

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 September 2025 13:16:22 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 12/09/2025 1:16 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:
Please replace previous comment on school thank you

OBJECTION

Reason to refuse planning permission for the west of Ifield

UK Government
1,000 homes typically include 250 primary and 130 secondary school pupils

A 6FE (Form Entry) secondary school, which is designed for 11 to 16-year-olds, typically needs around 900 to 1100 pupils, 6FE to 8FE 1,200+

You will need to build over 8,000+ houses to fill this school.

1.
This school is part of a 10,000 house development and this planning application should be withdrawn until a public consultation on 10,000 houses takes place and a planning application for 10,000 houses is received.

Homes England's statement that the WOI will deliver a much needed secondary school for Crawley is UNJUSTIFIED as the need for a school is in FORGE WOOD WHERE 1,000 HOUSES OF 1,900 HAVE ALREADY BEEN BUILT. HEATHY WOOD IS ADJACENT TO FORGE WOOD AND IS IN THE PROCESS OF BUILDING 500 HOMES ON THE MID SUSSEX BORDER TO CRAWLEY. Crabbett Park, a 2,000 house development is also being considered by Mid Sussex. DUTY TO COOPERATE should have considered this. School numbers in Crawley are going down and as Homes England insist that they are only building 3,000 houses with no plans to build 10,000 the school is in danger of being mothballed, Bohunt school is up and running and was also built to accommodate Crawley's expected need. (Horsham local plan inspector report 2015).

Forge wood is in the north side of Crawley a three mile journey from WOI.
It would take 53 mins by bus (metro bus time table).
Parents will use a car to get to the school which goes against the

NPPF to priorities sustainable travel. Crawley is a very congested town and pollution in the AMQA will increase.

WSCC public consultation

The Hazelwick and Tushmore junctions on A2011 Crawley Avenue are important junctions for access to education, jobs and services, including Manor Royal Business District and Gatwick Airport. However, the junctions experience high volumes of traffic with most journeys currently being made by private car. This results in congestion, especially during peak times, and there have been a high number of collisions, some of which have involved pedestrians and cyclists. The high levels of use cause traffic noise and poor air quality for nearby residents that has led to the designation of an Air Quality Management Area at Hazelwick.

1. REFERENCE NO: CR/2022/0448/FUL
LOCATION: ST WILFRID'S CATHOLIC SCHOOL, ST WILFRID'S WAY, SOUTHGATE, CRAWLEY
WARD: Southgate
PROPOSAL: CONSTRUCTION OF A NEW, TWO-STOREY TEACHING EXTENSION TO ST. WILFRID'S CATHOLIC SCHOOL TO PROVIDE FOURTEEN GENERAL TEACHING ROOMS AND ANCILLARY ACCOMMODATION; ASSOCIATED HARD AND SOFT LANDSCAPING, BRIDGE LINK TO EXISTING, EXTERNAL STAIRCASE AND SERVICES INFRASTRUCTURE; UN

Planning has been approved for 14 classes
Planning approved 26th September 2025 .

Over 100 of the 200 estimated places needed by 2029 are catholic and will attend this school .

WSCC Planning school places 2025 .

4 junior schools in Crawley have removed 30 places each The Bewbush Academy, The Mill Academy. Southgate Primary Academy and Seymour Academy because of falling demand .

There are 3 secondary schools within 2 km of WO1
Ifield community college
Saint Wilfred's Catholic School
Holy Trinity Church of England.

There are no major housing developments expected on this side of Crawley .

Relevant emails .
Alison Cornell West Sussex Children and Young People's
Services Scrutiny Committee
Certainly Crawley has a real need for additional secondary school
places and a growing need at that, but you are absolutely right in
thinking the deficit is in the North East sector .

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E
aton