

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 October 2025 11:33:24 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 12/10/2025 11:33 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: 14 Nymans Close Horsham Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Other
- Overdevelopment
- Trees and Landscaping

Comments:

There is no consideration to air pollution. There is a visible layer of air smog/pollution is noticeable on still days when I look from my home out towards Crawley. It is a visible dirty haze, I suspect from the airport. Add to this the fall out from the proposed tall chimney for the waste facility where the prevailing wind will carry the plume over the proposed new developments of Mowbray and beyond, the increased pollution the additional traffic will bring, it's a recipe for poor health due to declining air quality. The mist rolls down from the Rusper hills and collects, and simply hangs until there, is sufficient air movement to disperse it.

The water quality of the local brooks is already being degraded. Trees in my local woods are in decline, I suspect due climate change, and the heat envelope the additional building on the land will only add to the degeneration of our local environment.

There has already been so much new building in surrounds of Horsham, Kilnwood Vale, towards Crawley, East Grinstead etc, but with no downward pressure on house prices, one of the reasons given for all the new developments. So the argument of more housing equalling lower prices cannot be justified. The developments do not include properties for those wishing to downsize. I object that the beautiful and unique landscape of Ifield Brooks will be taken away, it was supposed to a 'preserved' green space for the benefit of Crawley, it is wholly unsuitable as building land due to its vulnerability to flooding.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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