

ASHINGTON PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Land To The West of Ashington CE School, Ashington
PROPOSAL:	Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans to the community / sports provision to provide 1 full-size all-weather pitch and a larger pavilion)
REFERENCE:	DC/23/0406
RECOMMENDATION:	OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION: Please find below, a consultation response from Ashington Parish Council following discussion of the amended plans at the Ashington Parish Council full council meeting on 10th July 2025.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Lee English, Clerk to Ashington Parish Council
DATE:	15th July 2025



Ashington Parish Council

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15th July 2025

F.A.O. Horsham District Council Planning Department
Ref: Planning application -
DC/23/0406 - Land to The West of Ashington C of E School

Dear Sir/Madam,

We write with regards to the above mentioned planning application, and in response to the additional information and amended plans received by Horsham District Council in June 2025, from Savills obo Bellway Homes. We understand the amendments are further to consultation responses that the developers have received to date and following the parish council's most recent consultation response to Horsham District Council (dated 4th April 2025) and a subsequent online meeting between representatives from Ashington Parish Council, Bellway Homes, Savills and The Community Communications Partnership on 23rd May 2025.

The most recent revised plans were discussed at the Ashington Parish Council meeting on Thursday 10th July 2025.

Traffic and Access

It is noted that these amendments still do not address a principal concern of the parish council, highlighted to the developers from the very first discussions, as set out in our 12th July 2024 response (as noted below), and as raised again, with supporting diagrams and photographs, in our 4th April 2025 consultee response. This issue is the most important concern raised in the majority of the 100s of resident responses to the application to date. We are disappointed that WSCC Highways do not acknowledge the wider impact of this development on the community unlike other statutory consultees such as Sussex Police.

"A significant community concern remains regarding the proposed site access. Bellway Homes gave verbal undertakings at a public meeting to review these and conduct further swept path analyses of the road junction to alleviate concerns It also remains unclear how the impact on Church Lane and the surrounding areas will be mitigated.

The parish council noted in May 2022 that with the inclusion of a small piece of parish council land, it would be possible to create a safer site access route and welcomed further discussions regarding this – no discussion has ever been requested by the developers, regarding this land."

We offer the following comments and observations in relation to the most recent amended plans:

Site Layout Amendments

We note and welcome the amendments proposed such as the full sized MUGA with a north-south orientation and increased distance between residential development; the relocated and larger external store for pitch equipment and improved external social area.

The increase in size proposed for the Sports Pavilion is an improvement, and we acknowledge that many suggestions have been incorporated in the revised design. We would note however that there are still areas that require review in terms of layout and appropriateness of size such as the Club/Committee room.

We welcome the “upgrade” from mown grass paths to hard standing near the sport amenities and playground and would expect this on all paths leaving the development, as previously discussed.

Parking Provision

Amendments noted, and the increase in parking spaces at the Sports Pavilion from 30 to 40 is welcomed. However, we still have concerns over parking given the current lived experience of parking issues associated with the existing pitch provision in the village and again highlight the circa 80 spaces near the existing facilities, that are frequently at capacity, with overspill creating tensions with residents.

Reduction in Quantum of Development and land coverage

We reiterate the point raised in our previous responses, that although we welcome the reduction in housing to a figure closer to that in the neighbourhood plan, the “removal” of those additional 30 units was requested to enable the developers to provide the community amenities as voted for at referendum by the residents. To this end, the developers are still unable to deliver certain aspects of the plan such as 2 full sized pitches highlighted in the provision of community facilities.

We would ask that all previous consultation responses are considered extant and to be considered along with this response.

Ashington Parish Council have reviewed all revised plans and updated information with regards to planning application DC/23/0406 and in its current form -

Ashington Parish Council OBJECT to the application

The Ashington Neighbourhood Plan was adopted by Horsham District Council in June 2021, we consider that the information, objectives, strategies and policies contained within it should be considered current and therefore be adhered to by the developers.
