



Horsham District Council Local Planning Authority

Ashington Neighbourhood Plan 2019-2031

FINAL DECISION STATEMENT

Date: 19 March 2021

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) (HDC) has a statutory duty¹ to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDPs) and Orders and to take NDPs and Orders through a process of examination and referendum.
- 1.2 This decision statement relates to the Ashington NDP produced by Ashington Parish Council (APC). Under the Town and Country Planning Act 1990 (as amended), (“the 1990 Act”) the Council has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of NDPs and Orders and to take NDPs and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning.
- 1.3 Following the Examination of the Ashington NDP (ANDP) and the receipt of the Examiner’s Report. HDC is required to make a decision on the next steps. As set out in the Neighbourhood Planning Regulations these are:
 - a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;
 - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - c) what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

¹ The Town and Country Planning Act 1990 (as amended)

- d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;
- e) whether to extend the area to which the referendum is (or referendums are) to take place; or
- f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision and the reasons for this.

1.5 Appended to this document is a map of the Ashington Neighbourhood Development Plan Area, entitled Appendix A. Appendix B sets out the Examiner's Proposed Modifications to the ANDP along with the actions taken and revised modifications.

2.0 BACKGROUND

2.1 The ANDP relates to the area that was designated by the Council as a Neighbourhood Area on 25 February 2014 (please refer to Appendix A).

2.2 Ashington Parish Council published the Pre-Submission ANDP for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation was held from 22 June to 17 August 2019.

2.3 Ashington Parish Council submitted the submission draft plan to the Council. The submission draft ANDP was publicised and representations were invited for 8 weeks between 17 June to 12 August 2020.

2.4 David Hogger was appointed by HDC with the consent of Ashington Parish Council, as 'the Examiner' to undertake the examination of the ANDP and to prepare a report of the independent examination.

2.5 The Examiner's report was received on the 9 March 2021. It concludes that the ANDP, subject to a number of recommended changes meets the Basic Conditions set out in the legislation and can proceed to referendum.

2.6 As noted in paragraph 1.3 of this report, Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the Local Planning Authority to outline what action to take in response to the recommendations of an Examiner following the formal examination.

3.0 DECISION

3.1 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, Horsham District Council, with the consent of Ashington Parish Council has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft Plan by the Examiner under paragraph 12(2)(4) of Schedule 4B to the Town and Country Planning Act 1990. The Examiner's proposed modifications are set out at Appendix B alongside the reason why each modification was accepted.

3.2 The Council is also in agreement with the Examiner that the Sustainability Appraisal process has been undertaken in accordance with the Strategic Environmental Assessment (SEA) Directive and has considered an appropriate range of alternatives, and in addition makes reference to cumulative impacts. On this basis it agreed that the Sustainability Appraisal and SEA meets the regulatory requirements.

3.3 The ANDP was also screened in accordance with the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 (June 2019). The screening concluded that the ANDP would have no significant effects in respect of European sites and that, as such, the ANDP does not require a full HRA to be undertaken. The examiner agreed with this assessment.

4.0 THE REFERENDUM AREA

4.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated neighbourhood plan area, and that any referendum that takes place in due course be contiguous with the boundary of the designated neighbourhood plan area (Please refer to Appendix A).

5.0 CONCLUSION

5.1 The Council is of the view that the draft submission ANDP as modified in Appendix B: Examiner's Proposed Modifications to the Ashington Neighbourhood Plan 2019-2031, complies with the legal requirement and may now proceed to Referendum.

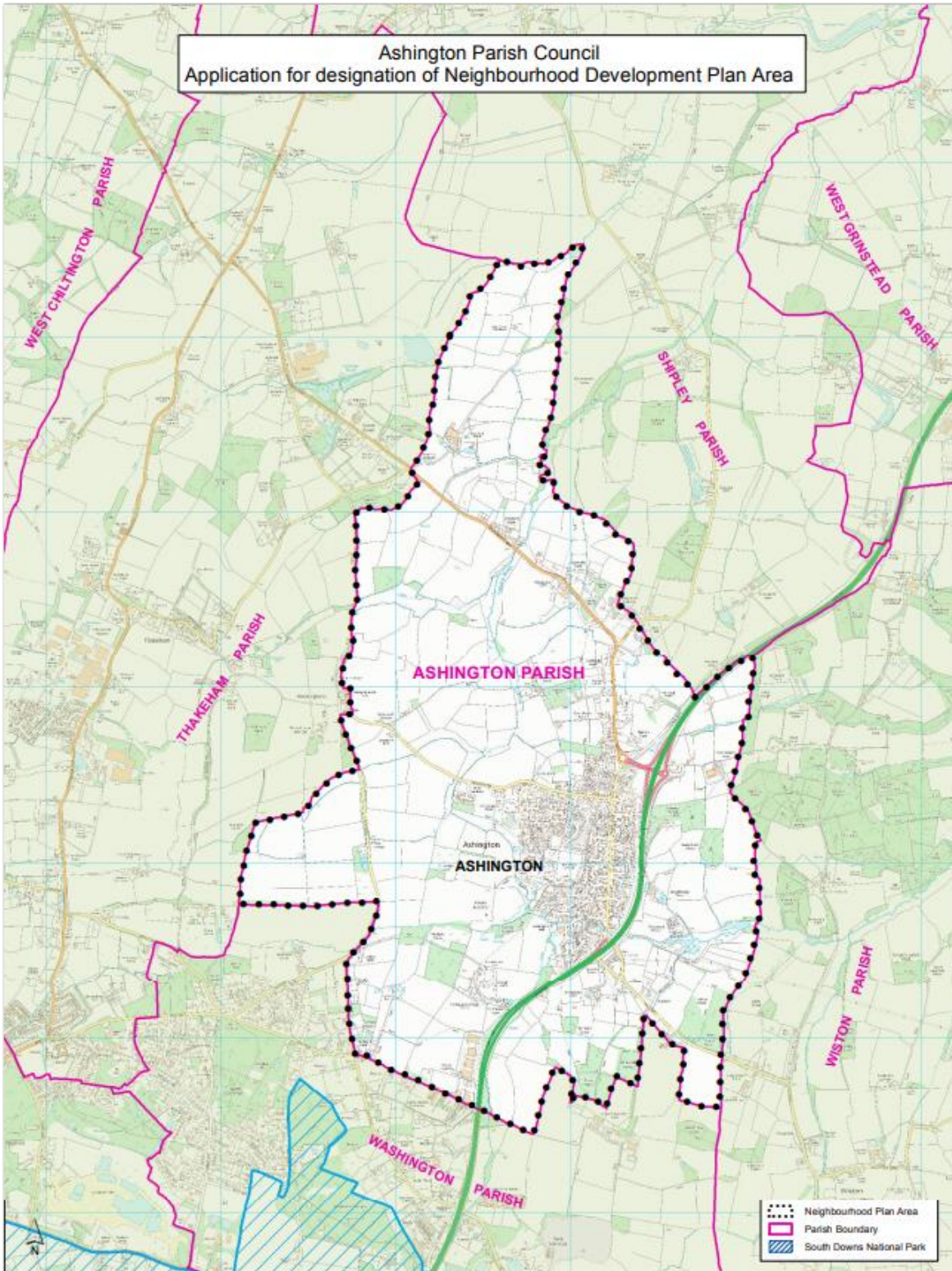
5.2 The COVID-19 pandemic has resulted in mandatory restrictions on movement since March 2020 to prevent transmission of the virus and protect vulnerable groups. The [Local Government and Police and Crime Commissioner \(Coronavirus\) \(Postponement of Elections and Referendums\) \(England and Wales\) Regulation 2020](#) prevents any referendum on neighbourhood plans being held until 5 May 2021 at the earliest. Upon the issue of the decision statement, 'significant weight' can be applied to the plan by the decision maker when considering planning applications. The Council will seek to progress the ANDP to referendum as soon as practically safe to do so.

