

From: Planning@horsham.gov.uk
Sent: 27 August 2026 16:30
To: Planning
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 27/08/2026 4:29 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:	3 Sparrows Cottages Rectory Lane Ashington Pulborough West Sussex
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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 - Privacy Light and Noise
Comments:	In 2023 Horsham District Council published the results of a study into the Ashington Northern Cluster ASN2, and in their words said that the collective impact would be "unsustainable in terms of cumulative impact on local services and infrastructure". They also said that "growth at this scale was inappropriate for Ashington and could negatively affect social cohesion and the environmental fabric of the village". Water neutrality has previously been cited as a reason to turn down planning applications. This proposal for 125 new homes forms part of the Ashington Northern Cluster and in my opinion, should not be seen as an application for planning for a single development but part of the Northern Cluster. The access for this development is Rectory Lane, a narrow country lane which is already

under stress from resident parking, private cars, farm equipment, delivery drivers, horse riders and currently, construction traffic. Any further traffic will render the lane impassable, impossible and very dangerous to navigate. Already there are occasions when vehicles mount the kerb to navigate the narrow lane and it is a well used route for horse riders, parents with children, school children walking to and from school buses, joggers and dog walkers. Ashington Neighbourhood Plan was well thought out to allow for future expansion to the school and deemed as suitable by HDC and allowed for 226 new homes over two sites. HDC then granted planning for a further 74 homes whose only access is also Rectory Lane. Only one of these sites has so far broken ground.

This application is part of a further 450 homes in Ashington, named as the Ashington Northern Cluster, and is clearly unsustainable as the total, were it to be allowed, represents a 68% increase in homes with the inevitable increase in vehicles using Rectory lane for access. The school would struggle to accommodate the increase in demand, as would water, sewage, internet etc.

The lack of useful public transport would mean a massive increase in daily traffic along Rectory Lane which as said earlier, is unsuitable for the traffic already using it.

GP facilities are in Steyning, Storrington, Pulborough or Billingshurst, all of which are struggling to cope with the number of patients and none of which are accessible by bus.

There are no employment opportunities in the village so again vehicles will be needed to get people to and from work or essential services, all dangerously traversing a very narrow and congested lane. The Internet is very poor also, making working from home challenging.

I also have great concern for the loss of habitat around the village for wildlife of which we currently have an abundance. Whilst hedge and house sparrows are a red-listed conservation species according to the RSPB, Ashington has a healthy population due to ancient hedgerows and farmland allowing them to thrive. These developments will destroy this habitat.

I do not believe this development is sound, sustainable or justified. I would like to know, what has changed to now make this cluster materially suitable and sustainable?

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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