

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 August 2025 10:11:55 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 30/08/2025 10:11 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: 6 Adams Close Broadbridge Heath

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	<p>I wanted to share my thoughts on the proposed development of 3,000 homes in our area. I want to be clear from the start - I don't object to new developments. Our communities need to grow and evolve, and if done well, they can bring real benefits.</p> <p>But 3,000 homes isn't just a few new houses here and there - it's basically a whole new village. That means there are big questions to think about: school places, pressure on health services, traffic on already busy roads, job opportunities, and so on. If all of that is carefully planned for, great. But if it isn't, it can make life harder for everyone - both the people already living here and the people moving in. A development this size either makes everything a little bit better, or a little bit worse. It can't really sit in the middle.</p> <p>I also feel really strongly about affordability. If young people who've grown up here can't afford to live here, you lose that generational thinking that makes a place feel like a true community. A well-thought-out development should give those young people a chance to stay, buy a home, and put down roots. That's what creates strong, connected communities for the long term.</p> <p>For me, the key is that this can't just be about adding houses and expecting everything else to absorb the impact. It has to add to the community in a meaningful way - better services, good infrastructure, and homes people can actually afford. Done right, it can make the whole area thrive. Done poorly, it risks taking away from what already works well and leaving everyone with a little bit less.</p> <p>I hope the plans really take all of this into account. If they do, this development could be a real positive for the area.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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Eaton