

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 September 2026 16:40:48 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 06/09/2026 4:40 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:	19 Blakiston Close Ashington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	I wish to object to the above application for up to 125 dwellings. I live in Blakiston Close, immediately off Rectory Lane and close to the proposed access to this development, and have serious concerns about the suitability of the site and the cumulative

impact of further development on Ashington.

HIGHWAY SAFETY AND CUMULATIVE TRAFFIC

Rectory Lane is a narrow, winding country lane, with a narrow and uneven pedestrian footway on one side and a hedgerow on the other. It is currently used by villagers driving to and from Storrington, dog walkers, cyclists, horesriders and pedestrians including children walking to and from school.

Because the road is so narrow, there is limited space for larger vehicles to pass safely. This is already evident from the construction traffic serving the existing Elivia Homes development. Large construction vehicles regularly struggle to pass each other and I have often witnessed vehicles having to mount the pavement to get past, causing damage to the footway and creating a significant risk to pedestrians. Some of the vehicles delivering to the site are so wide that they take up the whole width of the road.

There is also another 74-home development planned at Land East of Mousdell Close further along Rectory Lane. Together with the existing development and this proposal for up to 125 homes, this represents a substantial increase in traffic on an already constrained rural lane. There will be a total additional 275 homes requiring vehicular access along this narrow country lane.

The Council should assess the cumulative impact of these developments rather than considering DC/26/1186 in isolation. Particular attention should be given to pedestrian and vehicular safety, construction traffic, emergency vehicle access, congestion and the ability of large vehicles to pass without mounting the footway.

LACK OF INFRASTRUCTURE AND SERVICES

I am also concerned that the existing infrastructure and services in Ashington are not sufficient to support the scale of additional housing now being proposed. Further development will place additional pressure on:

- Ashington Primary School, which has limited capacity;
- local GP and other healthcare services;
- local shops and other everyday facilities;
- recreational and community facilities; and
- public transport.

There is a particular concern that the village does not have the range of services that would normally be expected to support such a significant expansion in population. Residents are likely to be dependent on travelling outside the village for work, healthcare and other essential services, increasing reliance on private cars.

The bus service is very limited, both in frequency and in the destinations served. This further undermines the claim that the site represents a genuinely sustainable location for a substantial increase in housing.

Providing financial contributions towards infrastructure does not necessarily resolve the underlying problem. The Council should be satisfied that appropriate school, healthcare, community, retail, recreational and transport infrastructure will actually be available when the additional homes are occupied, rather than relying on infrastructure being provided at some unspecified future date.

CUMULATIVE IMPACT ON ASHINGTON

The proposed 125 homes should not be viewed in isolation. Ashington is already experiencing significant housing growth, including the existing Elivia development, the 74-home Mousdell Close development, the agreed 150 home Church Lane development and this proposal. The cumulative effect will be a substantial increase in the village population and corresponding demand for already limited infrastructure and services. Ashington provides very little employment opportunities therefore these new occupants will need to travel for work. I am concerned that development is proceeding faster than the infrastructure required to support it.

There is also a wider concern that the emerging Local Plan's proposed Ashington Northern Cluster is still not an adopted policy. The Council should avoid allowing individual developments to proceed in a piecemeal manner before the overall infrastructure, transport and highway requirements for the area have been properly established.

For these reasons, I request that planning application DC/26/1186 be refused on the grounds of highway safety, inadequate infrastructure, limited public transport and the unacceptable cumulative impact of further development on Ashington.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton