
From: Planning@horsham.gov.uk
Sent: 17 April 2023 18:51
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 17/04/2023 6:51 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:	4 Covert Mead Ashington PULBOROUGH
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
Comments:	OVER DEVELOPMENT Number of Dwellings The proposal for 180 dwellings exceeds that given in the Ashington Neighbourhood Plan which took into account then current government directive. On 5 December 2022 HM Gov. Dept. For Levelling Up, Housing and Communities issued statement that there is flexibility in housing numbers to be provided. Subsequently Horsham District Council paused publication of a local plan as housing numbers could be reduced and this would feed down to communities such as Ashington. It is therefore premature to consent to developments such as this until the housing number requirement has been reviewed and promulgated. Water Neutrality The developer's Water Neutrality & Offsetting Report cites car valeting to offset. However, a simple internet search does not reveal any such business exists at the development site. Watering of crops has not been observed at this site for the last twenty years

Foul Drainage

The sewerage system serving this property occasionally fails. It is a concern that the proposed development will exacerbate the problem.

HIGHWAY ACCESS AND PARKING

Safety

Access shown to be via Church Lane. Church Lane is used by parents walking or driving their children to Ashington First School, the church congregation, Ashington Youth Club and users of the Scout Hut, Community Centre and recreation ground. Church Lane is therefore heavily trafficked especially during home matches. The developers proposal would generate a further 400 additional vehicle movements daily in addition to construction traffic and this will increase the risk of accidents and casualties. Access instead via Rectory Lane, a classified road, which is nearer to Ashington Junction on the A24 would be safer for the users of facilities noted above and more convenient for commuters travelling northbound or southbound from the development proposed.

Parking

The proposals do not appear to provide adequate capacity for parking associated with the recreational facilities especially when home matches are played.

PRIVACY LIGHT AND NOISE

The development proposal is not sympathetic to the setting of the church and graveyard. Vibration and noise from traffic using the proposed access to the site off Church Lane will be a nuisance.

OTHER

Environment

Environment Assessment should be undertaken in respect of bats and other protected species

Dust Nuisance

Concerned about dust affecting the health of residents and in particular the school children

Mode of Travel

The walking times quoted in the application are unrealistic for parents with children and therefore more car journeys can be anticipated with the proposal.

Kind regards