



From: Planning@horsham.gov.uk
Sent: 29 August 2025 12:53
To: Planning
Subject: **Comments for Planning Application DC/25/1312

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 29/08/2025 12:52 PM.

Application Summary

Address:	Land West of Ifield Charlwood Road Ifield West Sussex
Proposal:	Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.[cr]
Case Officer:	Jason Hawkes

[Click for further information](#)

Customer Details

Address:	196 St. Leonards Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Trees and Landscaping

Comments: This level of housing is simply not sustainable without first addressing the issues around the strain on public services. Where will all these people go to for medical help? Dentistry? Schools?

Are gypsy sites really necessary? [REDACTED]

More traffic on roads that will be promised, but not delivered? What about water, waste, flooding?

This is another poor attempt to railroad through another 3000 homes, without any thought for neighbours, towns, public services, or if we even have the ability to build them. Finish the ongoing developments first

Kind regards

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