

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 September 2025 18:55:08 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 29/09/2025 6:55 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: Altana Hophurst Drive Crawley Down

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Other
- Overdevelopment

Comments:

I object to Central Governments departments building on Green field land

The local authority and Home England are using the usual statistics to 'prove' the sustainability of roads access/peak-time use and many other elements simply and in order to ensure that the project is approved however, the Public is well attuned to the fact that 'statistics' often do not match the outcomes, I assume that there is no single individual from Homes England prepared to make themselves legally responsible for any serious detraction from the statistics HE are promoting?

Public transport is going to be forced on to the new community and surrounding communities to the detriment of private road users yet, the Public have constantly proven by action and deed that they wants to use their own mode of transport yet planners refuse to accept this fact, it is therefore an infringement of civil liberties to continue to approve plans and designs that a large proportion of the Public disagree with.

The plans are yet further over-development of land use especially green field land use.

The implied reliance on Gatwick for employment is staggeringly stupid as it is already 'to big to fail' and with the approval of the use of a second runway bringing about more underwhelming jobs at low pay, come the next big economic transport crash (and there will be one) the entire South East region is (and possibly will) become an unemployment hotspot for the UK as opposed to being currently a key wealth provider for the UK, it is therefore imperative to include far more employment diversity (non-Gatwick related) to the area than has been thought about in this scheme.

HE has shied away from the questions regarding additional home building after the initial circa 3000k however in my view it is hiding the truth which is that future developments will also affect the 'current' development when they are approved in respect of all of the issues currently being discussed (and dismissed by the use of statistics) Transport, roads, water availability, runoff, sewerage, utilities supply, because future homebuilding on adjacent hectares will affect all of these elements not only for the future building but also for existing home owners in the current proposed development, it is perverse for HE to hide behind the local plan when it knows this will be the case.

There has been discussion regarding sewage treatment works at Gatwick however, I have yet to see any discussion concerning water reservoirs, with hose pipe bans becoming common, what plans will be implemented alongside this proposal to increase the size of the existing reservoir serving the area or of creating an

additional reservoir to prevent water scarcity issues arising even sooner and for longer than it is currently?
This plan is poorly thought-out, it is being delivered to central Government dictate, the Public voice is not being listened-to and the planning process outcome - as we have all read, is already approved because of central that governments dogma, the planning process is window dressing an attempt to mollify the Public that it really has choice when in fact it has no voice.

Kind regards

Telephone:

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