

Land East of
Mousdell Close,
Ashington

ROCCO HOMES



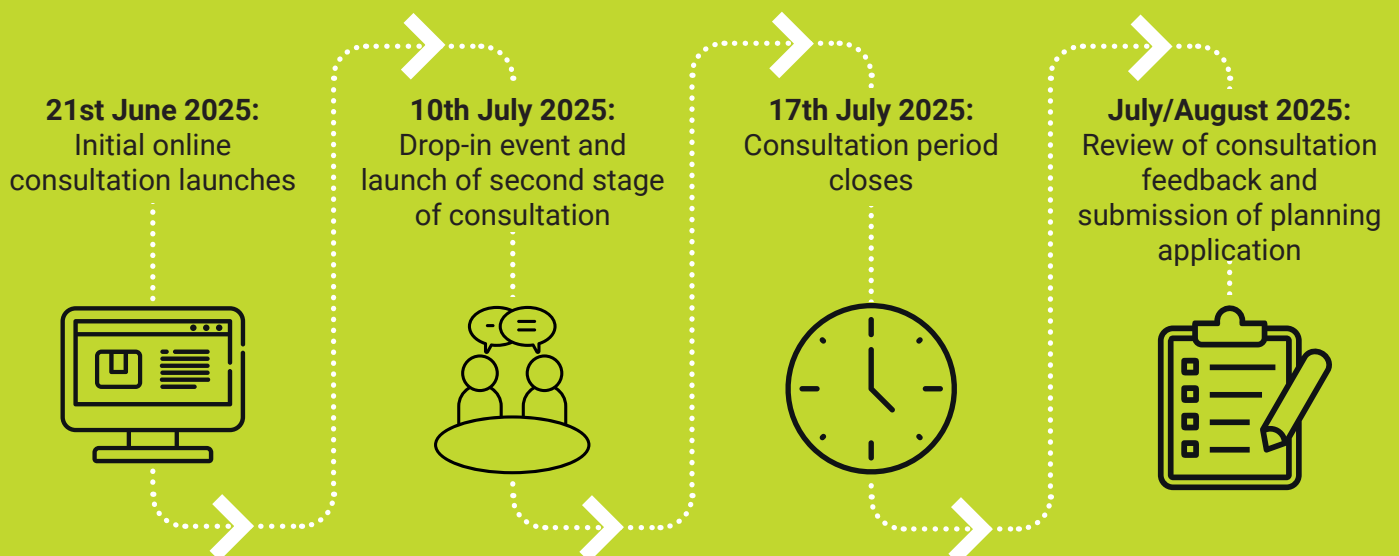
Community update – planning submission

Thank you to everyone who took the time to provide feedback during the recent public consultation on proposals for 74 new homes on land to the east of Mousdell Close, Ashington.

We received a range of comments during the consultation. These responses have been helpful in identifying key themes and local priorities, which are summarised overleaf.

A planning application has now been submitted to Horsham District Council for consideration.

Consultation timeline



consultation@cascaedcommunications.co.uk



0800 088 4570



roccohomesashington.co.uk

What you told us

We've listened carefully to all feedback received and have taken your key concerns on board. Below are the most common themes raised and how we are addressing them in the submitted plans.

Getting around



Our response:

You told us:

Current traffic levels along Rectory Lane are a concern.

Access to the site is proposed via a priority junction onto Rectory Lane, which has been designed in accordance with national guidance and in consultation with West Sussex County Council. Our traffic modelling shows that Rectory Lane has sufficient capacity to accommodate the anticipated increase in traffic, which forecasts an additional 36 trips during the morning peak hour (8am-9am) and 32 trips in the evening peak hour (5pm-6pm).

As part of the planning application, we have submitted a full Transport Assessment, which models the performance of the site access junction, incorporates an independent Road Safety Audit and includes a Walking and Cycling Audit that identifies mitigation required to accommodate active modes of travel. A Travel Plan Statement has also been produced to promote sustainable modes of transport, including a travel voucher provided to the first occupant of each dwelling that can be redeemed against cycling equipment or public transport season tickets.

Scale of development



Our response:

You told us:

That you were concerned that Ashington is already accommodating a significant amount of new housing.

Local councils have to show that they can meet the demand for new housing in their area, demonstrating they can meet at least five years' worth of housing demand.

Horsham District Council currently only has enough land identified to meet about one year's worth of housing needed for the district, including the former Chanctonbury Nurseries site and land West of Ashington School, which are both allocated in the Neighbourhood Plan.

We are proposing 74 new homes in a planned and sustainable location, which would make a valuable contribution towards providing the new homes needed in the local area. Our site has been previously allocated for housing, making it a natural and appropriate extension to the village.



Infrastructure and services



Our response:

You told us:

That you were sceptical about whether current infrastructure could support the proposed homes.

As part of the planning application process, Horsham District Council and West Sussex County Council will assess the capacity of existing social infrastructure and confirm whether financial contributions are required as part of the planning permission to enable improvements to local schools and other services. This will be set out as part of the section 106 agreement.

The application will also include a Community Infrastructure Levy (CIL) in the region of £900,000. This will be paid to the Council who will decide how it is spent within the district. 25% of this contribution is paid directly to local causes including the Parish Council. We would encourage you to submit suggestions on where this money would best be spent as part of the Council's statutory consultation.



Learn more

If you have any questions or would like further information, please get in touch with Cascade, who are managing the community and stakeholder engagement on behalf of the project team.

You can also find more details and sign up for updates via the dedicated project website.



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