

**From:** Planning@horsham.gov.uk  
**Sent:** 12 October 2025 22:30  
**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 12/10/2025 10:29 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:	4 Pound Cottages Rusper Road Ifield Crawley
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<div>- Design</div> <div>- Highway Access and Parking</div> <div>- Overdevelopment</div>

- Privacy Light and Noise
- Trees and Landscaping

Comments:

I  
I would like to object to the hybrid planning application DC/25/1312.  
The design of this plan will have a detrimental effect on the safety of pedestrians and road users due to the increased traffic.  
Initially from the construction vehicles that will be required to make their way from the A23, through a busy neighbourhood, passing a school, petrol station, train station and bottle neck that buses struggle to pass on Rusper road.  
The dangers remain, with increasing school and other traffic if this plan is completed!  
Children's safety on over crowded footpaths, wildlife such as [REDACTED] foxes running into the road, increased congestion and traffic noise and pollution from moving and standstill vehicles.  
As for the wildlife, this area has nesting Cranes during winter, [REDACTED] and foxes, protected frilled newts, Canada geese in the summer months, a diverse amount of different crops supplying food or animal feed.  
Horse riding, a staple part of this area will have to cease, golf will cease also as will meadow and countryside walks.  
The houses do not fall under the 'affordable' housing scheme, many will not be suitable for families, those that would, will increase the amount of traffic and pedestrians, that are either trying to get to the two schools that will be built, or just trying to leave or return to the estate. There are as yet no plans for any water supply, as no wells/boreholes have been found to be suitable, and there are also no plans for any sewerage network!  
As of this date, today 12/10/2025 Ardingly reservoir has 6 weeks of water supply left, in the current area.  
Ancient hedgerows, will be destroyed as any biodiversity, including bats that feed of the bug species from them.  
New trees and shrubs would be all but sterile and after the local habitat was destroyed building the estate, it would take hundreds of years to get anywhere near what we currently have in the current rich biodiversity.  
In short, this plan will affect, the environment, the health and welfare of this area, for the people living in this area and those who chose to live in it.  
For these reasons I respectfully urge Horsham district council to refuse this hybrid planning application.

Kind regards

Telephone:

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



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