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Sent: 31 October 2025 11:59
To: Planning
Subject: Reference: Planning Application DC/25/1312 - Land West of Ifield, Charlwood Road, Ifield

Categories: Comments Received

----- Original message

Reference: Planning Application DC/25/1312 - Land West of Ifield, Charlwood Road, Ifield

Dear Mr Hawkes,

I object to the proposed development outlined in planning application **DC/25/1312** for the following material considerations:

1. Inadequate Local Infrastructure and Healthcare Facilities

The proposed development of up to 3,000 homes will place an unsustainable burden on already strained local infrastructure, particularly healthcare services.

- **Hospitals/GP Surgeries:** The existing hospitals/GP surgeries serving the area are already operating at or beyond capacity, with reports of long waiting times for appointments and A&E services. The current infrastructure cannot adequately support a significant population increase of this magnitude. The application does not include plans for a new, fully functional hospital to mitigate this impact, only a provision for healthcare facilities which is likely to be insufficient and rarely come to fruition.
- **Schools:** While community and education facilities are mentioned, the current capacity of local schools has not been demonstrated to be sufficient to absorb the influx of new residents without significant negative impacts on existing residents' access to school places.

2. Water and Sewage Management

The local water and sewage systems are already a concern.

- **Wastewater Capacity:** The existing foul water network may not have sufficient capacity to support the proposed development, posing a risk of overloading local sewage treatment works. The developer's submitted "Water Neutrality Statement" needs rigorous scrutiny to ensure it genuinely addresses the issue and that secured network upgrades are in place before development commences.

- **Water Supply/Drainage:** The sheer scale of the development raises significant questions about water neutrality and the capacity of the local water supply, which needs to be clarified and guaranteed.

3. Transport Issues and Highway Safety

The development will significantly increase traffic generation, exacerbating existing transport issues.

- **Traffic Congestion:** The roads around the area are already congested due to previous overdevelopment and lack of investment in supporting transport infrastructure. An additional 3,000 homes (let alone the additional 7000 homes Homes UK will be applying for in the future) will make this situation worse, leading to chaos on local roads.
- **Highway Safety:** Increased traffic poses a direct threat to highway safety for both drivers and pedestrians. While the application mentions a Crawley Western Multi-Modal Corridor (Phase 1), there is no guarantee that this will effectively mitigate the significant increase in vehicle movements generated by a development of this size. This should be constructed before the 3000 are built should permission be granted.
- **Public Transport:** The existing public transport links are inadequate to support such a large development, making residents heavily reliant on private vehicles.
- **Loss of Green Space and Environmental Impact**

The development will result in the loss of vital local green space and harm to the natural environment.

- **Loss of Designated Green Space:** The development threatens Ifield Brook Meadows, which is a designated Local Wildlife Site (LWS) and the only Local Green Space (LGS) in Crawley Borough. The application is unclear whether this sensitive area is inside or outside the development boundary.
- **Biodiversity Loss:** The development would destroy important floodplain wetlands and aquatic habitats in Ifield Brook and the River Mole, harming protected species and the district's wider ecological network.
- **Countryside Coalescence:** The development breaches local policies by closing the green gap between Crawley and Ifield, resulting in urban sprawl and permanently damaging the historic parish landscape.

Conclusion

The proposed development (DC/25/1312) is unsustainable. The lack of guaranteed, significant infrastructure improvements—specifically for healthcare, water/sewage, and transport—demonstrates that the proposal does not align with the National Planning Policy Framework's requirement for sustainable development. The local services are already struggling and cannot cope with the proposed population increase.

I urge Horsham District Council to refuse this planning application.

Yours sincerely,

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Sent from my Galaxy