Signed:



Barbara Childs
Director of Place
Date: 19 March 2021

Appendix A: Ashington Neighbourhood Plan Area



Horsham District Council
 Park North, North Street, Horsham,
 West Sussex. RH12 1RL
 Rod Brown : Head of Planning & Environmental Services

Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
 Ordnance Survey Licence:100023865

Application to the Horsham District Council under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.			
Reference No : ASHINP1	Date : 04/11/13	Scale : 1:20,000	
Drawing No :	Drawn :	Checked :	Revisions :

Appendix B: Examiner's Proposed Modifications to the Ashington Neighbourhood Development Plan

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
<p>Chapter one: Introduction</p>	<p><i>Chapter one: Introduction</i></p> <p><i>Paragraph 1.2;</i> <i>Horsham District Council, as the local planning authority, designated a Neighbourhood Area for the whole of Ashington parish in February 2014 to enable Ashington Parish Council to prepare the ANP. The ANP has been prepared by the community through the ANP Steering Group, comprised of three Parish Council members and six members of the public. All members of the NPSG (<u>Neighbourhood Plan Steering Group</u>) are from Ashington.</i></p> <p><i>Paragraph 1.8;</i> <i>The Local Plan for Horsham District consists of the Horsham District Planning Framework (2015), the West Sussex Waste Local Plan (2014) and the West Sussex Joint Minerals Local Plan (2018). These are up-to-date plans and therefore provide the strategic framework for growth in Ashington. <u>It should be noted that the Horsham District Planning Framework is at an early stage of review.</u></i></p> <p><i>Paragraph 1.9;</i> <i>The HDPF covers the period to 2031. In its settlement hierarchy, the HDPF identifies Ashington as a 'Medium Village', having a moderate level of services and facilities but, outside of some day- to-day needs, relies on larger nearby settlements to meet some of its needs. It is expected to make a contribution towards growth in line with its role in the settlement hierarchy (see HDPF Policy 3 – Strategic Policy: Development Hierarchy). It is one of the roles of the ANP to provide a spatial framework for the delivery of this growth.</i></p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>Paragraph 1.10;</i> <i>The process of preparing and seeking final adoption of ANP is in accordance with the Neighbourhood Plan Regulations 2015 (as amended) and has been agreed by Ashington Parish Council. <u>Details of the approach taken towards consultation are included in the published Consultation Statement (May 2020).</u></i></p>		
Chapter two: Local Context	<p><i>Chapter two: Local Context</i></p> <p><i>Paragraph 2.20;</i> <i>Reflecting its role as a ‘Medium Village’ in the HDPF settlement hierarchy, Ashington lacks some infrastructure provided by larger towns nearby. There is one primary school (which, as of 2017, had no spare places) but no secondary school or medical centre and limited shopping facilities which are located at various points along London Road. <u>West Sussex County Council, as education authority, has confirmed that land for the extension of the Primary School should be safeguarded.</u></i></p> <p><i>(add a new paragraph after paragraph 2.34)</i></p> <p><i>Paragraph 2.35;</i> <i>The adopted Horsham District Planning Framework is currently under review¹. Although the review is at an early stage of preparation there is the possibility that in the future, housing allocations within the Parish may increase. If that were to be the case it may be necessary to undertake a review of this Neighbourhood Plan.</i></p> <p><i>¹See:</i> www.horsham.gov.uk/planning/local-plan</p>	HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.
Chapter three: Objectives of the Neighbourhood Plan	<p><i>Chapter three: Objectives of the Neighbourhood Plan</i></p> <p><i>Paragraph 3.2;</i> <i>The objectives of the Ashington <u>Neighbourhood Plan</u> as identified through engagement with the community are as follows:</i></p> <p><i>Transport and movement</i></p> <ul style="list-style-type: none"> <i>• Reduce reliance on private car by enhancing sustainable transport options, particularly walking and community buses.</i> 	HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

