

From: Planning@horsham.gov.uk
Sent: 18 September 2025 12:20
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 18/09/2025 12:20 PM.

Application Summary

Address: Land West of Ifield Charlwood Road Ifield West Sussex

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: 23 Ellis Walk Ifield Crawley West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity

- Overdevelopment
- Trees and Landscaping

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

TRANSPORT

The main Rusper road is currently very busy as the main link from Ifield Crawley to Rusper, Horsham, Charlwood. Further development in this area would cause gridlock.
I regularly walk on parts of the Rusper road and appreciate the nature in the surrounding area, but have to be mindful of the speeding traffic (no pavements).
Ifield train station is inadequate to meet the transport needs of 3000 new families. Additional car journeys would add to existing overcrowded roads in the Crawley area.

AIR POLLUTION

Air quality management areas (AQMA) have been declared in Crawley along Crawley Avenue and around Hazelwick roundabout due to levels of nitrogen dioxide exceeding what is permitted.

(source: <https://crawley.gov.uk/environment/environmental-health/airpollution/air-quality>)
Increased traffic from West of Ifield will enter the AQMA if travelling to Manor Royal, Gatwick, the M23 etc, increasing traffic related air pollution in Crawley.

Air Quality Management is required by the Environment Act 1995.

I believe that policies set out in NPPF September 2023 Chapters 2 & 8 are not met.

WATER MANAGEMENT

Managing clean water supply, wastewater treatment, river quality and flooding for the Wol site present challenges. Present problems will be worsened by increasing the population in the area, by building on a greenfield site and by the impact of climate change. I personally have seen

the flooding on this site in recent years and it is getting worse. The site proposed is in "The Sussex North Water Resource Zone", which is officially classified as one of most overstressed supply regions in England. This application has no concrete mitigation actions for these issues

BIODIVERSITY

This application does not satisfactorily address the issues related to biodiversity or nature recovery.

NPPF September 2023 paragraphs 174, 179 and 180 are contravened.

I live near Ifield Brook meadow and the beauty of this protected area is there for all to enjoy.

The

area between Rusper road and the Brook is a part of this ecosystem and if built on would have a disastrous effect on this protected area. There is a vast amount of wildlife in this area, deer, [REDACTED], birds etc. Their habitat would be destroyed. This I find very distressing. The proposed plan encroaches on the land around the parish church of St. Margaret's which has stood on that land since the 12th Century. How the proposed building work could affect the church are unknown.

HEALTH INFRASTRUCTURE

I believe that the local health infrastructure network is already under significant strain, will not cope with the impact of another 3000 houses in the area. Policies set out in Chapter 2 & 8 of the

NPPF September 2023. are not adhered to by this application. The health facilities I was assigned when I moved here 5 years ago are in Ifield (though I pay HDC council rate!). They were assigned to me by the NHS because ALL services here are at capacity. Indeed my experience so far, being an older person, (covid notwithstanding) has shown me the difficulties getting appointments and long waiting times for hospital services. This development would BREAK an already stretched service. The planned infrastructure (if it happened) would not solve the problem, in my view.

IFIELD GOLF COURSE

Paragraph 99 of NPPF September 2023 requires that a sports facility should not be built on unless it is shown to be surplus to requirements, or 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. These requirements are not met for this application. Ifield golf course is well established and well supported by its members. Although I am not a member many of my neighbours are and I do use the public footpaths across the course regularly. The course is a significant factor in flood prevention too by soaking up rainwater. I see no benefit to the community by losing this facility.

LOCAL NEIGHBOURHOODS

Rusper Parish council Neighbourhood plan has been well thought out by the council and is well supported by local communities. It does NOT support this development. There will be significant impact on Crawley, but the plan is unclear on this. I believe Crawley Council do not support it.

UNDEMOCRATIC

The site is not allocated in HDC's adopted local plan which means the application is "speculative". Homes England had made clear they wouldn't seek to avoid the full and proper scrutiny of the local plan process in this way, but they have. This feels undemocratic and not what a government agency should do

For these reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton