

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 16 October 2025 09:52:26 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 16/10/2025 9:52 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:** 10 Aldingbourne Close Ifield 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>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I wish to object to the above planning application on the following grounds:</p> <p>1 - Traffic and Congestion The proposed development would significantly increase vehicle movements in an area already suffering from congestion, particularly around key junctions and local schools and Ifield train station. The existing road infrastructure is inadequate, and the suggested mitigations are unlikely to resolve the resulting traffic and safety issues.</p> <p>2 - Loss of Green Space and Amenity This scheme would result in the loss of a substantial proportion of the remaining publicly accessible green space in the area, including the closure of Ifield Golf Course. Such loss would irreversibly diminish recreational opportunities and the general amenity for existing residents, with no suitable alternatives provided.</p> <p>3 - Overdevelopment and Urban Sprawl The scale of the proposal-initially 3,000 homes, with the potential for further expansion-represents unsustainable growth. It would erode the distinct identity of Ifield and the surrounding countryside, effectively merging separate communities and undermining the rural character of the area.</p> <p>4 - Pressure on Local Services Local healthcare, education, and other essential services are already stretched. The development would exacerbate existing shortages, with no clear evidence that adequate new provision will be delivered in a timely manner.</p> <p>5 - Flood Risk and Drainage The site is prone to flooding, and there is insufficient assurance that the proposed drainage systems will prevent increased flood risk to existing and future residents, especially in light of climate change and more extreme weather events.</p> <p>6 - Water and Sewage Infrastructure</p>

There is considerable uncertainty regarding the sustainability of water supply and the capacity of local sewage treatment facilities, which are already near their limits. The risk of pollution and service failures is a serious concern.

#### 7 - Biodiversity and Environmental Impact

The area supports a rich variety of legally protected and priority species. The development would fragment habitats and lead to a net loss of biodiversity, contrary to local and national environmental objectives.

#### 8 - Heritage and Landscape

The proposal would sever the historic and rural setting of Ifield Village Conservation Area and other heritage assets, causing permanent harm to the landscape and local identity.

#### 9 - Prematurity and Lack of Democratic Process

This application is not part of an adopted local plan and is therefore premature. Decisions of this magnitude should be planned and subject to full public scrutiny, rather than advanced through speculative applications.

For all the reasons outlined above, I respectfully urge Horsham District Council to REFUSE this hybrid planning application.

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Kind regards

#### Telephone:

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



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