

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2025 11:21:49 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 08/09/2025 11:21 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: 46 Centenary Road Southwater Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: I have two main concerns relating to this proposal:
- Provision of a secondary school
- Water neutrality

Secondary school:

I have seen that the application proposes to set aside land 'to enable the delivery' of a secondary school within the development, but that doesn't give any assurity that the secondary school will ever actually be built, or when. The lack of secondary school places in this area is dire, and West Sussex County Council continually tells us that everything is fine, despite thousands more homes being built, thousands more planned, and children now being sent far out of their areas just to get a secondary school place.

PLEASE can the presumed eventual consent of this application be structured in such a way that the secondary school has to be built first, and actually occupied and run, before any of the new houses are built? Could the consent be worded such that Phase 1 of the development must include the construction and operation of the secondary school prior to the commencement of any Phase 2 (or subsequent phases) commencing?

Water neutrality:

I am aware that water neutrality has been a problem in this area for a while now, and have seen that statement on Horsham District Council's website this morning from Natural England reaffirming the impact that new development is having on the natural environment. I cannot see how the construction of this scale of development could in any way deal with this issue or meet any kind of planning controls surrounding it? The land is currently open fields, how can anyone argue that this could be water-neutral?

Thank you for the opportunity to comment, please keep me informed of the application's progress, dates of discussion at public meetings, and eventual decision.

Thank you.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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