

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 23 September 2025 14:31:22 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 23/09/2025 2:31 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:	14 Aldingbourne Close Ifield Crawley
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## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>
Comments:	<p>I am writing to object to planning application DC/25/1312 for West of Ifield for the following planning reasons.</p> <p><b>Traffic</b></p> <p>Firstly even with improved roads congestion is bound to be worse causing severe delays in the Ifield and surrounding areas.</p> <p><b>Sewage</b></p> <p>Sewage and water supply with Crawley sewage treatment being at near capacity could be a problem.</p> <p><b>Flooding</b></p> <p>We believe the area is a flood plain - with increasing rainfall predicted with climate change we fail to see how the area will not become flooded in the future.</p> <p><b>Housing Tenure</b></p> <p>We need more social housing in the area. There doesn't seem to be any social housing in the HE plans.</p> <p><b>Amenities</b></p> <p>Can we be sure there will be schools, medical practices, local shops?</p> <p><b>Biodiversity</b></p> <p>Many trees and fields will be sacrificed in the potential building work. These are part of our carbon footprint surely we should be saving woodland not eradicating it.</p> <p><b>Heritage</b></p> <p>We believe there will be much more noise and disturbance even when completed and therefore the complete area of Ifield, Rusper and Charlwood will lose the rural setting of Ifield Village</p> <p>Conservation area particularly as Ifield Green is in the plans being designated as a route for all the additional traffic in the area which will be a massive increase.</p> <p><b>3,000 or 10,000 houses?</b></p> <p>We also believe that the 3,000 homes in the current application will eventually increase to the full 10,000 houses which will be immense for a village community and have a massive impact on the very rural area.</p> <p><b>Golf</b></p> <p>With the closure of Ifield Golf Club this would affect many long standing members of the club and their long term lifestyle as well as the club playing an important community role for the area.</p> <p>Also other local clubs within the area are already at capacity as well as many having higher costs and joining fees that many</p>

golfers will not be able to afford.

For these many reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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