	<ul style="list-style-type: none"> • <i>To improve parking for cars in order to improve safety for pedestrians and cyclists.</i> <p>Environment</p> <ul style="list-style-type: none"> • <i>Conserve and enhance heritage assets.</i> • <i>Protect the green and rural nature of the parish and its links to the countryside.</i> • <i>Ensure that all new development is designed to protect and enhance the landscape, reduce or minimise flood risk, promote biodiversity and positively enhance the parish wherever opportunities exist.</i> <p>Community and economy</p> <ul style="list-style-type: none"> • <i>Improve the range of community facilities and focus them in a new ‘heart of the community’ in Ashington village.</i> • <i>Create new commercial space and premises that provides for the needs of new and existing businesses.</i> <p>Housing needs</p> <ul style="list-style-type: none"> • <i>Contribute to the HDPF requirement for new homes by providing housing that meets the current and future needs of the parish, maximising opportunities for development of sustainable sites.</i> 		
Policy ASH1: Overall Spatial Strategy for Ashington	<p><i>Policy ASH1: Overall Spatial Strategy for Ashington</i></p> <p><i>A. New development in Ashington parish shall be focused within the built-up area boundary of Ashington village as identified on the Policies Map.</i></p> <p><i>B. The Plan provides for a minimum of 225 dwellings to be built in the period 2019 to 2031 and the following sites are allocated for development:</i></p> <p><i>i. Chanctonbury Nursery (approximately 75 dwellings)</i></p>	No change	No further action required.

	<p>ii. Land west of Ashington School (approximately 150 dwellings)</p> <p>C. Development of community facilities will be focused in the 'Community Cluster' identified on the Policies Map. This shall be the location where development of a range of community facilities will be delivered, unless there is a clear justification as to why provision should be made in an alternative location.</p> <p>D. Development proposals outside the built-up area boundary and the site allocations will not be permitted unless:</p> <ul style="list-style-type: none"> i. they represent appropriate uses in the countryside, such as agriculture, forestry, horticulture, fishing and equestrian activities, tourism, essential utilities infrastructure and energy generation; ii. they are on previously developed land and accord with local and national policy for such development; iii. they relate to the retention of existing and appropriate provision of new commercial businesses. 		
<p>Policy ASH2: Increasing walking in Ashington</p>	<p>Policy ASH2: Increasing walking in Ashington</p> <p>A. New development in Ashington is expected to maximise the potential for sustainable movement, particularly within the Neighbourhood Plan area. <u>Support will be given to improving appropriate sustainable accessibility for walkers, cyclists and horse riders.</u></p> <p>B. To ensure that residents can walk safely to Ashington Primary School, the Ashington Community Cluster ('the heart of the village'), shops and other important facilities serving Ashington village, all new developments should ensure safe pedestrian access to link up with existing footways that, in turn, directly serve the Walkway Routes shown on the Policies Map.</p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>C. Proposals to enhance the identified Walkway Routes will be encouraged. Where these are public rights of way (PROWs), their upgrading to highway network standard so they are capable of year-round use, accompanied by non-intrusive lighting, will be supported.</i></p> <p><i>D. Development will be expected to not have an unacceptable impact on Walkway Routes and provide a strategy to mitigate the impact of additional traffic movements on the safety and flow of pedestrian access. In particular this should focus on design solutions to reduce vehicular parking where this is likely to obstruct pedestrian access by all users.</i></p> <p><i>E. Sustainable development which creates or facilitates new linkages between PROWs and bridleways, including across the A24, will be supported.</i></p>		
<p>Policy ASH3: Parking Provision</p>	<p><i>Policy ASH3: Parking Provision</i></p> <p><i>A. Development proposals that generate an increased need for vehicle parking must provide suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists.</i></p> <p><i>B. For all new residential developments the maximum number of car parking spaces to be provided will be in accordance with the West Sussex Residential Parking Demand Calculator, unless it can be satisfactorily demonstrated that an alternative approach to provision would be appropriate on a specific site.</i></p> <p><i>C. If off-street provision is demonstrated to be unfeasible, on-street parking provision will be permitted where it does not have an unacceptable impact on highway safety. In such circumstances, proposals are expected to minimise the visual impact of parking and be laid out so that obstruction of the road and footways is minimised.</i></p>	<p>No change</p>	<p>No further action required.</p>

