

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 September 2026 23:29:45 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 14/09/2026 11:29 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:	26 Rectory Close Ashington
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Comments Details

Commenter:	Member of the Public
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Statement:	Customer objects to the Planning Application
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Reasons:	- Highway Access and Parking - Loss of General Amenity
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s - Overdevelopment
for - Trees and Landscaping
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nt:

Co I wish to formally object to the proposed development of 125 houses on the grounds of
m overdevelopment, inadequate local infrastructure and amenities, highway safety and parking
me concerns, and the loss of trees, landscaping and green space.

nts
: I believe the scale and location of this development are inappropriate for the village and that
the proposal would place an unacceptable additional burden on infrastructure and services
that are already under pressure.

1. Overdevelopment and pressure on local amenities

The proposal for a further 125 houses represents a substantial expansion of the village and, in my view, constitutes overdevelopment.

The village has already met, or is already meeting, the housing numbers identified through the Neighbourhood Plan. It is therefore important that the cumulative impact of further development is properly considered rather than assessing this application in isolation.

The village does not currently have sufficient amenities and infrastructure to comfortably support the additional population that 125 new homes would bring.

There are already pressures on local services, facilities and community infrastructure. Adding another 125 households would inevitably increase demand for services such as schools, childcare, healthcare, shops, community facilities, public spaces and local transport.

The National Planning Policy Framework recognises that development should take account of the capacity of existing infrastructure and services, and that larger-scale development should be supported by the necessary infrastructure and facilities.

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I therefore ask the Council to carefully assess whether the village genuinely has the infrastructure and facilities required to accommodate a development of this scale.

The fact that housing numbers may have been identified at a strategic level should not mean that the Council overlooks whether this particular site and this particular village can sustainably accommodate a further 125 homes.

2. Highway safety, traffic and parking

I have significant concerns regarding the impact of the proposed development on the local road network, particularly Rectory Lane.

Rectory Lane is already extremely busy for what is a relatively narrow village road. Vehicles are frequently parked on both sides of the road, reducing the available carriageway and making it difficult for vehicles to pass safely.

Adding traffic from 125 additional homes would substantially increase the number of vehicle movements using the surrounding roads and would place further pressure on an already constrained highway.

There are also particular concerns regarding pedestrian safety.

Rectory Lane is used by pedestrians, including children and parents travelling to and from the local school. The presence of a nursery on the lane makes the situation even more concerning, as young children and families are already using this route.

The combination of increased vehicle movements, existing on-street parking, a relatively narrow road, pedestrians and children creates a clear concern about highway and pedestrian safety.

The proposal should therefore be assessed not simply on whether vehicles can physically access the development, but on the cumulative impact of the additional traffic on Rectory Lane and the wider local highway network.

I would ask the Highway Authority to undertake a thorough assessment of:

Existing traffic levels on Rectory Lane.

Existing on-street parking and the effect this has on road width.

The additional vehicle movements likely to be generated by 125 houses.

The ability of vehicles to safely pass each other.

Pedestrian safety, particularly for children travelling to and from the school.

The impact on families and young children using the nursery.

Visibility and safe crossing points for pedestrians.

Emergency vehicle access.

The adequacy of parking provision within the proposed development and the potential for overspill parking onto surrounding roads.

Highway safety, traffic generation, road access and parking are recognised material planning considerations. □{"fallbackMarkdown": "(London Borough of Richmond upon Thames)", "reference": {"matched_text": "", "prefix": null, "start_idx": 5138, "end_idx": 5171, "safe_urls": ["https://www.peakdistrict.gov.uk/planning/have-your-say/reasons-for-objecting", "https://www.peakdistrict.gov.uk/planning/have-your-say/reasons-for-objecting?utm_source=chatgpt.com", "https://www.richmond.gov.uk/what_is_a_valid_objection_to_a_planning_application", "https://www.richmond.gov.uk/what_is_a_valid_objection_to_a_planning_application?utm_source=chatgpt.com"]}, "refs": [], "alt": "(London Borough of Richmond

upon

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In my view, allowing a development of this scale to feed additional traffic onto an already busy and constrained village road would create an unacceptable risk to highway and pedestrian safety.

3. Loss of trees, landscaping and green space

I also object to the loss of existing trees, landscaping and green space associated with the proposal.

The continued loss of undeveloped green land to housing is a significant concern. Green spaces and mature trees contribute to the character and appearance of the village and provide environmental and ecological benefits.

The proposal would permanently change an area of green space into a substantial residential development, further urbanising the village and reducing the amount of undeveloped land available to residents and wildlife.

Trees and green infrastructure provide important benefits including biodiversity, wildlife habitat, shade, visual screening and contribution to the character of the area. The National Planning Policy Framework places importance on safeguarding and improving the environment and securing appropriate green infrastructure and environmental gains.

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Any assessment of this application should therefore properly consider:

The number and importance of trees that would be removed.
The impact on mature trees and established vegetation.
The loss of existing green space.
The effect on wildlife and biodiversity.
The impact on the landscape and rural character of the village.
Whether the development could be located elsewhere or redesigned to retain more of the existing trees and landscape.
Whether the proposed landscaping genuinely compensates for the permanent loss of established green space.
Planting new trees as part of a development is not necessarily an equivalent replacement for the loss of mature trees and established landscape that has developed over many years.
Conclusion
I strongly object to the proposed development of 125 houses.
My concerns are not simply about the principle of new housing, but about the scale, location and cumulative impact of this particular proposal.

The village has already accommodated significant housing growth and has reached the housing numbers identified through the Neighbourhood Plan. A further 125 homes would place additional pressure on local amenities and infrastructure that are already limited.

At the same time, the development would increase traffic on Rectory Lane, an already busy and constrained road with cars regularly parked on both sides. The presence of a nursery and its importance as a route used by children and families travelling to and from the school makes the highway safety implications particularly serious.

Finally, the proposal would result in the loss of further green space, trees and established landscaping, causing a permanent change to the character and environmental quality of the village.

I respectfully ask the Planning Authority to refuse this application on the grounds that the proposed development represents an inappropriate scale of development for the village and would result in unacceptable impacts on local infrastructure, highway and pedestrian safety, and the village's trees, landscaping, green space and character.

Kind regards

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