to the west and by Chanctonbury House and other residential properties to the east, where a new development is currently under construction. The southern edge of the site also adjoins an area of woodland that forms part of a separate development currently under consideration.

The proposed scheme includes a balanced mix of private and affordable homes.

About the Team

- Rocco Homes** - Developer
- ECE Planning** - Planning Consultants
- ECE Architecture** - Architecture and Masterplanning
- Lizard** - Landscape Design and Ecology
- iTransport** - Highways Consultant
- Motion** - Drainage Consultant



PLANNING CONTEXT

Allocated Site in Draft Horsham Local Plan

The site has an allocation in the draft Horsham Local Plan. This means that Horsham District Council have identified the site as Suitable, Available and Achievable for development through their Strategic Housing and Economic Land Availability Assessment (SHELAA). Within this assessment the Horsham District Council have determined that the site can deliver up to 75 homes. This draft allocation means that the Council will likely support the principle of development at this site.

Rocco Homes are working to bring forward a scheme that delivers on Horsham District Council's vision, which includes improvements to local pedestrian and cycling connectivity in Ashington. The proposed scheme presented today is seeking to provide 74 homes on the site, along with improvements to pedestrian footways along Rectory Lane to enhance pedestrian connectivity into Ashington.

Two other sites in the area are already allocated for housing within the adopted Neighbourhood Plan, which has been prepared and approved by the Parish Council. This includes the site of the former Chanctonbury Nurseries to the east of the application site, which was approved for development of 74 dwellings in 2022 (DC/22/0372), and a proposal for 152 dwellings to the west of the village, and south of the application site (DC/23/0406) which is currently being reviewed and determined by Horsham Council.

The adopted Horsham District Planning Framework and Ashington Neighbourhood Plan are part of the development plan for the area. Horsham District Council plan to replace the Horsham District Planning Framework, with the draft Local Plan. This is currently going through the Examination process, with the most recent update being the Planning Inspector advising the Council to withdraw the plan and allocate more housing, as they have failed to meet the 'Duty to Cooperate' with neighbouring Councils to provide housing.

