

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2025 13:32:55 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 09/09/2025 1:32 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: 46 Centenary Road Southwater

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	<p>I wish to raise two main concerns for my objection.</p> <p>1. Provision of secondary school Whilst land is proposed to be set aside for delivery of a secondary school, this offers no certainty that the school will be built, be staffed and operational, and therefore may mean dire impact to the already poor situation for schooling, and in particular lack of secondary school places within this area. West Sussex CC state that there is adequate provision, but this is not the case on the ground, with lack of places and long distances of travel to allocated schools. It is essential that any school is built, staffed and operational before the housebuilding phase of the development commences. It should not rely on county to decide if this is required and if or when to build the school but needs to be tied in to the conditions of the development.</p> <p>2. Water neutrality Horsham has posted a statement on this subject confirming Natural England's position. I do not see how the proposed development addresses this concern. Even use of boreholes will ultimately impact the water resources of the area, and for domestic properties who may therefore be on a private water supply, and can opt out of council regulation, this leads to a significantly lower level of public health protection, when there should be a guaranteed right to safe and wholesome water. Clearly if this development is able to proceed, there must be pre-conditions to guarantee there is sufficient water to meet the needs of the development, and this is not liable to be impacted by contaminated land or other ingress, rather than enabling this to be confirmed at a later phase of development.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**