

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 29 August 2025 17:10:24 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 29/08/2025 5:10 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:** Horsham West sissex Horsham

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li></ul>
Comments:	<p>I am writing to formally object to the proposed development of 3,000 additional homes and a traveller site near Horsham. While I understand the need for housing, I have serious concerns about the strain this will place on the town's already stretched infrastructure and services.</p> <ul style="list-style-type: none"><li>- Education &amp; Healthcare: Local schools are already oversubscribed, with parents struggling to secure places for their children. Similarly, access to NHS dentists is extremely limited, with many residents unable to register locally. Adding thousands of new residents will only worsen this problem.</li><li>- Traffic &amp; Roads: Horsham's roads are already heavily congested, particularly during peak times. The increase in vehicles from 3,000 additional households would cause severe traffic problems, raise pollution levels, and negatively impact road safety.</li><li>- Crime &amp; Community Safety: There is widespread concern that the inclusion of a traveller site will increase crime and antisocial behaviour in the town. Horsham has historically experienced issues linked to traveller sites, and this development risks exacerbating the problem.</li><li>- Town Services &amp; Character: Horsham is a historic market town with a strong sense of community. Rapid, large-scale development of this kind risks undermining the character of the town and putting an unsustainable burden on local services.</li></ul> <p>For these reasons, I strongly object to the proposed development and urge the Council to reject or significantly reconsider the scale and impact of this plan.</p>

Kind regards

Telephone:

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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