Chapter 6: Environment	<p><i>Chapter 6: Environment</i></p> <p><i>Paragraph 6.2;</i> <i>The Plan area contains 24 Grade II listed buildings. The Parish Church of St Peter and St Paul is Grade II* listed and forms a central point of the village. There is one Grade I listed building, located on the far western boundary of the parish. There are also two scheduled monuments³, <u>one of which lies close to the allocated housing site Policy ASH11.</u></i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy ASH4: Local Heritage Assets	<p><i>Policy ASH4: Local Heritage Assets</i></p> <p><i>Development proposals affecting local heritage assets, either directly or indirectly, should respect the significance of and context of the local asset as well as the positive contribution that the heritage asset makes to local character and the distinctiveness of the area. It should be demonstrated how proposals will contribute to the conservation and enhancement of the heritage asset and its setting. In particular the following buildings are considered to represent local heritage assets:</i></p> <ul style="list-style-type: none"> <i>i. The Methodist Church</i> <i>ii. The Old School and Old School House, Rectory Lane</i> 	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Chapter 6: Environment	<p><i>Chapter 6: Environment</i></p> <p><i>Paragraph 6.16;</i> <i>New development, particularly that which is located on the edge of the existing village, needs to be well landscaped to avoid creating a 'hard edge' to the village. With such high quality views into the village from the high points on the edge of the South Downs <u>National Park</u> to the south, it becomes even more important that the design of the development provides an appropriate transition between urban edge and the wide open countryside.</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy ASH5: Landscaping and Countryside Access	<p><i>Policy ASH5: Landscaping and Countryside Access</i></p> <ul style="list-style-type: none"> <i>A. Development which abuts open countryside must not create a hard edge and should provide an appropriate landscape buffer.</i> 	HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p><i>This could include the provision of Sustainable Drainage Systems (SuDS), formal open space or play space.</i></p> <p><i>B. Proposals must demonstrate how the visual impact of buildings on the site has been minimised through their layout, heights and landscaping. In particular, the retention and planting of trees, hedges and vegetation is encouraged to soften the impact to development, retain and improve the street scene, keep the rural village feel of Ashington and, where possible, enhance the setting of the South Downs National Park. <u>Proposals must demonstrate how the development is sympathetic to the landscape setting and the intrinsic character and beauty of the countryside.</u></i></p> <p><i>C. Development which abuts open countryside adjacent to an existing public right of way should ensure that effective footpath access is created to the public right of way directly from the development. Equally, development which is close to an existing right of way should ensure that an access route from the site is provided which enables the extension or realignment of the public right of way so that it is directly accessible from the site.</i></p> <p><i>D. The provision of improved bridleway access for horse riders is encouraged.</i></p>		
Policy ASH6: Noise Impacts	<p><i>Policy ASH6: Noise Impacts</i></p> <p><i>Development which, by virtue of its proximity to the A24 road, could experience detrimental health impacts in terms of noise levels, must demonstrate that all such <u>appropriate</u> impacts can be adequately mitigated. This includes both indoor and outdoor, i.e. garden, noise impacts in both indoor and outdoor locations.</i></p>	No further action required. Modification to be taken forward to the final plan.	No further action required. Modification to be taken forward to the final plan.
Policy ASH7: Addressing flooding in Mill Lane	<p><i>Policy ASH7: Addressing flooding in Mill Lane</i></p> <p><i><u>Appropriate development which is in accordance with the policies of the Development Plan and which satisfactorily addresses or contributes</u></i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

	<i>towards mitigating localised flooding issues in the Mill Lane area will be supported.</i>		
Chapter 7: Community and Economy	<i>Chapter 7: Community and Economy</i> <i><u>On page 29 or 30 Insert a plan identifying the location of the existing community facilities.</u></i> ²	HDC agree with the Examiner's recommendation.	Modification to be taken forward to the final plan. Plan can be found on page 30 of the Referendum Version of the ANDP.
Chapter 7: Community and Economy	<i>Chapter 7: Community and Economy</i> <i>Paragraph 7.3;</i> <i>Based on engagement with the community, the development of an Audit of Community Assets* and review of the evidence base on sports and leisure needs developed by Horsham District Council, a range of needs have been identified. The delivery of facilities to address these needs in a single location creates the opportunity to develop the Ashington Community Cluster.</i> <i>*Insert footnote to read: <u>Community Needs May 2018 A Summary of Evidence</u></i>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Chapter 7: Community and Economy	<i>Chapter 7: Community and Economy</i> <i>Paragraph 7.11;</i> <i>All allocations are required to improve and enhance existing footpath/public right of way linkages to the countryside (see Policy ASH2). This is particularly relevant for the land at Chanctonbury Nursery (Policy ASH10) which creates the opportunity to provide an improved footpath along the eastern edge of the site to link up Rectory Lane with the Community Cluster.</i>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy ASH8: Ashington Community Cluster	<i>Policy ASH8: Ashington Community Cluster</i> <i>A. The 'Community Cluster' identified on the Policies Map is expected to be the focus of new and improved community facilities to serve the needs of the community of Ashington.</i>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

² See footnote 10.

	<p><i>B. The provision of new and improved community facilities will be secured and delivered as shown summarised in Table 7.1.</i></p> <p><i>C. As part of any new community facilities, the provision of flexible commercial office/workspace (Use Class B1) and/or meeting rooms for private hire is encouraged.</i></p>		
Chapter 7: Community and Economy	<p><i>Chapter 7: Community and Economy</i></p> <p><i>Paragraph 7.17;</i> <i>At present there is no space of this type in Ashington and little in the wider area. Any provision needs to offer desk space and small office space on flexible terms (for example, the inclusion of an automatic break clause within the first 3 or 6 months or guaranteed rental rates for the first two years), coupled with meeting rooms that are easy to hire when needed. Such provision may be suitable as part of the development of the Ashington Community Cluster but it may equally be appropriate to be delivered as part of the land west of Ashington School (Policy ASH11).</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy ASH9: Small-scale and 'move-on' Employment development	<p><i>Policy ASH9: Small-scale and 'move-on' Employment development</i></p> <p><i>A. Development proposals to provide small-scale office/workspace and meeting rooms for private hire on flexible terms that supports the creation of employment opportunities are encouraged. Such provision should be focused in the following locations:</i></p> <ul style="list-style-type: none"> <i>i. Existing employment areas</i> <i>ii. The Ashington Community Cluster</i> <i>iii. On land west of Ashington School (Policy ASH11).</i> <p><i>B. Provision of small-scale offices/workspace in other locations is encouraged where it is not possible to secure provision in the locations identified above on flexible terms that would encourage the creation and growth of start-up and micro-businesses.</i></p>	No change	No further action required.

	<p>C. <i>The provision of ‘move-on’ employment space to serve the needs of existing and growing businesses in Ashington is encouraged on existing employment sites, provided this does not result in the loss of a viable existing business.</i></p> <p>D. <i>Such development proposals should maximise the potential for accessibility by sustainable transport options, e.g. walking and cycling.</i></p>		
<p>Policy ASH10: Chanctonbury Nursery</p>	<p><i>Policy ASH10: Chanctonbury Nursery</i></p> <p><i>Land at Chanctonbury Nursery (approximately 2.4 hectares as identified on the Policies Map and in Figure 8.1) is allocated for approximately 75 dwellings and development proposals will be supported subject to the following criteria:</i></p> <p><i>Housing and Design:</i></p> <ul style="list-style-type: none"> <i>i. it provides a mix of dwelling sizes in accordance with relevant policies in the development plan;</i> <i>ii. as part of that mix, at least 25% of all units are designed to meet the needs of older people; <u>with an appropriate split of the provision based on the mix of market and affordable properties;</u></i> <i>iii. affordable housing is provided to meet the requirements of the relevant policies in the development plan;</i> <i>iv. the design of the dwellings reflects the character of the surrounding area.</i> <p><i>Accessibility:</i></p> <ul style="list-style-type: none"> <i>v. the upgrading of Public Right of Way FP2607 so that it is capable of everyday use all yearround and has suitable lighting for use after dark. <u>Such lighting must be designed to protect the amenity of neighbouring residents;</u></i> <i>vi. the provision of appropriate vehicle access into the site from Rectory Lane;</i> 	<p>HDC agree with the Examiner’s recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>vii. <i>the provision of appropriate pedestrian access which provides direct and safe linkages into the Walkway Routes identified in Policy ASH2.</i></p> <p><i>Community infrastructure:</i></p> <p>viii. <i>the provision of high quality public open space which incorporates a range of outdoor gym equipment for all ages;</i></p> <p>ix. <i>contributions towards the delivery of the community infrastructure identified in Policy ASH8 (Ashington Community Cluster).</i></p> <p><i>Other principles:</i></p> <p>x. <i>enhance the setting of the South Downs National Park, including through the provision or enhancement of an appropriate landscape buffer in line with the requirements of Policy ASH5 (Landscaping and Countryside Access);</i></p> <p>xi. <i>the submission of an environmental report which considers issues relating to ground contamination;</i></p> <p>xii. <i>the submission of a minerals resource assessment to ensure the viable mineral resources are not permanently sterilised by development;</i></p> <p>xiii. <i>occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;</i></p> <p>xiv. <i>the layout is planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</i></p>		
Chapter 8: Site Allocations	<p><i>Chapter 8: Site Allocations</i></p> <p><i>Paragraph 8.14;</i> <i>Development proposals would be expected to deliver allotments and publicly accessible green open space on site. The allotments would be most appropriately located in the north of the site with the green open space in the west. In addition, the Primary School currently has an allotment immediately adjacent to the school which it uses for teaching</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p><i>purposes. This should be retained. <u>The growth of Ashington requires additional educational provision, including primary school provision. West Sussex County Council (WSCC), as education authority, has advised that a minimum of 0.1 hectares of land adjoining the Ashington Primary School site, closest to the existing school buildings, is required to support the growth of the school by 0.5 forms of entry. However, this scale of growth would not represent the optimal operations requirement for school expansion. Additional land may therefore be required in order to provide further forms of entry depending on the requirements of the school. It is considered prudent and necessary, in order to retain primary education provision in its current location in the heart of the village adjacent to the Community Cluster, to safeguard land for potential school expansion. WSCC has advised that a further 0.44 hectares of safeguarded land, adjoining the existing school site, could enable future expansion if required (a total of 0.54 hectares).</u></i></p>		
<p>Policy ASH11: Land west of Ashington School</p>	<p><i>Policy ASH11: Land west of Ashington School</i></p> <p><i>Land west of Ashington School (approximately 18.5 hectares as identified on the Policies Map and in Figure 8.2) is allocated for approximately 150 dwellings and development proposals will be supported subject to the following criteria:</i></p> <p><i>Housing and Design:</i></p> <ul style="list-style-type: none"> <i>i. it provides a mix of dwelling sizes in accordance with relevant policies in the development plan;</i> <i>ii. as part of that mix, at least 25% of <u>all</u> units are designed to meet the needs of older people <u>with an appropriate split of the provision based on the mix of market and affordable properties</u>;</i> <i>iii. affordable housing is provided to meet the requirements of the relevant policies in the development plan;</i> <i>iv. the design of the dwellings reflects the character of the surrounding area.</i> <p><i>Layout:</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>v. <i>built development is confined to the central part of the site as shown on Figure 8.2;</i></p> <p>vi. <i>open space in the west and south of the site is available for public access, accompanied by a suitable management plan <u>to be agreed by the local planning authority</u>;</i></p> <p><i>Accessibility:</i></p> <p>vii. <i>the provision of appropriate vehicle access into the site from Church Close;</i></p> <p>viii. <i>the provision of appropriate pedestrian access which provides direct and safe linkages into the Walkway Routes identified in Policy ASH2;</i></p> <p>ix. <i>where it is within or adjacent to the site, the upgrading of Public Right of Way FP2607 so that it is capable of everyday use all year-round and has suitable lighting for use after dark;</i></p> <p>x. <i>upgrading of Public Right of Way FP2611 to a high quality shared footpath and cyclepath which links up to Malthouse Lane</i></p> <p>xi. <i>retention of Forest School activities on the western part of the site, along with safe footpath access, for use by the school, from Ashington Primary School to this area and to the Forest School activity area to the south-west of the site.</i></p> <p><i>Employment and community infrastructure:</i></p> <p>xii. <i>the provision of commercial floorspace (Use Class B1) on flexible terms, subject to meeting the requirements of Policy ASH9 (Small Scale and ‘Move on’ Employment Development) – this could be as part of a multi-user community facility at the Ashington Community Cluster;</i></p> <p>xiii. <i>the provision of a full-sized (11-a-side) grass football pitches for community use;</i></p> <p>xiv. <i>land and contributions towards the provision of a full-sized (11-a-side), floodlit MultiUse Games Area primarily for football use;</i></p> <p>xv. <i>land and contributions towards the provision of a sports pavilion, changing rooms and equipment storage facility;</i></p>		
--	--	--	--

