

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 October 2025 14:14:08 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 30/10/2025 2:14 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 Meadows Partridge Lane Dorking

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
- Privacy Light and Noise
- Trees and Landscaping

Comments: I object very strongly to this application to build on our natural English countryside which would be lost forever under concrete and urban development.

These green fields and woodland are the "lungs" that protect us all from the fumes of Gatwick and the already heavy burden of all other motor vehicles.

Thousands of birds, wild animals, bats, reptiles, fish, butterflies, moths and other invertebrates will be killed as they lose their natural habitat and homes.

People who have chosen to live in or near this green and pleasant land will be defeated, stressed and depressed leading to a heavier burden for the already overstretched NHS.

Already, there is far too much traffic from all the massive housing developments around Horsham. Drivers of lorries and cars are cutting/racing through the narrow rural lanes to keep to impossible schedules due to the tremendous increase of heavy traffic on the main roads. This has led to ditches and verges being badly damaged and due to the lack of proper road structure, pot holes abound.

It has already become very dangerous to ride a horse or cycle on these once quiet lanes now. Walking is seriously frightening as few drivers reduce their speed to pass someone on their own or with a dog. Numbers of deer, foxes and badgers are killed on these lanes now too.

There is already far too much building in the South East and the destruction of yet another well loved green and natural area with the lack of any proper infrastructure simply cannot be necessary or tolerated.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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