

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 25 September 2025 09:25:09 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 25/09/2025 9:25 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:** 3A Depot Road Horsham

## Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments: Apart from ruining yet more beautiful countryside, Horsham and surrounding area is already being ruined by over development and this proposal will significantly make that worse. Traffic in the area is already noticeably worse and the overall infrastructure can't cope with more people. Crawley and Horsham are already in danger of becoming one big horrible town and this is just fast tracking that happening. Please take the time to consider what this means for those already living here and how you are ruining what was one of the nicest places in the UK to live into a mess. I've seen no benefit from what is already being built around Horsham only cheap looking housing estates with no soul, an influx of more people that the town can't cope with or sustain. Just no!

Kind regards

Telephone:

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



**Horsham  
District  
Council**

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