

**From:** Planning@horsham.gov.uk  
**Sent:** 17 September 2025 17:22  
**To:** Planning  
**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 5:22 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:** 11, Aldingbourne Close, Ifield, Crawley Ifield Crawley

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Overdevelopment

Comments: I object to planning application DC/25/1312 West of Ifield for the following reasons:

1. Homes England's Undemocratic Application

The West of Ifield site is not allocated in Horsham District Council's adopted Local Plan, which means the plan is 'speculative'. Homes England had made it clear they wouldn't seek to avoid the full and proper scrutiny of the Local Plan process in this way, but they have. This seems to not follow democratic principles and is not what a government agency should be doing.

2. Number of Houses

This "speculative" plan is for 3,000 houses, but Homes England were clear in April 2025 that a 10,000-house proposal is the objective i.e. if 3,000 houses are approved then the planning will start for the next 7,000. So in effect the 3,000 is the first phase of a much larger plan. Horsham District Council should be considering the impacts and infrastructure need of the full 10,000, not just this initial 3000.

3. Golf

Ifield Golf Course is a thriving private member's club, offering a high-quality sports environment to its members. It is well used and demonstrably not surplus to requirements. The loss of Ifield Golf Course would represent a permanent and irreplaceable blow to sports provision in Horsham District and Crawley. The mitigation proposed by Homes England (for minor improvements to Tilgate Golf Course, Rockwood and Goffs Part pitch and putt) is wholly inadequate and fails to address the specific qualities, capacity, and community role of Ifield Golf Course. The closure, taken alongside the recent and pending closures of other local courses, would leave a serious deficit in provision for current and future generations. I total disagree with Homes England mitigation.

4. Sewage

The application ignores the fact that the Crawley sewage treatment works is almost at capacity, and that Crawley Borough Council along with Thames Water have raised this as an uttermost concern. It is concerning that various Home England documents contradict each other about whether Thames Water have been consulted. With increased and proposed further housing in the borough of Crawley there is serious risk to further sewer overspill polluting the local river Mole.

5. Transport Infrastructure

The surrounding area where the proposed development is to take place already has severe road traffic congestion. It is inevitable that this will increase. The proposed mitigations will not elevate the issues on the Rusper Road, especially the joining Tangmere Road, Ifield Drive and at the junction of the railway station and Overdene Drive. The suggested mitigations of traffic lights, chicanes and speed bumps will slow down the traffic but not reduced the volume of cars. It is of concern that during school runs and daily commutes increased congestion, and delays will have associated safety issues.

The inclusion of a new Western Link Road and the proposed Rusper road closure will also result in additional traffic through Ifield Green (and on to the Rusper road in Ifield) and the already heavily used Ifield Avenue.

I believe Homes England aspiration that those living in the proposed development will move to less car means of transport is very naïve. Most residents will have young families and where a car is essential. I whole heartily approve of walking and cycleways, but this is very much for recreation.

6. Flooding

The proposed area for developed is prone to flooding with the area around the Ifield Meadow providing a flood plan. With increased housing within this vicinity there is very likelihood of houses in the Rusper Road areas becoming flooded. I am not confident that Homes England's drainage system plans will prevent this from happening.

7. Water Provision

There is uncertainty as to how sustainable the supply of water is to the areas of Horsham and Crawley. Homes England believe this can be achieved through water neutrality (harvesting rainwater and extracting water from surrounding boreholes). No report from the Environmental Agency has been provided in support of the housing development application. How can this plan even be considered until this has happened?

#### 8. Biodiversity

Homes England's own ecological survey show that the site is of high biodiversity value, quoting many rare, threatened and priority species that are legally protected. Homes England say that loss can be mitigated with new planting and habitats, but how can this work in an area with such rich and diverse habitats supporting so much existing biodiversity, all of which has been established and evolving for hundreds of years? It is highly likely this can or will be achieved.

#### 9. Town Strategic Gap and Heritage

The proposed area of development is the bordering gap that defines the towns of Horsham and Crawley. Closing this creates in essence one town. The rural setting of the 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 Green, a village street within the conservation area.

#### 10. Secondary School

One of the main justifications for the site is that it will deliver a secondary school, but is this needed? Indeed, an additional school was only warranted in the east of Crawley, but this has now been mitigated by Crawley Borough Council.

In conclusion, for the above reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application

[REDACTED]  
11, Aldingbourne Close, Ifield, RH110QJ  
[REDACTED]

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Kind regards

Telephone:

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



**Horsham  
District  
Council**



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