

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 August 2026 09:29:35 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 29/08/2026 9:29 AM.

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 Warminghurst Close Ashington

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Objection to Proposed Development at Land at Rectory Lane, Ashington I wish to strongly object to the proposed residential development of up to 120 new homes on land at Rectory Lane, Ashington.

I believe this proposal represents an excessive expansion of Ashington and would cause significant harm to the character, infrastructure and environment of the village.

1. Highway safety and traffic

Rectory Lane is already under considerable pressure from existing traffic and recent housing development. The addition of up to 120 further homes would inevitably increase vehicle movements through the village and onto the A24.

Rectory Lane is not a suitable road for accommodating a significant increase in traffic. Parts of the lane have limited pedestrian facilities, and increased vehicle movements would create additional risks for pedestrians, cyclists and existing residents.

The cumulative impact of this proposal alongside other recently approved and proposed developments in Ashington must be properly assessed rather than considering this application in isolation.

2. Pressure on local infrastructure

Ashington does not have the infrastructure or services of a larger settlement capable of absorbing this scale of development.

The village has limited public transport, no GP surgery and limited local services. Additional housing will inevitably increase pressure on schools, healthcare, roads, drainage, utilities and other community facilities.

I am particularly concerned that infrastructure improvements should be delivered before further substantial development takes place, rather than relying on future contributions which may not adequately address the cumulative impact.

3. Conflict with the Ashington Neighbourhood Plan

Ashington residents voted overwhelmingly in favour of the Ashington Neighbourhood Plan, which was produced following extensive consultation and set out where development should take place within the village.

The proposed site was not selected as an appropriate location for development through that process. It is therefore concerning that land outside the established development area is now being proposed for a major housing development.

The Neighbourhood Plan should be given significant weight and the wishes of the local community should not simply be overridden

by pressure to accommodate further housing numbers.

4. Loss of countryside and village character

The proposal would result in the development of currently undeveloped land and would extend the built-up area of Ashington into the surrounding countryside.

A development of up to 120 homes would have a substantial visual and landscape impact and would change the character of this part of the village permanently.

Ashington's identity is strongly connected to its rural setting. Further outward expansion risks gradually changing the village into a much larger settlement and eroding the separation between the built environment and surrounding countryside.

5. Drainage and flood risk

I have concerns about whether the existing drainage infrastructure can adequately accommodate the additional surface water generated by such a substantial development.

The Council should require robust evidence demonstrating that the proposed sustainable drainage system will genuinely prevent additional surface-water runoff and will not increase flood risk elsewhere in Ashington.

This should also be assessed cumulatively alongside other developments in the area.

6. Impact on local services and quality of life

The scale of development proposed is disproportionate to the size and facilities of Ashington.

Residents already experience pressure on roads, parking and local services. Adding another 120 households will increase this pressure and could negatively affect the quality of life of existing residents.

The fact that a development may provide additional housing does not automatically make it an appropriate development in this particular location.

Perhaps most importantly, this proposal cannot reasonably be considered in isolation.

Ashington has already experienced substantial housing growth, with further developments either approved, under construction or being proposed. The combined impact on Rectory Lane, local roads, schools, healthcare, drainage, utilities, landscape and

community facilities must be properly assessed.

I therefore respectfully request that Horsham District Council refuses this application unless the applicant can demonstrate convincingly that the development would not cause unacceptable harm to highway safety, infrastructure, the landscape character of Ashington, drainage and the objectives of the Ashington Neighbourhood Plan.

For these reasons, I strongly object to the proposed development of up to 120 homes at Rectory Lane, Ashington.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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