

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 October 2025 21:12:10 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 9:12 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:	Newstead Lodge Rectory Lane Ifield
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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">- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Case number DC/25/1325</p> <p>I am writing to object to the submitted planning application DC/25/1312 for West of Ifield. My objection is based on the following:</p> <p>Impact on the Conservation area of Ifield Village- The conservation area is described in the Ifield Village Conservation Area statement (February 2018, Crawley Borough Council) in the following way. "Ifield Village is designated as a Conservation Area as it retains its unique character as a small, scattered rural settlement, focused upon an historic church and public house. In addition to the contribution made to the area's historic character by the many fine buildings, a number of other features contribute to its importance, including Ifield Village Green. Conservation Areas require careful management to protect their special character."</p> <p>The rural setting of Ifield Village conservation area will be lost to this proposed development. The historical setting to the east of the conservation area has already been lost to construction. There are networks of footpaths that hold historic value, which evidence traditional routes between settlements that our ancestors would have taken between St Margaret's Church and farmland. The historic value of these footpaths will not remain, once they are funnelled between newly constructed homes.</p> <p>The same document, when listing key important features of the conservation area (page 7) includes 'multiple access points into the countryside which makes circular walks possible' and 'low density housing and green setting'. Both of these would be irreparably altered by the proposed development, bringing the status of the conservation area into question.</p> <p>Ifield Golf Club- Ifield Golf Club is an 18 hole golf course, with a thriving junior section. As someone with two small children, I think it is vitally important that sporting opportunities - especially affordable sporting opportunities - are preserved. It costs only £100 pounds per year for unlimited golf for under 14s and only £130 for 14-18 year olds. Homes England's proposal to build on the golf club without replacing the facility does not follow National Planning policy, or local planning policy (local policy 23 of HDPF 2015). This states that proposals resulting in the loss of community facilities will be resisted unless equally usable facilities can be</p>

conveniently provided nearby or that it is necessary to determine that the use of the community facility or service is no longer feasible or surplus to requirements. Where it cannot be demonstrated that the facility is surplus to requirements, it may be acceptable if an equivalent facility of equal or better quality is provided, or the development will result in significant enhancement to the quality of an existing facility.

Homes England acknowledges that Ifield Golf course is not surplus to requirements, but still proposes to eliminate a popular community sporting facility in contravention of planning rules. Instead Homes England proposes golfers use inaccessible or inequivalent facilities, and will not replace the golf course in their proposed development. The minor improvements suggested to Tilgate Golf Course, Rookwood and Goffs Park Pitch and Putt is not sufficient mitigation. Other local clubs are not as accessible as Ifield with its close proximity to a train station, and have long waiting lists and high membership costs (e.g. Copthorne and Mannings Heath).

Traffic-

The proposed development will inevitably have a negative impact on local traffic pinch points, which already experience congestion during busy periods. For example, Ifield Avenue, Langley Green and Ifield Wood. Ifield Green, a small village road, has been earmarked for the additional and diverted traffic in the plans, which is wholly unsuitable for its location within the conservation area of Ifield village. During the construction phase, the plans will route construction traffic past two primary schools (St Margaret's Church of England Primary School, The Mill Primary Academy) in the already very busy area around Tangmere Road, Overdene Drive, and Ifield Drive. Just off Ifield Drive is a large maintained Special Needs provision. This will generate serious pedestrian safety concerns, around the schools and Ifield Station. The additional traffic will contribute to worsening air quality, noise pollution and will pose a danger to young children walking to and from school.

The proposed closure of Rusper Road will mean much longer journeys for residents of Ifield to reach Rusper, and for residents of Rusper and the surrounding villages to access the train station in Ifield.

Sewage-

The submitted application does not address concerns that the Crawley Sewage Treatment works are already almost at capacity, and that this has been raised as a concern by both Crawley Borough Council and Thames Water. The narrative from Homes England across the submitted documents is contradictory about the extent to which Thames Water has been consulted about the impact of the development on the existing system. Crawley's Local Plan suggests that it will take up to ten years to upgrade the sewage treatment system to a sufficient capacity. Proceeding with development under these circumstances poses significant risk of

pollution, if overspills from an overburdened system reach the River Mole - a crucial risk not accounted for. This could have significant and detrimental effects on local residents, wildlife and water quality.

Biodiversity-

The site Homes England proposes to develop is shown in their own surveys to be of high value from a biodiversity perspective. Rare, threatened species that are a priority for conservation and legally protected from harm, are recorded in the Homes England Surveys. The proposed development would destroy those habitats, endangering the wildlife. New roads will cut off Ifield Brook Meadows from the wider countryside. Mature, protected and even veteran trees will be lost to the development. Established hedgerows will be destroyed, and replaced with 'new planting' which cannot hope to emulate an environment that has evolved and developed over hundreds of years. The required Biodiversity Net Gain of 10% therefore seems extremely unlikely to be achieved.

Water-

Homes England do not present a clear plan through which they can achieve water neutrality, instead presenting a variety of potential solutions that have not been thoroughly explored. This should have been resolved before submitting the planning application, in order to sufficiently evaluate the merits of the proposed measures. For example, the use of boreholes to extract groundwater from aquifers, without providing any evidence that this will be 1) feasible on the scale required and 2) sustainable. The Environment Agency has also not reported on whether a license for groundwater extraction will be granted.

Housing-

The proposed development claims that the housing is needed for existing Crawley residents. However no mention is made of the any of the social housing (40% cheaper than market rate) that is most needed for the local community. 'Affordable housing' (20% cheaper than market rate) is not sufficient.

The submitted proposal is based on the construction of 3000 homes, but Homes England have clearly stated that plans to build an additional 7000 homes continues to be under review (April 2025) should this first phase be approved. The impact of 10,000 homes on local services and the environment will be far greater. If this is the intention, I feel that Homes England should need to demonstrate that the planned infrastructure will support this number of homes, not just the initial phase.

The development is not accounted for in Horsham's adopted Local Plan, making such a proposal speculative in nature. This allows for Homes England to avoid the full scrutiny and analysis of the Local Plan process. It feels undemocratic that a proposal for a development which will have profound negative impact on the

residents of Ifield can be put forth without being properly scrutinised.

Kind regards

Telephone:

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**Horsham
District
Council**

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