
From: Planning@horsham.gov.uk
Sent: 15 April 2023 12:11
To: Planning
Subject: Comments for Planning Application DC/23/0406

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/04/2023 12:11 PM.

Application Summary

Address:	Land To The West of Ashington C of E School Park Lane Ashington West Sussex
Proposal:	Demolition of existing buildings and erection of 180 dwellings, sports pavilion, sport pitches and allotments; with associated access, landscaping, open space and infrastructure.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	Cleavers Church Lane Ashington
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	objections: 1) This proposal is for more dwellings than the Neighbourhood plan which was for 150. The village infrastructure can't support 150 dwellings let alone 180 in my opinion. 2) The proposed Sports pavilion is too small for purpose and doesn't have enough parking. There is not enough parking for the amount of people on Bellway's plan who would be using the facility at any one time. This would lead to further on road parking. 3) The grass/turf pitch also does not have enough parking for the amount of people using the facility at a given time. This would lead to on road parking down the entrance into the development and into Church Lane. This is dangerous. 4) The proposed access to this development at the meeting I attended was via Church Lane. This road is a narrow residential street with narrow pavements. There is no scope to widen pavements due to dwellings on either side of the road. This is the main route for the school and Church traffic. This would be an increase in traffic along this road increasing the risk of

accidents involving school children. There should at the least be another road leading to this development. The neighbourhood plan proposed dual access via both Church Lane and Rectory Lane, thus mitigating traffic congestion, noise, pollution etc at any one point in the village.

5) The Church is a listed building but the access to this development runs alongside the church wall and doesn't agree with the highways dept at West Sussex regarding how this will be done.

6) Ashington CE School run a highly successful Forest School programme which all children at the school take part in for a term a year. This development is built on the existing Forest School site. The Bellway plan removes this for the children which also impacts on the jobs of the Forest School leaders. Bellway suggested that the children will still be able to use an area of the site, however, this is not a dedicated Forest School site so will also be accessed by the public whilst Forest School is happening. When this was raised the Bellway representative likened it to taking your child to Thorpe Park whilst members of the public are there. Clearly a regular timetabled activity for the children should be in a dedicated area without off lead dogs running up to them and additional risks linked to exposure with the public for this age group. The Forest School activities would be unable to happen whilst building the development was underway due to safety.

7) Access in an emergency. Linked to point 4, if there is only one route into this development then this means only one route for emergency vehicles to use too. With increased one road parking and congestion down Church Lane and the feeder road alongside the Church this could lead to a delay in emergency services reaching a patient. Two roads into this development greatly reduce any delay. A locked gate to a not used trunk road isn't of reassurance which is what was suggested by Bellway.

8) Most village amenities are some distance from the development. For example, the Pub, Vet, restaurant, shops, cash point leading to most people needing to drive to access these. This further increases the traffic along Church Lane making an already narrow residential road far too busy, dangerous and noisy.
In short, access is of a huge concern.

Kind regards