

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 12 October 2025 22:19:32 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 12/10/2025 10:19 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

## Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments:

Road Safety- I am deeply concerned about the plan to use Overdene Drive, Tangmere Road and Rusper Road to bring building materials onto the West of Ifield.

This route, which is less than a mile, would pass a school, petrol station, 2 mini roundabouts, a set of traffic lights and a stretch of road that is so narrow that 2 buses passing each other have to stop and pass very slowly.

Imagine this together with families with small children walking along very narrow footpaths! A very DANGEROUS Scenario.

There are a lot of school children that take this very route to school from Ifield West and the two newer estates on Drughorn Way and Summerwood.

History and Biodiversity - I am very saddened by the impact that this building application would have on the Ancient Parish of Ifield and surrounding areas.

The old hedgerows, mature oaks, meadows and pockets of ancient woodlands are home to countless species of insects, amphibians, birds and mammals.

The Great Crested Newts are found in some ponds and small lakes in Ifield. A nationally protected amphibian.

The Little Egret can be seen feeding in the meadows and perhaps the rarest of all, the Bechstein's Bat can be found in scattered colonies across Ifield.

We also have a seige of Grey Herons spending their fourth or fifth winter in a field close by.

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

Kind regards

Telephone:

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



**Horsham  
District  
Council**

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