

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 18:32:53 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 15/09/2026 6:32 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: 4 Church Close Ashington Pulborough West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other
Comments:	I object to this application for up to 125 homes on land north of Rectory Lane. The site is unallocated greenfield land outside Ashington's built-up area boundary. The made Ashington Neighbourhood Plan directs

housing to its allocated sites and does not support this form of residential development in the countryside. Permission should not be granted unless there are clear, properly evidenced reasons to depart from that plan-led approach. A lack of housing within the district is not a reason to override a made neighbourhood plan.

The proposal is also being advanced as part of the proposed 450-home Ashington Northern Cluster. That allocation remains disputed and has not been adopted. Approving this substantial first parcel now would risk predetermining the scale, access and infrastructure of a wider development before the Local Plan examination is complete. In any event, the application does not provide a binding, whole-site masterplan, phasing strategy or infrastructure delivery plan for the wider area.

The submitted evidence does not demonstrate safe and genuinely sustainable travel choices. Its own walking audit identifies poor route coherence, narrow or uneven footways, inadequate lighting and reliance on improvements to be delivered through other schemes. These works should be secured and available before homes are occupied, rather than left dependent on third parties.

There are also unresolved infrastructure concerns. Sewer reinforcement is acknowledged as necessary, groundwater is very shallow, and the application has not shown a coordinated drainage solution for the wider proposed development. Nor does it clearly secure delivery of the community, recreation and other facilities needed to mitigate additional demand in Ashington.

While I recognise the need for homes, this proposal conflicts with the adopted Neighbourhood Plan and has not demonstrated that its cumulative transport, drainage, wastewater and community-infrastructure impacts can be safely addressed. I therefore ask Horsham District Council to refuse application DC/26/1186.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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