

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 September 2025 21:17:09 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 22/09/2025 9:17 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: 6 Friston walk Ifield Crawley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: This plan should be withdrawn until the northern part of the CMMLR is proven that it can be built and where it will join up to the middle section .
As Gatwick response to the Local plan states the area of search is just that and they are against it being built in this area.

One point I would like to make is how can the middle section of a road be built without knowing where the north section would be .
The area of search would mean the whole or partial removal of the rugby club .Going right through the nature reserve and green way and possible removal of four places of employment.

Gatwick response to Horsham local plan hearings

Conclusions

20. GAL consider the extent of the area of search in this location is ineffective as the conflict with Safeguarded Land means it is that the Western Multi-Modal Transport Link could not be provided within the defined area of search due to its significant overlap with the safeguarded area. GAL consider the area of search is consequently unrealistic and should be revised to ensure that the area defined provides a realistic opportunity for providing the desired link.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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