

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 07 September 2025 11:38:20 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 07/09/2025 11:38 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: Lyons House, Lyons Road Slinfold, 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>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I object to this development for the following reasons:</p> <ol style="list-style-type: none"><li>1. This enormous development will fill the strategic gap between Crawley and Horsham making "Crawsham" a very real possibility. It risks creating a vast urban conurbation destroying forever the rural nature of the area.</li><li>2. This plan will put further unacceptable pressure on water availability, which is already a problem in West Sussex due to reliance on bore holes. Sewage systems are struggling to cope with existing houses let alone 3-10,000 more.</li><li>3. The impact on the natural environment and wildlife will be devastating and irreversible. We should be protecting what little countryside we have left to support our endemic species and open fields, especially rare Ancient Woodland.</li><li>4. Our local road systems are already congested and unable to cope with existing traffic and this will add to the problem. Roads surrounding this development are tiny country lanes and entirely unsuitable for additional traffic.</li><li>5. There will be a loss of amenity to existing residents to countryside and footpaths and agricultural land and golf courses</li><li>6. The development is in the wrong place with the wrong type of houses for local needs.</li><li>7. New houses should be focused further north in the country not over-developing the south of England where house and land prices are already high.</li><li>8. There are insufficient Doctors and Dentists for exiting residents and our "local" hospitals are already overwhelmed with long waiting lists.</li></ol>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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