

**From:** Planning@horsham.gov.uk  
**Sent:** 03 December 2025 11:02  
**To:** Planning  
**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 03/12/2025 11:01 AM.

### 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:	Sam Whitehouse

[Click for further information](#)

### Customer Details

Address:	3 Rectory Close Ashington Pulborough
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### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	Objection to Planning Application DC/25/1327

I am writing to formally object to the above planning application for the development of land east of Mousdell Close. My objection is based on the following material planning considerations:

1. Overdevelopment and Cumulative Impact Ashington is currently facing an unprecedented level of development. When viewed in conjunction with the approved Chanctonbury Nurseries site (74 homes) and the recent approval for Land West of Ashington School (152 homes), this additional proposal for 75 dwellings would bring the total new housing stock in the village to approximately 300 units in a very short period.

This represents a disproportionate increase in the size of the village, fundamentally altering its rural character.

The cumulative strain of these simultaneous developments on local infrastructure-specifically the primary school, amenities, and drainage systems-has not been adequately addressed. The village infrastructure cannot cope with a sudden ca.30% increase in population.

**2. Highways Safety and Traffic Generation** The proposed access via Rectory Lane is unsuitable for the volume of traffic this development will generate.

Rectory Lane is already narrow and lacks continuous, safe pavements for pedestrians. Adding another 75 households (potentially 100+ vehicles) will significantly increase hazard levels for pedestrians, cyclists, and existing residents.

The traffic assessment likely underestimates the "peak hour" movements when combined with the traffic from the other recently approved developments in the immediate vicinity.

The junction onto the main thoroughfare is already under pressure; this development will exacerbate congestion and safety risks at key village pinch points.

**3. Conflict with the Ashington Neighbourhood Plan** While the site may have been identified in draft allocations, the scale and timing of this development undermine the vision set out in the Ashington Neighbourhood Plan.

The Neighbourhood Plan was designed to allow for sustainable, gradual growth that meets local needs, not to facilitate a rapid expansion that overwhelms the village's character.

Approving this application would signal that the Neighbourhood Plan-a document voted for by residents-can be bypassed in favour of aggressive housing targets, disregarding the community's democratic wish for controlled growth.

**4. Environmental Impact and Water Neutrality** Despite recent changes to Natural England's position statements, the issue of water stress in the Sussex North Water Supply Zone remains critical.

I am concerned that the mitigation measures proposed are theoretical and may not deliver the strict water neutrality required to protect the Arun Valley SPA/SAC.

The loss of greenfield land contributes to the erosion of the natural buffer between the built-up area and the open countryside, harming local biodiversity and the visual amenity of the landscape.

#### **5. Loss of Residential Amenity**

The proposed layout will lead to a direct loss of privacy for existing properties on Mousdell Close/Rectory Lane due to overlooking.

The increased noise, light pollution, and disturbance from a development of this density are out of keeping with the quiet, edge-of-village location.

In conclusion, this application represents an unsustainable form of development that, when combined with other active permissions in Ashington, threatens to overwhelm the village. It fails to respect the constraints of the local highway network or the principles of the Neighbourhood Plan.

For these reasons, I urge the Council to refuse this application.

Sincerely,



Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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