

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 17 November 2025 13:35:10 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 17/11/2025 1:35 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:** The Atkins Centre Sevenoaks Way Sidcup

## Comments Details

|                      |  |
|----------------------|--|
| Commenter Type:      | Consultee  |
| Stance:              | Customer made comments neither objecting to or supporting the Planning Application   |
| Reasons for comment: | - Highway Access and Parking   |
| Comments:            | Our multi academy trust (MAT) is responsible for 6 primary and 1 secondary school in Crawley. While we are not adverse to the new development and potential new pupils for our schools, we have concerns about the development phase and its impact on the local community. Our school The Mill is particularly close to the development. We understand from the Construction Traffic Management Plan (CTMP) that an average of over 40 large HGVs trips a day would be going through the Overdene Drive/Ifield Drive/Tangmere Road junction. The CTMP states that HGV drivers will be made aware of the congestion issues, particularly around school start and finish times. We are not sure that this is sufficient mitigation. |

Kind regards

### Telephone:

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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