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**From:** Planning@horsham.gov.uk  
**Sent:** 23 September 2025 22:06  
**To:** Planning  
**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 23/09/2025 10:06 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:** 21 Charman Gardens Crawley

### Comments Details

**Commenter Type:** Neighbour

**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: Dear Sir/Madam,

I am writing to formally object to planning application DC/25/1312 concerning the proposed development of up to 3,000 dwellings and associated infrastructure at Land West of Ifield. While I recognise the need for new housing, this application presents significant and unacceptable impacts which are contrary to both local and national planning policy.

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#### Grounds for Objection

##### 1. Loss of Green Space, Biodiversity and Wildlife

The development will destroy large areas of open countryside, hedgerows, trees, and habitats essential for local wildlife.

It threatens biodiversity by fragmenting existing wildlife corridors and undermines the Government's policy requiring measurable biodiversity net gain.

The loss of green space also removes recreational land used by residents, including the golf course.

##### 2. Transport, Traffic and Highway Safety

The local road network (Charlwood Road, Rusper Road, surrounding villages) cannot sustain the additional traffic generated by 3,000 new homes.

Increased congestion, rat-running, and road safety risks-particularly during peak times and school hours-are inevitable.

Public transport is inadequate: existing bus and rail services are already stretched and improvements appear vague or underfunded.

##### 3. Strain on Infrastructure and Public Services

Schools, GP surgeries, and hospitals in the area are already oversubscribed. The proposals do not convincingly demonstrate how additional demand will be met in a timely manner.

Utilities and sewerage networks are at or near capacity. The suggested relocation and expansion of sewerage systems raises serious concerns about pollution, delays, and feasibility.

Water neutrality requirements for this area remain unresolved, casting doubt on the deliverability of the scheme.

##### 4. Environmental Impacts (Air, Noise, Flooding)

Increased car use will worsen air quality and carbon emissions, contrary to climate change and sustainability objectives.

Construction and long-term noise will reduce quality of life for existing residents.

Flood risk is inadequately addressed. Replacing permeable fields with impermeable surfaces will worsen surface water flooding and overwhelm drainage systems.

##### 5. Overdevelopment and Loss of Local Character

3,000 homes represent a disproportionate expansion, altering the rural character of the area and leading to urban sprawl between Crawley and Horsham.

The density and scale of the development are incompatible with the surrounding villages and countryside.

Promised community facilities may not be delivered until later phases, leaving residents without essential services for years.

#### 6. Conflict with Planning Policy and Long-Term Strategy

The scheme risks undermining the Horsham Local Plan, which emphasises sustainable growth linked to infrastructure delivery.

The development appears to be the first stage of a much larger "Crawsham" expansion, which has not been properly assessed or consulted upon.

The application fails to provide certainty on phasing, design quality, and delivery of key infrastructure.

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#### Conclusion

In light of the above, I urge Horsham District Council to refuse planning application DC/25/1312. The harm to wildlife, green space, transport networks, local services, and community character is overwhelming and cannot be adequately mitigated.

I respectfully request that this objection is recorded in full and that I am notified of any updates regarding the progress of this application.

Yours faithfully,

██████████

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

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