

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 September 2025 15:19:31 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1327
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/09/2025 3:19 PM.

Application Summary

Address:	Land East of Mousdell Close Rectory Lane Ashington RH20 3GS
Proposal:	Erection of 74 dwellings with associated access, parking and landscaping.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	Kestrels, Rectory Lane Ashington, Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	I have written this to object to the proposed development of 74 houses by Mousdell Close. I understand the need for new housing, this site and our surrounding area are entirely unsuitable for such a large development. My objections are as follows:

1. Road safety and access

- Our road is already dangerously narrow and unsuitable for increased traffic. It is a 60mph road but can barely fit two cars passing each other safely.
- Large vehicles such as tractors (common due to surrounding farmland) and buses (yes I have seen buses come down Rectory Lane before) already create situations where drivers must reverse to find a passing space or mount the crumbling kerb.
- The pavement is narrow, uneven, and obstructed by overgrown hedges, making it unsafe for pedestrians. Parents with pushchairs or children walking to school are often forced into the road. This is already a serious hazard and will only worsen with additional traffic.

2. Inadequacy of infrastructure

- There is already a housing development of 75 homes being built next to us, and 150 more behind the church. Adding a further 74 houses will overwhelm local services.
- We have only a very small Co-op with a tiny car park, one BP petrol station, one takeaway, one small coffee shop, two playgroups and a single primary school. These are already stretched - where will the additional children be educated? Have surrounding schools been consulted about capacity?
- Public transport is not a realistic alternative. The "travel vouchers" offered to first occupants are a temporary gimmick and do not address the long-term unsuitability of local bus routes or their high cost.

3. Construction impact

- The number of vehicle trips quoted (36 between 8-9am and 32 between 5-6pm) does not reflect reality. From my own experience living next to an active building site, there will also be countless lorries, contractors' vans, and workers' vehicles. This brings noise, disruption, and further road safety risks.
- Additional road closures for utilities (gas, water, etc.) are inevitable, causing further chaos for residents.

4. Environmental and community impact

- The site provides a natural habitat for wildlife, which will be destroyed.
 - The development will increase pressure on parking. Residents already struggle with visitors parking in surrounding areas - an additional 74 households and their guests will create gridlock and may even block access for emergency vehicles.
 - Our community is already suffering the negative effects of large-scale development. Elivia Homes are currently building next to our home, and the disruption has been severe: constant contractor traffic, noise, road closures, and unsafe conditions. To allow Rocco Homes to repeat this on another nearby site would compound an already intolerable situation.
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Conclusion

This proposal is unsafe, unsustainable, and entirely unsuitable for our area. It will increase risks to road users and pedestrians, overwhelm already inadequate infrastructure, damage the environment, and harm the quality of life for existing residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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