

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 August 2026 19:24:11 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1186
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 27/08/2026 7:24 PM.

Application Summary

Address:	Land North of Rectory Lane Ashington West Sussex
Proposal:	Outline Application for redevelopment of the site to provide up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except access.
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address: 28 Meiros Way Ashington Pulborough West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	This forms part of a larger development and is also OUTSIDE the scope of the Ashington Neighbourhood Plan adopted by HDC in 2021 setting out SUSTAINABLE development in Ashington having regard to health provision, schooling etc. The site falls outside the village's built up boundary, using

greenfield sites. Ashington has limited public transport (one bus serving a north-south route) and this development will bring with it, like it or not, a large number of car owners.

The local primary and secondary school intakes are based on the existing Neighbourhood Plan, so how are these extra pupils to be accommodated? And how do they travel to these schools if sufficient school transport cannot be provided?

Ashington has no GP surgery or dentist. The nearest (Steyning, Storrington, Pulborough) are NOT on direct public transport links from the village, further requiring car use for the incoming residents.

Local shops/facilities are limited in size and number - larger facilities at nearby Steyning or Storrington cannot be accessed easily by public transport.

Can the local roads cope with the heavy vehicles associated with housebuilding, and the residential traffic from a large number of homes whose only access is via Rectory Lane? Rectory Lane has parked cars on both sides up to the point at which Meiros Way joins it meaning that through traffic always has to give way to vehicles travelling in the opposite direction. Large vehicles associated with housebuilding will make this low level congestion even worse. Rectory Lane, once past the Meiros Way turn off, is narrow, lacking a substantial footpath and unsuited to large volumes of traffic.

These houses form part of the 450 houses of the Ashington Northern Cluster (ANC) which falls outside of the Neighbourhood Plan. These additional houses form an increase in dwellings of 68% (the increase in population could be a larger percentage). This is unacceptable in a village which is lacking in facilities for the existing population.

This planning application cannot be allowed to go ahead as it is outside of the existing approved Neighbourhood Plan, and will create a strain on the existing village infrastructure.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton