

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 September 2025 20:23:30 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 8:23 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: 54 Burlands Langley Green Crawley

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>We object to the proposal to build 3,000 homes, road infrastructure including amenities, a secondary school, shops, hotel, etc. set to the side of Crawley which is a very rural setting. I am concerned about the loss of fauna and flora in this rural area. These open spaces are very important for the mental well-being of the local residents. Both the golf course and the rugby club are very much a part of the local community, with many users walking to the facilities. Dog-walkers and pedestrians make much use of these open spaces as well. These are well-used social areas by the local community. This will no longer be possible if destroyed for the use of additional housing in this area and excessive roads, etc.</p> <p>Noise and traffic pollution will be greatly increased. The road is a single carriage road in all directions, so traffic will be diabolical during all development phases. This will also be a danger for pedestrians who use these roads.</p> <p>The noise and traffic pollution caused by going from a dual carriageway to a B road, and vice versa, will be significant. These roads already have high congestion during peak times.</p> <p>Commuting links are low, so cars will most definitely be the chosen form of transport to new home owners in the proposed development, putting a huge strain on single carriageway roads. I am concerned that this is the start of further applications to extend this development further and further, causing more strain on the current surrounding areas and the loss of more green space.</p> <p>Light pollution in this area is also something to be considered. Extra traffic and homes will most definitely adversely affect this current rural area.</p> <p>There have been floods in the past from the River Mole, so I cannot see how concreting over and developing such a vast area will help prevent more flooding. This rural area's trees, etc. assist with keeping flooding to a minimum compared to if this area was built up. Both the golf course and the rugby club provide a great area to absorb rainfall. Concrete, as we all know, causes huge problems with flooding/run-off. One just has to look at the flooding at the roundabout near Sainsburys to see the terrible effects of roads and bad drainage. Ifield Brook floods and the River Mole floods so this will be worsened with such a vast development.</p> <p>Paragraph 104 of the National Planning Policy Framework December 2024 says about Open Space and Recreation: Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built</p>

on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

I believe the application fails the NPPF test. The golf course and rugby club are not surplus to the local community's needs; the new proposed golf course will be further away, resulting in the local community not having easy access; I also cannot see how development of sporting facilities further away clearly outweighs the loss of our current facilities.

Kind regards

Telephone:

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