

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 September 2025 15:24:37 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 07/09/2025 3:24 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:	27 Covert Mead Ashington Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	<p>As a long-standing resident, I am extremely concerned about the cumulative impact of this and other large-scale developments on our small, rural village. With 74 homes already under construction by Elivia Homes and a further 150-180 homes proposed by Bellway, the scale of development being forced upon our community is disproportionate, unsustainable, and deeply damaging.</p> <p>1. Inadequate Infrastructure Our village lacks the infrastructure to support this level of</p>

population increase. The local road network is already narrow, winding, and dangerous. Increased traffic, particularly during peak school and weekend hours, poses significant risks to pedestrians and cyclists and will only worsen with further housing.

Parking around the community centre and church is already chaotic at weekends. The addition of hundreds of new vehicles will cause further congestion, increase pollution, and reduce quality of life for current residents.

2. Strain on Public Services

The village school is already at capacity and has no space to expand, being surrounded by land earmarked for development. Adding more families without providing education facilities is reckless and will force children to travel further afield for basic schooling.

There is no dental practice in the village, and our only GP surgery is overstretched. A single small Co-op and BP garage cannot serve the basic daily needs of a growing population. There is simply no plan in place to expand essential services alongside housing.

3. Environmental Concerns

The removal of trees and natural vegetation to clear land for development is already causing issues. We have seen increased localised flooding due to reduced natural drainage. Further building on greenfield land will only exacerbate this.

Water neutrality is a serious concern in our region, and additional housing will put further pressure on an already fragile water system. It is irresponsible to permit more development without clear, enforceable plans to protect water resources.

4. Loss of Village Character and Community Impact

This level of development is fundamentally changing the character of our village. What was once a small, close-knit rural community is rapidly becoming a sprawling suburb with little thought given to community cohesion or long-term sustainability.

The rural setting, local wildlife, and green spaces that drew people to this area are being eroded. Once lost, they cannot be reclaimed.

5. Lack of Sustainable Transport Options

There is limited public transport, meaning new residents will be heavily car-dependent. Without investment in sustainable transport, this development contradicts both local and national environmental goals.

In Conclusion

The proposed development of an additional 74 homes, on top of

the 74 being currently built and the 150-180 more under consideration, represents a gross overdevelopment of our village. It is entirely out of scale with local capacity, damaging to the environment, and detrimental to the wellbeing of current and future residents.

I urge the planning committee to reject this proposal and to consider a comprehensive, community-informed approach to development that places infrastructure, sustainability, and the wellbeing of residents at its core.

Yours faithfully,
Sarah Ellis

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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