

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 17 September 2025 10:49:22 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 17/09/2025 10:49 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:	Mount Farm Bungalow The Mount Crawley
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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>- Highway Access and Parking</li><li>- Overdevelopment</li></ul>
Comments:	<p>I opposte this development for a number of reason:-</p> <ol style="list-style-type: none"><li>1. Farmland should be retained to keep British farming alive and allow production of food and protect wildlife</li><li>2. Water neutrality - with hotter summers and lower rainfall, extra homes would be detrimental to the water table</li><li>3. Additional cars - the local rural lanes are already being used as a rat run cut through, the roads would not cope with what could be 6,000 extra cars ( most people now have 2 cars per family)</li><li>4. If Ifield Road is closed by Furlong Farm, it would make the journey to Ifield Station longer ( more pollution to add to the additional pollution from Gatwick Airport). In addition, if these new homes use Ifield station, there is no parking other than on nearby roads so that would make parking there more difficult. There are also schools next to Ifield Station and a walkway to Ifield Community College. These additional houses would cause even more back up of traffic at school times.</li><li>5. NHS - it is difficult to get doctor and hospital appointments. Additional housing would put more pressure on the local doctors and hospitals. Anything to do with Mental Health has at least a 1 year waiting time. Physio, the same. There are also no NHS dentists so people who cannot afford private will go without which could be detrimental to their health.</li></ol> <p>I therefore strongly oppose this development</p>

Kind regards

### Telephone:

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



Horsham  
District  
Council