Local Housing Demand

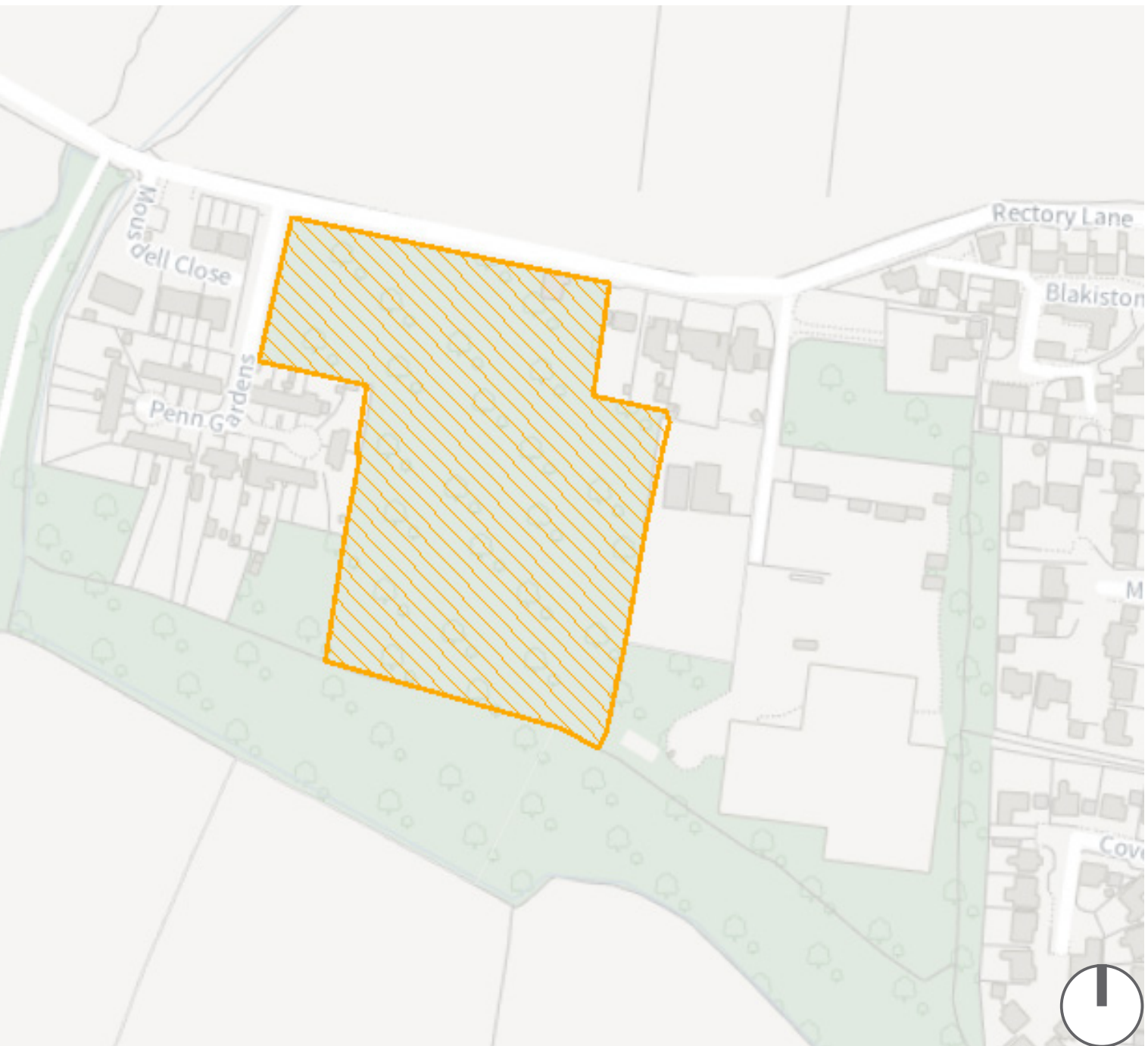
National planning rules expect local councils to show they can meet at least five years' worth of housing demand. The Council currently only has enough land identified to meet about one year's worth of housing need for the District (as of May 2025), and this includes the proposed homes from the two Neighbourhood Plan allocations DC/22/0372 and DC/23/0406 detailed above. The development of 74 dwellings on this site at Land East of Mousdell Close would make a valuable contribution towards the requirement of 1357 homes per year across the district.

