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# Examination Statement

**Prepared on behalf of Bellway Homes  
(Representor Number: 1198037)**

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**Land West of Ashington School, Ashington**

Horsham District Council Local plan  
Examination in Public

Relating to: Matter 9 (Sites Allocated for Development in the Plan)

# Examination Statement – Horsham District Local Plan

Savills obo Bellway Homes (South London). Land West of Ashington School, Ashington

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## 1. Introduction

- 1.1. This Examination Statement has been prepared on behalf of Bellway Homes (South London). Bellway has submitted a planning application at Land West of Ashington School, Ashington (reference. DC/23/0406), which is currently pending Horsham District Council's ("HDC") determination (herein referred to as "the Site"). A glossary is included in Appendix A. The description of development is as follows:

*“Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.”*

- 1.2. The application will bring about several economic, social and environmental benefits including:
- 180 new affordable and market housing, of varying sizes and tenures to meet the needs of the area;
  - Green corridors and linkages to habitats outside of the site will be created;
  - Wider community benefits, such as new sports pitches and a pavilion;
  - Community allotments, to support new and local demand;
  - New residents to support the local economy; and
  - S106/CIL moneys which will include contributions to off-site community/ education facilities.
- 1.3. The Site is allocated in the made Ashington Neighbourhood Plan 2019-2031 (ANP) (under Policy ASH11), which was formally made on 23 June 2021 and now forms part of the development plan for the borough. The site is allocated for approximately 150 homes and other community infrastructure items, with the final capacity of the site informed by design considerations. A detailed planning application DC/23/0406 had been submitted in February 2023 for around 180 residential dwellings. As of October 2024, there are no insurmountable objections from statutory consultees that would prohibit delivery of 180 dwellings on site. Whilst the quantum of housing delivered in the current application marginally exceeds the draft allocation cap the development does not generate effects that cannot be mitigated; and as such it is considered that the quantum of housing is comparable to the aspirations of the site allocation within the ANP. The purpose of the representations set forth in this hearing statement are to seek to secure the inclusion of the site as an allocated site under Policy HA5 of the HDLP.
- 1.4. Our client had engaged with the Reg. 18 and Reg. 19 consultation stage with representations requesting inclusion of Policy ASH11 as an allocated site in the HDLP. Our representations from the previous stages of the Local Plan promotion exercise are not repeated for conciseness.

## 2. Response to the Inspectors Questions

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### Matter 9 – Sites Allocated for Development in the Plan

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- 2.1. Matter 9, Issue 1 is not considered pertinent to this site.
- 2.2. **Matter 9, Issue 2 - *Whether the other sites (settlement site allocations) allocated in the Plan and associated policies are justified, effective, consistent with national policy and positively prepared?***
- 2.3. *Q1. Is Strategic Policy HA5: Ashington Housing Allocation sound?*
- 2.4. As mentioned in our Reg 19 Reps, we believe this policy to be unsound. In the case of the made ANP, it allocates sites which would facilitate the development of a “minimum of 225 dwellings”, whereas the HDLP, under Strategic Policy HA5: Ashington Housing Allocations only proposes to allocate “at least 75 homes” and does not account for the home not yet delivered under Policy ASH11 of the ANP.
- 2.5. As per paragraph 35 of the NPPF (September 2023), Bellway object to Strategic Policy HA5: Ashington Housing Allocations on the basis of its current wording – the policy is unjustified (based on evidence of housing need), ineffective (as a plan to also take forward planned growth in the HDLP over the overlapping period 2020-2030) and not positively prepared (as it fails to have regard to the ANP). In addition, the policy is presently inconsistent with the NPPF, in respect of those matters highlighted in proceeding paragraphs of this representation (i.e. PPG guidance).
- 2.6. The following policy wording to Strategic Policy HA5 should be amended.

#### **Strategic Policy HA5: Ashington Housing Allocations**

1. *The following sites are allocated as shown on the Policies Map, for at least 75 homes:*
    - *ASN1: Land east of Mousdell Close, 2.24 hectares (75 homes)*
  2. *To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by a HRA and a wintering bird survey.*
  3. *In addition to meeting national and Local Plan requirements, development will be supported where proposals demonstrate:*
    - a) *There is connectivity from the site to key local amenities and services and that these are enhanced through improvements to local pedestrian and cycling networks.*
- 2.7. The change sought by Bellway, includes deletion (red strike through) and additional wording in red underline.

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## **Strategic Policy HA5: Ashington Housing Allocations**

4. *The following sites are allocated as shown on the Policies Map, for at least ~~75~~ Homes 255 Homes:*
  - *ASN1: Land east of Mousdell Close, 2.24 hectares (75 homes)*
  - *ASN2: Land West of Ashington School, 14.95 hectares (180 homes)*
2. *To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by a HRA and a wintering bird survey.*
3. *In addition to meeting national and Local Plan requirements, development will be supported where proposals demonstrate:*
  - a) *There is connectivity from the site to key local amenities and services and that these are enhanced through improvements to local pedestrian and cycling networks.*



## 3. Conclusion

- 3.1. This Examination Statement should be read in conjunction with the Regulation 19 Representation letter dated 1st March 2024.
- 3.2. The Site offers an excellent opportunity for the District and Ashington in providing much needed new housing, affordable housing, sports pitches, community allotments and a community pavilion. HDC should amend Strategic Policy HA5 of the HDLP to include the delivery of 180 homes at the allocated site under Policy ASH11 of the ANP, Land West of Ashington School
- 3.3. The changes outlined in this representation are required to ensure the plan is capable of being found sound by an examining Inspector, who will require comfort that the plan is deliverable and facilitates a robust supply of housing over the plan period. These changes are required to ensure that the HDLP is consistent with National Policy and is positively prepared as per the requirements of paragraph 35 of the NPPF.

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## Appendix A Glossary

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## **GLOSSARY**

<b>ANP</b>	Ashington Neighbourhood Plan
<b>HDC</b>	Horsham District Council
<b>HDLP</b>	Horsham District Council Local Plan
<b>HDPF</b>	Adopted Horsham District Planning Framework 2015
<b>NPPF</b>	National Planning Policy Framework
<b>R18</b>	Regulation 18
<b>R19</b>	Regulation 19
<b>SAC</b>	Special Area of Conservation
<b>SHELAA</b>	Strategic Housing and Employment Land Availability Assessment
<b>SNOWS</b>	Sussex North Offsetting Water Scheme
<b>SNWRZ</b>	Southern North Water Resource Zone
<b>SPA</b>	Special Protection Area
<b>WRMP</b>	Water Resource Management Plan



