

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 21:27:07 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 9:27 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: 10 Rectory 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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I object to this application for many reasons - Unsustainable and inappropriate site allocation

- This site is not in the "made" Ashington Neighbourhood Plan (ANP), which is a well researched and carefully considered agreement (following extensive consultation) by the parish residents to agree to a level of housing of 225 houses up until 2031. This figure already had an uplift, so that Ashington took its fair share of housing in the District. 226 houses agreed so far.
- An additional 74 houses agreed by HDC in a "draft" Local Plan - not in the ANP and objected to by the majority of residents.
- The site is outside the Built Up Area Boundary.
- This application seeks to add an additional 125 houses on top of the currently permitted 300 houses.
- This site is part of the "Northern Cluster" (5 sites / 3 developers) of 450 homes as defined by HDC in an earlier version of the draft Local Plan. The cluster was considered unsustainable in the evidence base of December 2023, due to its cumulative impact on the existing village infrastructure and services provision.
- The Northern Cluster has now been put forward in the draft Local Plan, with an evidence base dated June 2026. This site is still part of that cluster, yet no mitigating factors for inclusion, or evidence to explain its inclusion have been provided.
- As presented currently as a stand alone application, this actually conflicts with the current draft Local Plan that should the Northern Cluster be included, it must have a sustainable masterplan across all the sites.
- As a 2nd site of the Northern Cluster has also submitted a planning application, the 3rd site is likely to follow - whether these are all presented separately, or as a masterplan, the cumulative impact will be the same on the village, and possibly worse if permitted separately.

Highways

- Rectory Lane is one of 2 roads leading off the main London Road, to all the main facilities such as the school, community facilities, church as well as a large number of houses already. This very old route, is a "lane" as the name suggests and cannot accommodate additional traffic.
- The lane narrows considerable after it passes Meiros Way and is in reality only one lane in width going past the site and up to Warminghurst Church.
- The road already suffers with significant HGV movements due to the permitted applications along Rectory Lane, and there is the danger of damage to local listed buildings. The roads are already showing signs of HGV use and are deteriorating.
- The road is used by vulnerable user groups such as horse riders, and there is a children's pre-school along the lane.
- The road has limited capacity to be widened and therefore unclear how adequate footpaths can be installed to make the site accessible by foot.

Public transport

- Limited, and only travels north and south. Does not therefore provide access to the nearest medical facilities in Steyning and
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Storrington.

Car use

- Likely to be high (ANP evidence already confirms this in the village) as the site is not close to the school, pharmacy, the main village shop and the community facilities.
- Lack of employment means many will travel out of the village for work - Ashington further becomes a "commuter village".

Schools

- The primary school is nearing capacity. School land has been "safeguarded" for expansion, but this is for the 225 houses in the ANP, not for a potential addition of 750 houses in the village.
- Unsustainable if primary age pupils are forced to travel to other village schools.

Employment

- No provision for additional employment opportunities.

Medical facilities

- No Drs or Dentist surgeries.

Emergency Services

- Strain on existing services, who have recently objected to Ashington housing developments due to this additional strain.

Water use

- Although "Water Neutrality" has been lifted, West Sussex is still a water stressed area. No clear mitigation for this.

Waste water and sewerage

- Already 100s of "spills" documented from the waste water treatment plant south of Ashington in the last 5 years. - A current system that can't cope and houses local to this site on septic tanks rather than mains connection.

Digital connectivity

- Already poor provision in the village. Limited opportunity for home working or new business if this is not remedied.

Habitat and wildlife

- Inevitable impact on local habitats and therefore wildlife. Bats are seen in this area, as well Red kites, Buzzards and storks from the neighbouring Knepp estate. Ground wildlife will be affected and as noted in the Local Plan "loss of habitat would be significant".

Cumulative impacts of development

- This application must be considered along with the cumulative effect from all neighbouring parishes, from not only the housing numbers approved in Neighbourhood Plans, but other additional housing numbers proposed for them in the draft Local Plan, as
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well as the impact of 3,000 houses proposed for a strategic site at Adversane. Traffic from there would use Ashington to access the A24, A23, A27 and many other routes.

I would urge Horsham District Council to refuse this application. The impact on this medium sized village would be significant and change the character of the village forever. The 300 houses with current planning permission (of which only 74 are building out currently) must be built before any further houses are permitted.

The impact of further developments will place significant pressures on an already aging and overburdened infrastructure system.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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