Facilitating Appropriate Development

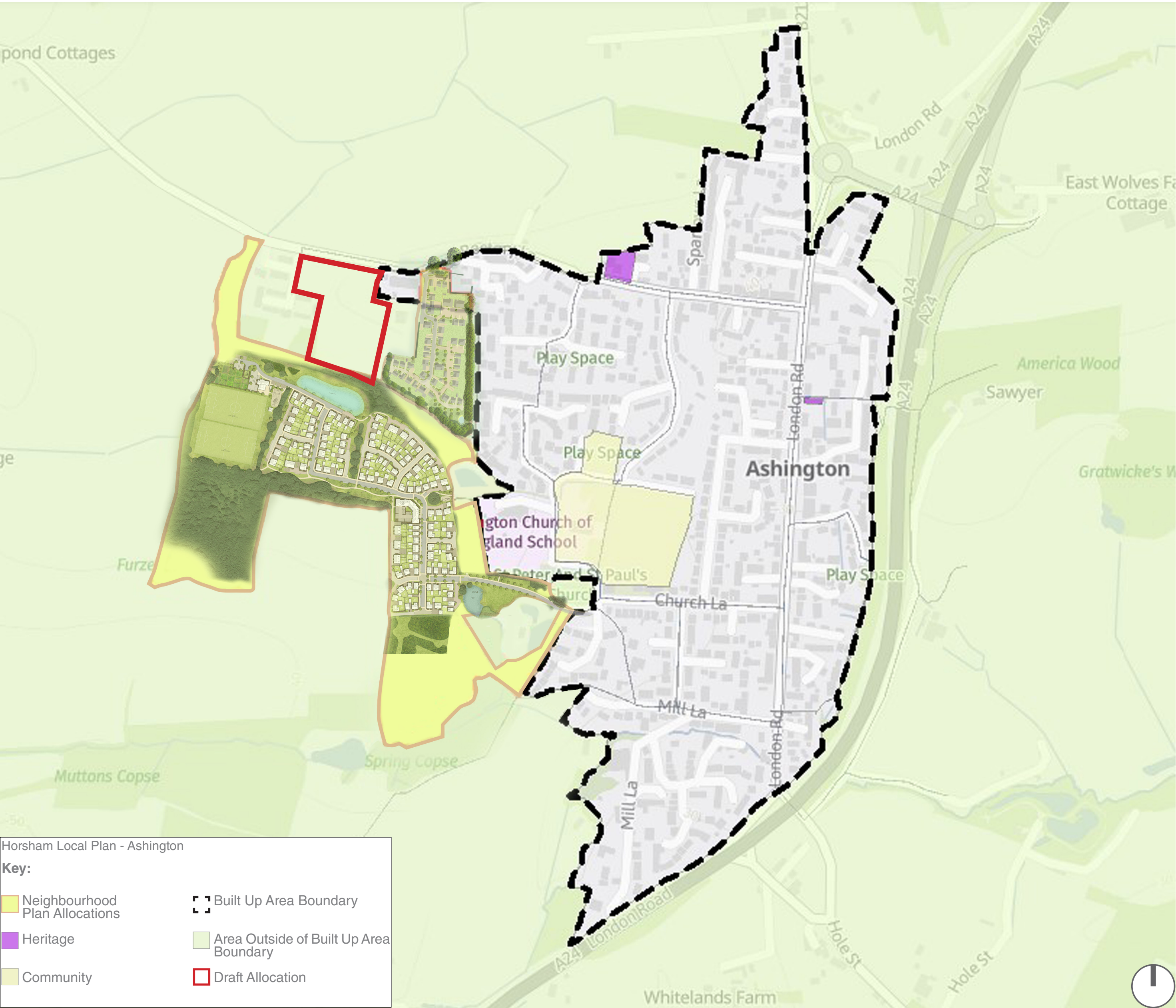
As Horsham has been unable to identify a five-year supply of housing for several years, they have produced the Facilitating Appropriate Development (FAD) document to help smooth the delivery of new homes across the district and increase housing land supply.

The FAD document advises the key criteria that developments must meet to be approved more readily, this includes:

- Pre-Application Service – The Design Team met with the Local Council on 11th June to discuss the proposed scheme, and have incorporated the Council's feedback into the proposed layout presented today
- Site Allocations – The Site benefits from a draft allocation within the Draft Horsham Local Plan, and therefore benefits from in-principle support from the Local Council
- Locational Suitability and Scale – The site is located immediately adjacent to the settlement boundary of Ashington, with existing housing to the east and west of the site and therefore is appropriately located within the context of the settlement. The scale of 74 dwellings is also within the draft site allocation figure of 75 dwellings and is considered acceptable.
- Deliverability – The proposed 74 dwellings can be delivered within the next three years, therefore can make a positive contribute to the required housing demand of Horsham.



- Meeting Local Housing Needs – The proposed scheme will provide both market and affordable housing, and will make a valuable contribution towards the required 1357 homes per year that Horsham should deliver.
- Biodiversity – Ecology surveys have taken place on site and confirm that no protected species are present. The proposed development will achieve a 10% biodiversity net gain both on-site and off-site.
- Climate Change – All proposed dwellings will follow strict building regulations and sustainability guidelines, and will utilise passive design and air source heat pumps to achieve more than a 30% reduction in carbon emissions.
- Transport – The proposed site layout has been assessed by West Sussex County Council who are satisfied with the proposed parking layout, access and trip generation from the development. The planning submission will include a detailed Travel Plan and improvement works to Rectory Lane to allow sustainable use for pedestrians and cyclists
- Design – Good design has been fundamental to the proposed layout and has been carefully informed by the surrounding character of Ashington



SITE ANALYSIS



Overlooking from Neighbouring Properties:

To avoid overlooking from nearby residential properties and protect the privacy of existing residents the design measures like landscaping and building orientation will ensure privacy for both existing and future residents.



Hedgerow Buffer:

The development offers an opportunity to enhance biodiversity along the site's wooded edges. While southern woodlands may cause some overshadowing, a sensitive site layout will minimise this impact, helping to protect and improve local habitats and ecological value.



On- Site Parking Strategy:

To prevent on-street parking along Rectory Lane, the development will provide sufficient on-site parking to accommodate residents and visitors.



Opportunities for Public Space:

Improve access to public open spaces and integrate natural play areas that promote wellbeing and encourage active lifestyles.



MASTER PLAN

Opportunities and How They Will Be Addressed

Retaining existing landscape features

Existing hedgerows and mature trees along the site's boundaries will be preserved to enhance privacy, support local biodiversity, and provide natural buffers between new and existing development.

Sustainable drainage and water management

Existing ditches and natural features will be incorporated into the site's drainage strategy to support sustainable water management and reduce flood risk.

Sensitive site access design

The current access point will be re-purposed as a private drive, minimising disruption. In addition, a new access with improved visibility onto Rectory Lane will be provided.

Pedestrian connectivity

The nearby public right of way (FP2607) offers a valuable link to the village centre, school, and community amenities. The development will seek to enhance connectivity and encourage pedestrian movement through an integrated and legible layout.

Landscape-led design

The proposal adopts a landscape-led approach, incorporating green infrastructure throughout to create a strong visual character, support biodiversity, and deliver a high-quality public realm.

Regeneration and community benefits

The development will provide new public open spaces and contribute to the long-term improvement and protection of the local context.

Constraints and How They Will be Mitigated

Traffic noise from Rectory Lane

The retention of the northern hedgerow and additional landscaping will help mitigate noise and visual impact from the road, providing a buffer for future residents.

Overshadowing from southern woodland

The site layout will be carefully planned to maximise daylight to homes, with building orientation and garden positioning designed to reduce the impact of shading from nearby trees.

Protecting existing neighbours

Privacy will be safeguarded through appropriate separation distances, strategic planting, and careful orientation of homes to minimise overlooking between existing and proposed dwellings.



MATERIALS AND STYLE

The proposed development has been designed to reflect the existing character and architectural style of Ashington Village. The materials palette has been carefully selected to complement the traditional local vernacular, using finishes and details that are in keeping with the surrounding built environment.

Contextual Reference



Red Multi Brick



Buff Brick



Render



Black Boarding



Tile Hung



Brown Roof Tiles



Slate Roof



Frontage to Rectory Lane



Elevation along Eastern Site Boundary

TRANSPORT

Transport Considerations

The proposed development is located to the west of Ashington village centre where there are convenience retail stores, a primary school, pre-school, recreation ground and community centre; all located within a reasonable walking distance and comfortable cycling distance. Improvements to walking infrastructure are being explored as part of the development proposals.

Bus stops are located on Rectory Lane, circa 900m east of the site and provide hourly services to Horsham, Crawley and Worthing via Metrobus 23 and improvements to the waiting infrastructure are also being considered.

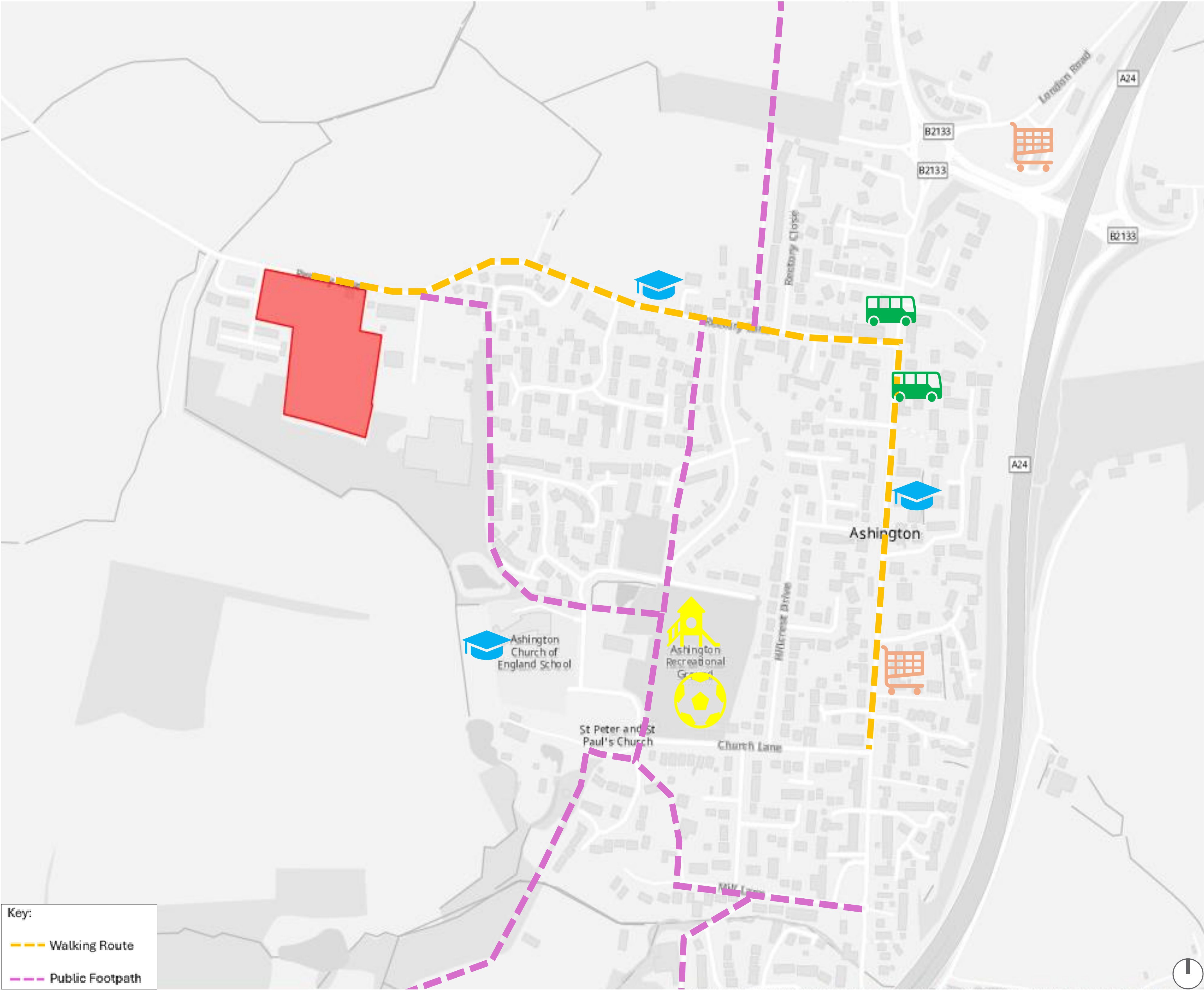
A Travel Plan Statement will be produced which will provide a commitment to delivering a range of measures to promote sustainable modes of transport. This includes a travel voucher provided to the first occupant of each dwelling that can be redeemed against cycling equipment or public transport season tickets.

Traffic impact forecasts have been agreed with West Sussex County Council, with the development expected to generate 36 two-way trips in the morning peak hour (08:00-09:00) and 32 two-way trips in the evening peak hour (17:00-18:00). Rectory Lane has sufficient capacity to accommodate the anticipated traffic, and the development is not expected to adversely impact existing residents.

Access to the site is proposed via a simple priority junction onto Rectory Lane on the northern boundary of the site. The access has been designed in accordance with national guidance and in consultation with West Sussex County Council through pre-application engagement.

The proposed site access has been subject to an independent Stage 1 Road Safety Audit and no safety concerns have been raised by the Auditor.

