

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 August 2025 20:01:30 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 31/08/2025 8:01 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: 21 Millais Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Trees and Landscaping

Comments: Firstly I would like to suggest that you add an option to agree to some parts of the suggested development and not others in the "Stance" tick box, to better capture people's views. I support the creation of gypsy and traveller pitches proposed.

However, I disagree with the proposal to develop 3000 homes. We have an issue with water neutrality, which with climate change is only going to become more acute and, if more and more houses are built - worsen scarcity and discontent. We are already a water-stressed region, and also have a duty to uphold biodiversity, and to reduce carbon emissions. For any future developments it should be mandated that services and infrastructure must be developed first. Only once a new Doctor and Dentist surgery, working water harvesting/new sewage treatment plant, roads etc. are completely built and shown to be up-and-running should any development even be allowed to start. Crawley Hospital must first be given an A&E, and more services must be offered at Horsham hospital. We have already had several large recent housing developments.

It is the Council's duty to act in the best interests of its residents. The proposed creation of housing in this proposal counteracts those, placing massive further stress on public amenities such as water, and go against net zero policies.

As a note, data actually suggests that there is a massive surplus of housing stock (<https://housingevidence.ac.uk/publications/tackling-the-uk-housing-crisis-is-supply-the-answer/>). If the authorities want to seriously tackle the problem of unaffordable housing, intelligent solutions need to be considered, such as sensible, popular (<https://yougov.co.uk/politics/articles/50490-britons-support-stronger-rights-for-renters>) policies with restrictions on landlord practices.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton