

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 10 October 2025 19:43:32 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 10/10/2025 7:43 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:** 40 Brantridge Rd Furnace Green Crawley

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I believe that the proposed development in Ifield is a big mistake and will cause untold damage to the local area and take away valuable land providing a green barrier between Horsham and Crawley and destroy a historic and well used and loved golf course:</p> <ol style="list-style-type: none"><li>1. It will be an over development in a very busy area where green space is precious. It seems likely that the strategic green gap between Crawley and Horsham will disappear if we don't protect it.</li><li>2. The road network in the area is already heavily used, the plan does not sufficiently address this. The proposed road around Crawley is simply inadequate and the plan takes no notice of the fact householders will more often use the A264 and Cheals Roundabout onto the A23 - roads that are congested enough already.</li><li>3. Fresh water supply and the foul water network is already under huge pressure. This large development will be unsustainable. This year areas of Crawley have suffered low pressure and indeed no water supply. The lack of a reservoir being built for many years means it is impossible to properly build more houses. Making them water sufficient houses is simply a joke.</li><li>4. The development will have an adverse effect on valuable historical sites, for example St Margaret's Church (grade 1 listed) and a medieval moated site at Ifield Court. The golf course is coming up to 100 years old designed by the same golf designer who designed Royal Birkdale. It is a jewel in the North Sussex area and must be retained at all costs.</li><li>5. The golf club is a valuable local resource for the heath and well being of local people. There are over 100+ seniors and a thriving junior section. Homes England's inability to find Ifield Golf Course surplus to requirements and their inadequate mitigation in supplying us with equal or better-quality alternative facilities is criminal.</li><li>6. The area is a known flood plain. Homes England may guarantee hosing insurance for a period of time but householders will soon find to their detriment an inability to get home insurance when trying themselves. That is a scandal you know full well will be on your heads.</li></ol> <p>Kind regards Neil Bayne</p>

Kind regards

**Telephone:**

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



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