

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 16 December 2025 16:28:18 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 16/12/2025 4:28 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:** Chowles Court East Street, Rusper Horsham

## Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise

Comments:

As a resident of Rusper Parish, having reviewed the plans in some detail, my primary objection is linked to the significant, negative impact on local traffic hotspots given the high volume of vehicles associated with an additional 3000+ homes. Even with the suggested mitigations of traffic lights, chicanes and speed bumps we will see more congestion and delays on Ifield Avenue; ratrunning through Langley Green, Ifield Green and Ifield Wood, with associated safety issues; congestion and cyclist and pedestrian safety concerns at the Tangmere Road, Overdene Drive, Ifield Drive, Ifield Station junction, especially as this will be the route for construction traffic. This will all have impact on our already congested village road networks through Rusper, Faygate and Charlwood. Whilst I welcome HE's aspiration to improve and encourage more sustainable travel, I have little confidence in the modelling that informs the application, that assumes a sizable shift away from car use towards walking, cycling and using public transport.

The Rusper Road closure, will mean much longer journeys for existing Ifield and Rusper residents, destroying the connectivity between communities. HE has suggested Ifield Wood and Ifield Green as suitable routes for the diverted, which is not a suitable alternative and will create insufferable congestion.

I also wish to object this proposal on the basis of overdevelopment of a rural area. The rural setting of Ifield Village Conservation Area will be lost, along with the historical link between the village, Ifield Court Farm, Ifield Wood and the rest of the ancient parish of Ifield. Ifield Green, a village street within the conservation area, is designated in the plans as a route for the additional and diverted traffic.

Kind regards

Telephone:

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



**Horsham  
District  
Council**



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