

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 30 October 2025 20:31:57 UTC+00:00  
**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 30/10/2025 8:31 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:	5 Amberley rd Horsham
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## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	<p>The road network is already struggling with the volume of existing traffic, most households these days have at least 2 vehicles, quite often more so 3000 more houses , which I understand is just the first proposed phase will in reality mean 5000 or so more vehicles. This is on top of the Mowbray development down the road!!! This is absolutely unsustainable and totally destroy the existing villages and country lanes. What about the water supply aswell?? If anything new reservoirs need to be built, we're struggling as it is! . Horsham and Crawley must be kept apart, otherwise it will become one big indistinguishable urban sprawl. The government is meant to be promoting healthy living/lifestyle. Pastimes like cycling and walking (pursuits that definitely improve peoples wellbeing) will literally be impossible and downright dangerous to attempt should this be allowed to happen!! I bet the developers will also sweep under the carpet the issue of noise pollution aswell seeing as Gatwick has another runway approaching.</p>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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