

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 October 2025 13:08:30 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 07/10/2025 1:08 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: westons house wimland road Rusper

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- Other- Overdevelopment
Comments:	<p>How bizarre is it that this application is to be decided by Horsham Council?</p> <p>It is very little to do with Horsham. It is everything to do with Crawley but for historical reasons some pink lines drawn on a map have placed you as being the authority to decide this application.</p> <p>Do you as Horsham Council need, want, or require this development for your future benefit? The answer is no obviously.</p> <p>Crawley council who obviously should be the deciding authority don't want it either</p> <p>They have explained in their submissions all the reasons that this development is wrong and it's just for you basically to rubber stamp those,</p> <p>With regards to large developments around Horsham, you've made Broadbridge Heath you've made Kilwood Vale and you're making north of Horsham</p> <p>I don't think any of them have won prizes, but at least they all have the benefits of being placed near to trunk road.</p> <p>The biggest single fault of which there are many , is that it is not near a trunk road.</p> <p>The location is simply and obviously wrong, but it has been submitted by Homes England, simply because they own the land. The absolute worst kind of development.</p> <p>The plan has a dual carriageway that exits, not onto an A road, not onto a B road, but onto a C road, which for example will empty onto East St into Rusper onto the ridiculous junction that exists today outside The Star public house</p> <p>Another development is taking place to the south east of Crawley around Pease Pottage</p>

Everyone I know that has been to that development admires it. It's pleasantly laid out, well located near to the A23 and draws admiration from all visitors

If there's to be a development of 3000 houses then it should clearly be in that general area

However, Home, England have come forward with this completely inappropriate plan, squeezing it into a very difficult area for the simple reason that they own the land

That is exactly why these, almost cowboy developers are forced through planning committees, resulting in trying to retain a Green and Pleasant Land.

So this development should fail on transport Grounds alone

In addition, it should fail on water, and many other reasons.

The plan is drawn up by urban people who work from home half-time and seem to have little concept of reality or real life

They have this active transport dream that doesn't work. People prefer to travel by car.

How do YOU last go to the shops?

How did YOU last go to work?

How did YOU attend the last planning meeting?

Occasionally is nice to go on a bicycle, but basically people want to travel by car

They do in the rest of the world but for some reason the planners think that in this development people would prefer to travel by bicycle.

Well they don't!

An active travel plan is a dream and a joke.

People want to go by car!

Need one say that it is convenient and efficient, and annually more environmentally to travel by car.

Of course, if one is a planner living in London, with frequent red busses passing the door, and a world class underground facility nearby, that may be different. But here it is just plain stupid.

I accept it is good to encourage children to go on safe cycle ways to

school when the children have reached the age when they can be safely and sensibly left to go to school on their own by bicycle

Mother doesn't want to lug her shopping onto a bus, at a time chosen by the bus company, and then lug it home she wants to put it in a car; get to the shop and back in short order and then get on with other things that need to be done in life

These fairytale planners sitting at their desks at home have designed 15 km of cycle track and footpaths in the development. If they had a thought outside their urban world, they might have included bridleways

Homes England claim that this land was always going to be part of the Crawley development.

That is untrue.

This land was always intended to be a country area around Crawley for the enjoyment of the benefit of the people living in Crawley, which is how it should remain.

I should like you to consider Homes England themselves.

This quango has dispensed with truth, trust, honesty and reality in equal measure.

They have produced plans based upon a fantasy world of Alice in Wonderland

Truth, Trust and Honesty

They have obfuscated about their real plan for 10,000 houses, 25,000 people, which would really be a New Town. Why can't they be honest? Why are they so devious , like a third rate cowboy developer?

They bring shame on and contempt for, themselves , and by extension every quango and all forms of National government.

Exactly what Trump would call the self serving Blob, which should be eradicated to get sensible, slim, honest and efficient government

Alice in Wonderland, or maybe we should call it the King's Magic Suit of Clothes

In their dreamland, Homes England imagine people using half the

water of every other person in Sussex, and then pedalling in the rain to get the daily shopping, or maybe waiting half an hour for a bus to take them to the shops, to later return by bus, carrying their shopping in bags before the final walk home

Magic!

In the real world, that will not happen
Who do they think they are fooling?
Do they really believe this rubbish themselves?

Remember Hans Christian Andersen's little boy?
The only person who could see through King's Magic Suit of Clothes to realise that the King was naked.

I trust the planning officers, and the planning committee can also see the nakedness of this proposal.

Kind regards

Telephone:

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**Horsham
District
Council**

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