

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 12 October 2025 08:46:48 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 8:46 AM.

### 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:** 3 Merlin Close Ifield CRAWLEY, West Sussex

## Comments Details

Commenter Type: Neighbour

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Stance: Customer objects to the Planning Application

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Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I strongly urge you refuse this speculative planning application. This plan seems to be a quick and easy fix to help Horsham council reach its housing targets, with no thought on the loss of a natural beautiful rural area, golf course and wildlife. Being an Ifield resident, whose property comes with the Horsham Boundary I know only too well that if these homes are built in this area the owners will be using the Crawley area of roads, shops, leisure/entertainment facilities other than Horsham facilities. The area is located under the flight path of Gatwick airport which has been approved to extend to a second runway which means increase in noise pollution.

Recently two areas have been built on (Summerwoods and area adjacent golf course) this has increased traffic flow within this rural area greatly, with very narrow footpaths and no street lightening because it is a rural area and not a housing estate. This area could not cope with the extra traffic, lack of parking, narrow roads for more lorries and buses. Ifield Railway Station has a short platform, very little parking, the worst record for service failure and would struggle to cope with increased usage at peak times without very significant investment. There is also a real danger that car parking will spill further afield from this 3000 house settlement looking to park.

Again, a simple quick fix to meet Horsham targets by building them away from Horsham and out of site, with no real impact on Horsham town. The council should be looking at different areas to supply affordable housing that is required, not build on a golf course where the homes will be too expensive. What plans are in place to supply the 3000 homes with water? and again taking the waste away the sewage system in this area is very old and would struggle to cope. The health care in this area is already under strain and the plan does not include the required new Doctors, Dentists and Hospitals to cope with an extra 3000 homes and its new residents.

The main part of this ridiculous plan is to concrete over a natural beautiful area known as Ifield Golf course which is coming up to its 100th anniversary, where there is numerous different species of wildlife and rare flowers. The land was sold at a reduced rate by Sir John Drughorn the Lord of the Manor to be a leisure facility and the golf course was built, which Horsham reports as surplus to requirements as a golf course? How in today's time can a plan include losing such a great local leisure asset and not replace it

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like for like with recent closures in the nearby region, including West Chiltington, Rusper, Redhill and Reigate, Effingham Park, and the approved closure of Horsham Golf and Fitness, along with reductions in holes at Mannings Heath and Cottesmore, and the imminent closure of Gatton Manor due to its application for change of use

Do not build the West of Ifield development and destroy the rural countryside, other areas need to be found which are not already established leisure facilities. Over the years to many quick-fire plans have been adopted to meet targets which are not fit for purpose and many of these are now being changed from offices to flats, offices to warehouses etc. The Ifield area has lots of Heritage plus its conservation area which would be lost under this plan including the biodiversity, farmland, a rural area dating back many years and an established golf course. The planners need to ensure all the right process are followed to show that this plan is not the way of building 3000 homes literary in your backyard and out of site.

The loss of trees, wildlife and greenspace/green belt next to the Ifield Conservation area would be an irreversible tragedy. For these reasons I really do most strongly urge HDC 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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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E aton