

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2025 22:27:27 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 10:27 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: 2 Millais 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">- Design- Other
Comments:	Planning Application to Horsham District Council ref DC/25/1312; Development West of Ifield

SOCIAL FACILITIES FOR CHILDEN AND YOUNG PEOPLE

1. This submission contends that the Applicants (Homes England) and their advisers have not given sufficient consideration to the provision of social facilities for children and young people living and growing up on the proposed West of Ifield estate of some 3000 homes. This submission recognises that they have planned for formal education (schools) and organised sporting facilities and there is also mention of community spaces and halls but it is apparent that these may be wrongly located and inadequate for the needs of children and young people.

2. Although this submission is based on the experience and needs of Members of the Scout Association and Girl Guides it is also relevant to other organisations and local youth clubs. (See para 7, below).

3. Taking Scouts as an example, it is found that for every 10 homes there is one youngster wanting to join the Scouts. So from 3000 homes one might expect that there will be a need for two or three new Scout Groups eventually. Each of these Scout Groups will have sections for different age ranges, ie, 4-6 years old ('Squirrels'), 6-8 years old (Beavers), 8-10½ years old (Cubs), 10½-15 years old (Scouts) and over 15 years old (Explorers). Each of these sections will need somewhere to meet at least once a week. That meeting place needs to be suitable for all the indoor activities, eg, indoor games, formal and informal activities, training sessions, etc. With five sections it can be expected that the meeting place will be occupied each weekday evening and there are often weekend activities too. There will also be a need for storage space for games and training equipment as well as for camping equipment (which is bulky). During school term time the meeting place may be unused during the day so can be available for use by play-groups, etc, but they will need separate storage space, etc.

A separate document 'What every Scout Group needs' is available on request together with other advice.

Note: Each Scout Group is a charitable trust in its own right.

4. It should be recognised that the demand for Scouting facilities will start when the first families move into the new housing. It will

be no good waiting until the homes are built before starting on the facilities for young people.

5. Historical Note

Scouting grew up in the 20th Century. In those early days many churches (and a few secular organisations) were concerned about their local youth and sponsored the formation of Scout troops. There are still many long-established Scout Groups using old Church halls although many now have their own meeting places (colloquially known as the 'Scout Hut'). The proposed West of Ifield development is largely 'green fields' and so there is no church hall or other meeting place and no sponsoring authority for new Scout Group(s). These will need to be found if the young people living on the development are to be properly provided for.

6. It must also be remembered that with the exception of a few paid administrative staff employed by national HQ, all the adults working with Scouts are volunteers. Many start as parents of children who join the movement, some are themselves lifelong Members. This affects the way in which Scouting can be provided for our young people.

7. Girls

Scouting provides for children of either sex but it must be recognised that not all girls want to socialise in mixed company (and not all parents want them to) so the Girl Guides offer similar opportunities for girls. For further information the Girl Guides should be contacted.

NCF. 4/9/25

Kind regards

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