

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 September 2025 19:18:18 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 7:18 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: 40 Burlands Crawley

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Environmental impact: The area contains ancient woodland, the River Mole floodplain, and is designated as a "Biodiversity Opportunity Area". SWOI argues that the development would destroy historic countryside, reduce biodiversity, and increase flood risk.</p> <p>Infrastructure strain: Opponents state that local infrastructure, including roads, schools, and healthcare services, would be overwhelmed. The area already suffers from poor air quality and noise pollution due to its proximity to Gatwick Airport, a situation they say would be exacerbated by the new homes and traffic.</p> <p>Water stress: SWOI raises concerns about water neutrality in an area already designated as an "area of serious water stress" by the Environment Agency. A development of this size would require a large amount of water and generate significant wastewater.</p> <p>Procedural issues: The group has objected to Homes England submitting a "speculative" application, arguing it circumvents the proper "plan-led" system mandated by the National Planning Policy Framework.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk

