

ASHINGTON PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Department
SITE 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.
REFERENCE:	DC/26/1186
RECOMMENDATION:	OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION: Please find below a supplementary representation to the previously submitted consultee response dated 15th September 2026.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Lee English, Clerk to Ashington Parish Council
DATE:	30th September 2026

MAIN COMMENTS:



Ashington Parish Council

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Development Management
Horsham District Council
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30th September 2026

Submitted by email to planning@horsham.gov.uk

SUPPLEMENTARY REPRESENTATION

DC/26/1186 – Land North of Rectory Lane, Ashington, West Sussex

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.

Dear Planning Officer,

Ashington Parish Council wishes to submit the following additional comments arising from the consultation response of West Sussex County Council, as Local Highway Authority, dated 15 September 2026.

The Parish Council notes that the Highway Authority has not concluded that the proposed access arrangements are acceptable as submitted and has requested **further information**. A site visit is also still awaited, with WSCC indicating that further comments may follow.

Of particular concern are the unresolved issues relating to pedestrian and cycle access onto Rectory Lane. WSCC raises questions regarding intervisibility between cyclists and motorists at the proposed active travel link, notes vehicle speeds in excess of 30 mph close to the Parcel C access, and identifies concerns regarding the proposed chicane barriers.

WSCC states that the barriers are not presently in accordance with LTN 1/20 and requires further justification or redesign, including consideration of accessibility for wheelchair users and non-standard cycles. Importantly, the Highway Authority expressly states that the feasibility of this arrangement should be agreed **at this stage rather than deferred to detailed design**.

WSCC also states that the proposed combined cycle/footway is of **substandard width** and is **not supported**, because of the potential for conflict between

pedestrians and cyclists. The Highway Authority considers that cycling should instead take place on the carriageway and identifies a reduction in the speed limit on Rectory Lane from the national speed limit to 40 mph as beneficial.

These matters are significant because access is not a reserved matter under this application. The Parish Council therefore considers that the application should not be determined until the applicant has demonstrated a safe, inclusive and deliverable pedestrian and cycle access solution, together with any necessary speed-management measures, and the Local Highway Authority has confirmed that those arrangements are acceptable.

The Parish Council further notes that WSCC has requested consideration of pedestrian and cyclist priority within the site, possible speed-control measures on the straight spine road, wider walking and cycling routes, and satisfactory fire and refuse access.

These comments reinforce the Parish Council's concern that significant elements of the movement and access strategy remain unresolved.

The Parish Council therefore requests that Horsham District Council:

- does not determine the application until WSCC has completed its site visit and provided any subsequent comments;
- requires the applicant to submit the further information and revised designs requested by the Highway Authority before determination;
- ensures that any revised access or active-travel proposals are subject to appropriate consultation before a decision is made; and
- is satisfied that any speed reduction or other highway mitigation relied upon to make the development acceptable is demonstrably deliverable and capable of being secured.

This supplementary representation should be read alongside, and does not replace, the Parish Council's previously submitted objection.

Yours faithfully,

Lee English

Clerk to Ashington Parish Council