	<p>xvi. <i>the provision of allotments on site and the retention of allotment facilities immediately adjacent to Ashington School specifically for school use;</i></p> <p>xvii. <i>contributions towards the delivery of other community infrastructure identified in Policy ASH8 (Ashington Community Cluster) where it is not delivered on the site.</i></p> <p>xviii. <u><i>contributions for education as well as the allocation of 0.1 hectares of land adjoining the Ashington Primary School site, closest to the existing school buildings, to enable school expansion to mitigate allocated development;</i></u></p> <p>xix. <u><i>safeguarding of a further 0.44 hectares of land adjoining the existing school site for further school expansion if required.</i></u></p> <p><u><i>(all following paragraphs below have been renumbered to take the additional above paragraphs into account).</i></u></p> <p><i>Flooding:</i></p> <p>xx. <i>provision for flood mitigation works to address flood issues at Mill Lane.</i></p> <p><i>Heritage:</i></p> <p>xxi. <i>the setting of the listed buildings, Church Farm House and St Peter and St Paul’s Church, is protected;</i></p> <p>xxii. <i>in order to protect the setting of the scheduled monument and archaeological remains in the south of the site, no built development occurs in this area;</i></p> <p>xxiii. <i>views to and from Church Farm House and St Peter and St Paul’s Church are retained.</i></p> <p><i>Other principles:</i></p> <p>xxiv. <i>mature trees are retained on the site;</i></p> <p>xxv. <i>enhance the setting of the South Downs National Park, including through the provision of an appropriate landscape buffer in line</i></p>		
--	--	--	--

	<p>with the requirements of Policy ASH5 (Landscaping and Countryside Access);</p> <p>xxvi. the submission of a minerals resource assessment to ensure the viable mineral resources are not permanently sterilised by development;</p> <p>xxvii. occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;</p> <p>xxviii. the layout is planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</p>		
Chapter 8: Site Allocations	<p><i>Chapter 8: Site Allocations</i></p> <p><i>Figure 8.2;</i> <u>Identify on Figure 8.2 the location of the scheduled monument and archaeological remains.</u></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Chapter 8: Site Allocations	<p><i>Chapter 8: Site Allocations</i></p> <p><i>Figure 8.2, Policies map and Inset Map;</i> <i>Modify these maps to identify the land allocated and safeguarded for school expansion (as set out in the Statement of Common Ground dated December 2020).¹⁷</i></p>	No change	No further action required.
Page 41	<p><i>Page 41</i></p> <p><u>Insert paragraph, Monitoring and Review</u> <u>Ashington Parish Council (working with Horsham District Council) commits to undertaking annual monitoring of the Neighbourhood Plan with a view to then undertaking a review of the Plan if any policies are either (i) resulting in outcomes detrimental to the achievement of the Plan's objectives; or (ii) clearly out of date. This monitoring will take into account any emerging development plan document being prepared by Horsham District Council and the stage it has reached in its preparation (and therefore the weight that could be afforded to it).</u></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.