Car parking for the development will be provided through a combination of allocated on-plot parking spaces and designated visitor parking, in accordance with WSCC Guidance. Each house will also be provided with an active electric vehicle charging point and secure, covered storage for cycles.



DRAINAGE

Drainage Strategy

The drainage strategy for the proposed development will use a network of sustainable and landscape-led drainage features that will capture and hold back surface water arising from storms up to and including the 1 in 100-year rainfall event, with an inclusion for climate change and future urban growth.

Surface water discharge from the site will be restricted to the ‘greenfield’ runoff rate – i.e. that of the annual average storm, thus while ‘hard’ surfaces are increasing on site, offsite surface water discharge will not. Surface water generated in extreme rainfall events that could ordinarily cause flooding will be held back on site, which means that the development actually represents an overall reduction in flood risk in the area. Surface water from the development will outfall to the local surface water network to preserve the existing natural drainage of the area, and any habitats that depend on a baseflow of water.

As well as attenuation, the drainage strategy will offset all pollution hazards using the natural, sustainable drainage features, and their location within the site’s greenspaces will tie in with the landscaping to provide amenity and biodiversity value for the development, increasing the sense of ‘space’ for residents.



PROPOSAL BENEFITS



74 high-quality new homes, including 26 affordable homes for local people



A range of homes sizes to suit all stages of life - from 1-bed flats to spacious 4-bed homes



Design that respects and reflects Ashington’s village charm, with high-quality materials and architectural detailing.



Dedicated car and cycle parking for every home



Biodiversity boost of at least 10% supporting local wildlife and green space



New public open space for recreation, play, and community life

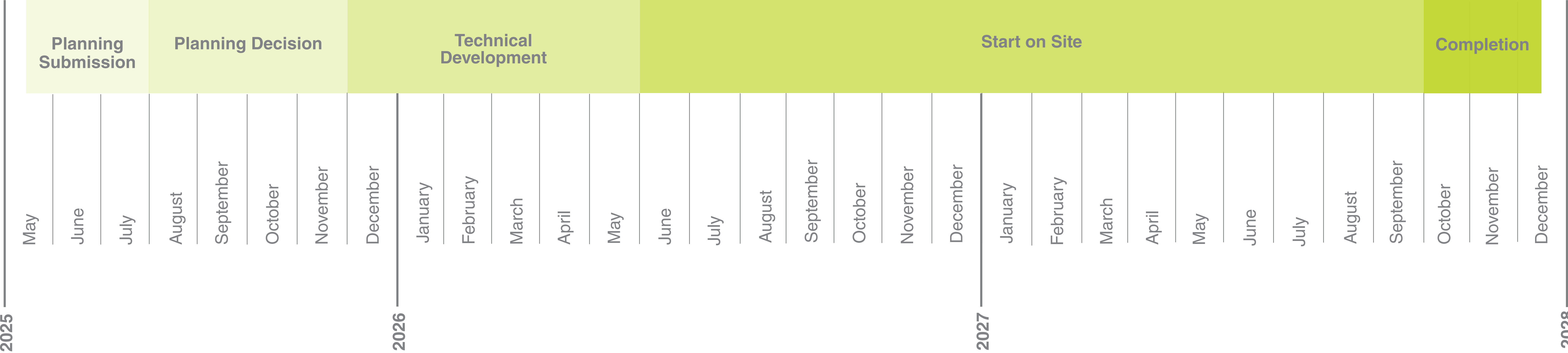


Improved pedestrian and cycle links connecting to local services, schools, and public transport



Contributions to enhance local infrastructure and services

Programme



NEXT STEPS

Thank you for taking part in this consultation.

Once you have had the chance to look through the proposals, please do use the contact details available to provide feedback.

The views of the community and local knowledge are important to us. We welcome any comments you have about any aspect of the proposals.

We will consider all comments received as we progress these proposals towards a planning application in the near future.

What to do next

- Please fill in a comment card and leave with our team.
- You can also email questions or comments to:
consultation@cascadecommunications.co.uk
- Please ensure feedback reaches us no later than 17/07/25

