

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 10 November 2025 11:05:43 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 10/11/2025 11:05 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:	Badgers Pondtail Close Horsham
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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"><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>The ancient village of Ifield should stay as it is, as even now with the local developments of Kilnwood Vale and Mowbray Village (all north of Horham and now able to build even more due to supposedly sorting water situation out. Wait for the flooding on the main roads! We have approximatley 6000 new homes (at the moment). The roads cannot cope with the traffic now, so with another 10000 homes which will mean probably extra 15/20000 cars on the small country roads they will be in an even worse state of repair than they are now.</p> <p>The stations at Ifield and Faygate (which has only a few stops each day)are some distance from all developments, so commutors will need a car to get to them.</p> <p>The ancient woods should not be touched, as once this has been destroyed, it can NEVER be replaced, nor can any of the wildlife and the habitat, which the developers/coiuncils/governments do not care about - only money!</p> <p>Pollution will be even worse once the countryside has been destroyed and Gatwick Airport eventually gets its second runway, thanks to the planning inspectorate, as they NEVER seem to say NO.</p> <p>No doubt if the council objects the plans, the developers will go to the planning inspectorate and they will give the go ahead,as it seems they NEVER say no!</p> <p>Leave the countyside alone and develope brown field sites and repurpose buildings that are not being utilised at present.</p>

Kind regards

### Telephone:

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



Horsham  
District  
Council

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