

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 September 2025 14:23:25 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 17/09/2025 2:23 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: 23 Ellis Walk Ifield Crawley West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Trees and Landscaping
Comments:	<p>Dear sirs</p> <p>I object to planning application DC/25/1312 West of Ifield for the following planning reasons:-</p> <p>3,000 OR 10,000 HOUSES?</p> <p>This planning application is for 3,000 houses, Homes England were clear (in April 2025) that the full 10,000 house proposal joining Horsham and Crawley is a "future opportunity" that is being kept under review, ie if the 3,000 houses are approved then the planning will start for the next 7,000. So in effect the 3,000 is the first phase of a much larger "masterplan". Horsham Council should be considering the impacts and the infrastructure needs of the full 10,000, not just the first phase in isolation.</p> <p>WATER SUPPLY</p> <p>The site proposed is in "The Sussex North Water Resource Zone", which is officially classified as one of most overstressed supply regions in England. This application does not address any mitigation.</p> <p>Managing clean water supply, wastewater treatment, river quality and flooding for the Wol site present challenges. Present problems will be worsened by increasing the population in the area, by building on a greenfield site and by the impact of climate change. I personally have seen the flooding on this site in recent years and it will get worse.</p> <p>TRANSPORT</p> <p>I believe that that the West of Ifield is undeliverable without first building additional infrastructure, and that the policy requirements in Chapter 2 & 9 of the National Planning Policy Framework (NPPF) September 2023 are not met. The main Rusper road is currently very busy as the main link from Ifield Crawley to Rusper, Horsham, Charlwood. Further development in this area would cause gridlock. I regularly walk on parts of the Rusper road and appreciate the nature in the surrounding area, but have to be mindful of the speeding traffic (no pavements).</p> <p>The impact on local traffic hotspots will be significant, particularly</p>

around Ifield Avenue, with rat-runs through Langley Green and Ifield Wood.

The Rusper Road closure, will mean much longer journeys for myself as an Ifield resident (but paying HDC council tax!) to reach Rusper and Horsham and for existing Rusper residents to reach Ifield station.

SEWAGE

The application ignores the fact that Crawley sewage treatment works are almost at capacity, and that Crawley Council and Thames Water have raised this as a concern. HE's various documents contradict each other about whether Thames Water have been consulted. This poses a huge risk of more sewage overflows polluting the River Mole.

AIR POLLUTION

Air quality management areas (AQMA) have been declared in Crawley along Crawley Avenue and around Hazelwick roundabout (source <https://crawley.gov.uk/environment/environmental-health/airpollution/air-quality>) due to levels of nitrogen dioxide exceeding what is permitted. Increased traffic from West of Ifield will enter the AQMA if travelling to Manor Royal, Gatwick, the M23 etc, increasing traffic related air pollution in Crawley. Air Quality Management is required by the Environment Act 1995.

BIODIVERSITY

This Application I believe, contravenes the NPPF September 2023 paragraphs 174, 179 and 180.

I live near Ifield Brook meadow and the beauty of this protected area is there for all to enjoy. The area between Rusper road and the Brook is a part of this ecosystem and if build on would have a disastrous effect on this protected area

HEALTH INFRASTRUCTURE

I believe that the local health infrastructure network is already under significant strain, will not cope with the impact of another 3000 houses in the area. Policies set out in Chapter 2 & 8 of the NPPF September 2023. are not adhered to by the application. The health facilities I was assigned when I moved here 5 years ago are in Ifield. (I am though in the HDC catchment area). They were assigned to me by the NHS because ALL services here are at capacity. Indeed my experience so far, being an older person, (covid notwithstanding) has shown me the difficulties getting appointments and long waiting times for hospital services. This development would BREAK an already

stretched service. The planned infrastructure (if it happened) would not solve the problem, in my view.

IFIELD GOLF COURSE

Paragraph 99 of NPPF September 2023 requires that a sports facility should not be built on unless it is shown to be surplus to requirements, or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. These requirements are not met for this application.

Ifield golf course is well established and well supported by its members. Although I am not a member many of my neighbours are and I do use the public footpaths across the course regularly.

The course is a significant factor in flood prevention too by soaking up rainwater.

I see no benefit to the community by losing this facility.

LOCAL NEIGHBOURHOODS

Rusper Parish council Neighbourhood plan has been well thought out by the council and is well supported by local communities. It does NOT support this development.

There will be significant impact on Crawley, but the application is unclear on this. I believe Crawley Council do NOT support it. The application makes no mention of any of the social housing (40% cheaper than market price or rent) that Crawley needs.

HERITAGE

The rural setting of Ifield Village Conservation Area will be lost, along with the historical link between the village, Ifield Court Farm, Ifield Wood and the rest of the ancient parish of Ifield. Ifield Green, a village street within the conservation area, is designated in the plans as a route for the additional and diverted traffic.

UNDEMOCRATIC

This site is not allocated in HDC's adopted Local Plan which means the application is "speculative". Homes England had made clear they wouldn't seek to avoid the full and proper scrutiny of the Local Plan process in this way, but they have. This feels undemocratic and not what a government agency should be doing.

For these reasons, I respectfully urge HDC to refuse this hybrid planning application

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 Eaton