

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2025 01:04:13 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 04/09/2025 1:04 AM.

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: 234 Crawley Road 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- Loss of General Amenity- Overdevelopment- Trees and Landscaping
Comments:	<p>Objection to Proposed Development of 3,000 New Homes</p> <p>I am writing to formally object to the proposed development of 3,000 new homes within Horsham District. While the need for housing is understood, this application fails to adequately address the severe impact it would have on local infrastructure, public services, and healthcare provision.</p> <p>1. Transport and Infrastructure</p> <p>The addition of 3,000 new homes would bring at least 12,000 new residents and a minimum of 3,000 extra cars onto already congested dual carriageways. Current road networks are struggling, and no significant improvements are included in the plan. This will inevitably lead to longer journey times, increased pollution, and further pressure on an already overburdened transport system.</p> <p>2. Water and Wastewater Services</p> <p>Previous developments in the district have already been halted due to insufficient water supply. This proposal would significantly increase demand on water and wastewater services, which are already prone to failures and unable to cope with current levels of use. No clear measures have been provided to address this critical issue.</p> <p>3. Policing and Public Safety</p> <p>Horsham police services are already overstretched, with unacceptable wait times for officers to attend emergencies. An increase of 12,000 residents will only exacerbate these pressures, further compromising public safety. The plan provides no additional resources for policing or community safety.</p> <p>4. Healthcare Services</p> <p>The development fails to provide any new healthcare facilities such as hospitals, GP practices, or dental services. Horsham's GP practices already lack the capacity to provide enough appointments for local residents. New residents will struggle to register, worsening existing shortages.</p>

Dental provision is also inadequate in the area. The absence of new facilities in this plan ignores a well-known local problem and demonstrates a lack of accountability for the welfare of future residents.

5. Emergency Healthcare

Emergency healthcare in the district is dangerously underfunded. Horsham Hospital's walk-in clinic is frequently overcrowded, with hours-long waits, and it closes at 5 PM. This forces residents to travel to Crawley's Urgent Treatment Centre, which is also severely overstretched, serving both Horsham and Crawley residents, and closes at 10 PM. Beyond these hours, there is no accessible urgent care, leaving thousands of residents at risk.

Conclusion

There are not adequate public services or infrastructure in place to support the construction of 3,000 new homes. Without significant investment in transport, water, policing, healthcare, and emergency services, this development would place both new and existing residents of Horsham and Crawley in danger.

For these reasons, I strongly urge Horsham District Council to reject this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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