

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 October 2025 21:28:10 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 9:28 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:	<p>1. Strain on Local Infrastructure</p> <p>More development would put serious pressure on essential services like water supply, sewage, and drainage. The current systems are already stretched, and further demand could increase the risk of flooding and reduce water quality across the area.</p> <p>2. Environmental and Community Impact</p> <p>Building on local green spaces would damage biodiversity, increase surface runoff, and harm recreational areas such as the golf course. It would also change the natural landscape and heritage character that residents have valued for decades.</p> <p>3. Traffic, Services, and Fairness</p> <p>Extra housing brings more traffic congestion and greater strain on schools, roads, and healthcare. Many residents feel these developments are pushed through undemocratically, prioritising profit over community needs or genuinely affordable housing for local people.</p>

Kind regards

Telephone:

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