

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 November 2025 19:31:40 UTC+00:00
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 21/11/2025 7:31 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: Sports and Community Centre The Street Charlwood

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Trees and Landscaping
Comments:	<p>West of Ifield development.</p> <p>Dear Horsham District Council Planning,</p> <p>The Charlwood Parish Council (CPC), strongly opposes this application and objects to planning application DC/25/1312. CPC feels there are more sustainable sites available and considered during the Local Plan development. The entire site is outside of the Built-Up Area boundary and has not been allocated for development. As such, the scheme is contrary to HDPF Strategic Policy 2 (Strategic Development)</p> <p>CPC were disappointed in the quality of the application; there are numerous inconsistencies that the developer's representatives were unable to explain. BNG has not been properly considered. It appears to be a predominantly desk based application with insufficient consideration to the actual situation.</p> <p>CPC feels the harms of the proposed development strongly outweigh the benefits</p> <p>Environment: The proposal fails to recognise the need for nature conservation, the area proposed houses one of the most diverse ranges of wildlife habitats in the country interconnected by ancient woodland and water courses. Species include dormouse, GCN and other protected and endangered species.</p> <p>Pressure on local services: The application fails to take in to consideration the impact on local services. The current Thames Water waste water management for the area is at capacity with no plan for how it will be expanded to cope with what is in effect a small town.</p> <p>Foul water treatment: CPC recognises and supports the comments and requested conditions of Thames Water. The 1500 home development at Westvale Park , as an example,has been plagued by spillages of untreated sewage on to public recreational areas.</p> <p>Lack of public transport: The platform at Ifield train station only has capacity for 5 carriages and there is no indication of funding to improve.</p> <p>Water supply to site / nutrient neutrality : The area is already highly water constrained and further abstraction to supply a development of this site would be unsustainable</p> <p>Highways: The roads through Charlwood, Rusper and Ifield Wood are already very busy with drivers using short cuts. Many of the roads are not suitable for simultaneous 2 way use and passing places need to be used. Increasing traffic is already seeing additional highways costs due to cars mounting the verges</p>

causing damage to the verges which then leads to an undermining of the highway edges. This development proposes a new stretch of dual carriageway across the fields but this only connects to narrow country lanes at either end and does not join to any major roads, as would be expected under national planning policy guidance. Of particular concern to the CPC is the eastern exit by Bonnets Lane which if approved must be designed so that there can be no access either in or out of the site to the north so that traffic does not route through the village of Charlwood. To ignore this would cause the village of Charlwood to grind to a halt. The planners have entirely disregarded this major concern along with the needs of horse riders and cyclists as the current plan will stop anyone from using the bridleways coming from Charlwood, Ifield Wood and Rusper area as they would need to cross the aforementioned dual carriageway'.

Harm to the amenity of current and future residents: CPC supports the objection of Sports England

Members of the Parish Council have carefully considered the proposal and urge the Planning Committee to refuse this application as highly detrimental to the area.

Conditions:

1. If the application were to be approved, CPC requests the highways condition that there should be no left turn out or right turn in to the development from the Ifield Road. An example of a similar condition is one which was applied to The Acres in Horley, which has successfully protected the country lanes to the east of that development. This would protect the infrastructure and cause less impact on existing vulnerable road users, who could otherwise be dissuaded from continuing to use the lanes - pushing people away from active travel, in to car use, which is contradictory to the Homes England mitigation to increased traffic
2. Pegasus crossings to be installed across all roads which cross bridle or byways
3. Permitted development rights with regard to extensions should be removed. The flood mitigation for the development has been designed for the proposed development. Additional building footprint would risk overwhelming the SuSD and swales proposed.
4. Fencing base shuttering around gardens must include wildlife / hedgehog corridors

Regards
Charlwood Parish Council

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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