

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 07 September 2025 13:04:23 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 1:04 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:** 6 FRISTON WALK Ifield Crawley

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	<p>Reason for refusal of planning permission.</p> <p>UK Government 1,000 homes typically include 250 primary and 130 secondary school pupils</p> <p>A 6FE (Form Entry) secondary school, which is designed for 11 to 16-year-olds, typically needs around 900 to 1100 pupils, 6FE to 8FE 1,200+</p> <p>You will need to build over 9,000 houses to fill this school.</p> <p>1. This school should be part of a 10,000 house development and this planning application should be withdrawn until a public consultation on 10,000 houses takes place and a planning application for 10,000 houses is received.</p> <p>Homes England statement that the WOI will deliver a much needed secondary school for Crawley is UNJUSTIFIED as the need for a school is in FORGE WOOD WHERE A 1,000 HOUSES OF 1,900 HAVE ALREADY BEEN BUILT.HEATHY WOOD IS ADJACENT TO FORGE WOOD AND IS IN THE PROCESS OF BUILDING 500 HOMES ON THE MID SUSSEX BORDER TO CRAWLEY .DUTY TO COOPERATE should have considered this.</p> <p>Forge wood is in the north side of Crawley a three mile journey from WOI. It would take 53 mins by bus (metro bus time table ). Parents will use a car to get to the school which goes against the NPPF to priorities sustainable travel.Crawley is a very congested town and pollution in the AMQA will increase.</p> <p>WSCC public consultation The Hazelwick and Tushmore junctions on A2011 Crawley Avenue are important junctions for access to education, jobs and services, including Manor Royal Business District and Gatwick Airport. However, the junctions experience high volumes of traffic with most journeys currently being made by private car. This results in congestion, especially during peak times, and there have been a high number of collisions, some of which have involved pedestrians and cyclists. The high levels of use cause traffic noise and poor air quality for nearby residents that has led to the designation of an Air Quality Management Area at Hazelwick.</p>

1. REFERENCE NO: CR/2022/0448/FUL  
LOCATION: ST WILFRID'S CATHOLIC SCHOOL, ST WILFRID'S  
WAY, SOUTHGATE, CRAWLEY  
WARD: Southgate  
PROPOSAL: CONSTRUCTION OF A NEW, TWO-STOREY  
TEACHING EXTENSION TO ST. WILFRID'S  
CATHOLIC SCHOOL TO PROVIDE FOURTEEN GENERAL  
TEACHING ROOMS AND  
ANCILLARY ACCOMMODATION; ASSOCIATED HARD AND  
SOFT LANDSCAPING, BRIDGE  
LINK TO EXISTING, EXTERNAL STAIRCASE AND SERVICES  
INFRASTRUCTURE; UN

Planning has been approved for 14 classes  
Planning approved 26th September 2025 .

(WSCC Planning school places 2025 .)  
Over 100 of the 200 estimated places needed by 2029 are  
catholic and will attend this school .  
4 junior schools in Crawley have removed 30 places each The  
Bewbush Academy, The Mill Academy. Southgate Primary  
Academy and Seymour Academy because of falling demand .

There are 3 secondary schools within 2 km of WO1  
Ifield community college  
Saint Wilfred's Catholic School  
Holy Trinity Church of England.

There are no major housing developments expected on this side  
of Crawley .

Relevant emails .  
Alison Cornell West Sussex Children and Young People's  
Services Scrutiny Committee  
Certainly Crawley has a real need for additional secondary school  
places and a growing need at that, but you are absolutely right in  
thinking the deficit is in the North East sector .

UK Government  
1,000 homes typically include 250 primary and 130 secondary  
school pupil

A 6FE (Form Entry) secondary school, which is designed for 11 to  
16-year-olds, typically needs around 900 to 1100 pupils,  
6FE to 8FE 1,200+

You will need to build over 9,000 houses to fill this school .

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Kind regards

**Telephone:**

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



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**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton