

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 August 2025 08:53:35 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 30/08/2025 8:53 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: 16 Quail Close Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	This development will extend Horsham as a town even further than it is now. Whilst the plans indicate infrastructure alongside it, there is a phased approach and there is no guarantee the infrastructure would be in place in sufficient time to support the 3,000 homes plus the traveller site. This would mean that existing Horsham amenities would take the impact resulting in reduced access to services for all. Increased housing will also impact on house prices as the town expands. There will be no differentiation between Horsham and Crawley if this development goes ahead.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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