

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 December 2025 17:46:41 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 01/12/2025 5:46 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: c/o Porters Farm Friday Street Rusper

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment
Comments:	<p>CAGNE is the largest umbrella aviation community and environment group for Sussex, Surrey and Kent. We object to this planning application on a number of grounds, but as our voluntary group we focus on the ramifications of Gatwick Airport and make the following observations -</p> <p>Lack of infrastructure to support this housing - Gatwick Airport is not investing significantly in any infrastructure to allow for a new runway (as approved by the Secretary of State for Transport 21st September 2025) as such to add approx 6,000 extra vehicles plus home shopping to the current road system would lead to increase the major congestion on top of the anticipated new runway congestion. There is no significant investment by the airport in any public transport as such this will not take the 80m flyers, new hotel and offices staff, freight, inward migrating seasonal workers and construction workers off the roads. Adding this housing development without any significant new road system to appease the Gatwick new runway increase in vehicles and human traffic would significantly increase the decline in air quality for the area as well as lead to stationary traffic during peak hours.</p> <p>Insufficient wastewater treatment capacity - Thames Water during the new runway hearings requested staggered growth due to the lack of capacity at the wastewater treatment plants. Gatwick is currently not providing any additional wastewater treatment capacity but expected to add huge demands on the system. We therefore believe this new housing must have its own sewage treatment plant outside of Thames Water.</p> <p>Lack of affordable housing - Gatwick Airport is reliant upon seasonal workers migrating receiving the minimum wage as such they require cheaper housing to buy or rent. We see a lack of provision for such workers within this application.</p> <p>Noise 24/7 - Gatwick Airport has a major impact on housing surrounding the airport currently. It is not just aircraft noise in the air, but ground noise and the noise of the traffic it creates.</p> <p>With the modernisation of airspace that Gatwick is currently progressing with government this could see new flight paths over new housing. As such any housing built in the vicinity of the airport must have ventilation due to not being able to open windows in the summer due to noise impact; triple glazing to keep out noise; and insulation to reduce noise from aircraft overhead.</p>

Night noise has particular health impacts and light pollution intrudes from the airport and aircraft. These issues need to be addressed when considering this development.

Safeguarded land - Gatwick do not have planning permission for a 3rd runway. We refer to the high court ruling that allowed Forge Wood development.

Thank you

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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