

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 September 2025 14:01:05 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 17/09/2025 2:01 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: Woodreeves, Lambs Green Rusper, Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Other- Overdevelopment- Privacy Light and Noise
Comments:	<p>Horsham District, and Ruster Parish in particular, has already borne too much of the burden of housing provision. When added to the developments at Kilnwood Vale and North Horsham, it will mean travelling to the immediate East, South or West of our home will entail driving past developments along roads which cannot cope with the strain. Our own rural road is already a rat run: the proposed relief road will be additional noise audible from the house, but the overall volume of traffic will increase massively on our existing street. Like everyone in Lambs Green, we choose to live in the country and would instead be incorporated within suburbia. Statistics on existing population trends show that the increase in HDC's population will predominantly accommodate people moving from London and outside the area, it will not be housing to meet local needs, which is the purported aim of the development. Because Horsham has already been expanded unsustainably in recent years, the central government planning algorithm determines that there is high demand for housing in Horsham and ratchets up future allocations, transforming a beautiful rural district into a patchwork of urban sprawl within a generation. The developer has failed to engage on fundamental planning details, such as sewage disposal and sustainable water provision, which will result in foreseeable problems which are difficult to address when people are actually living on the site.</p>

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 E
aton