

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 02 September 2025 20:54:00 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 02/09/2025 8:53 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:	5 Ifield Green Crawley
----------	------------------------

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	<p>The area in question floods the water authority in the area is having huge problems servicing the number of people that are in the local area. Heavy rain causes flooding in that area and quite a few roads quite a few roads flood on a regular basis putting peoples lives at risk and the water authority struggle to cope. Local infrastructure it's bad enough at the moment trying to get a doctor's appointment the local emergency department at the hospital closes at night and more people moving into the area will not help that situation.</p> <p>What about schooling? What about Doctors? What about local shops to that area? What about congestion of local roads there are already problems</p> <p>Do people really want houses built on an area which is notorious for flooding? Will the builders be upfront and admit they were problems or will they keep quiet and hope that nothing happens and then people get stuck with the house in an area that floods?</p> <p>What about those facilities that these houses would need? No doubt they will say we will put them in, but when if anything they should be putting those facilities in before they actually build houses no point in building houses and creating bigger problems in the surrounding area.</p> <p>What about the wildlife? Where will they go to? Are they just gonna pack up their homes and find a new one somewhere else when in fact keep doing this and there will be no land left for them to live in.</p> <p>What about the elderly? When already in the surrounding area? They are struggling to provide facilities, home help, medical care?</p> <p>Yes, we need more housing, but we also need green country areas but if we keep building on land like this, there will be no green areas. The environment is already being harmed and we're all being asked to be environmentally friendly. Is it really environmentally friendly to just go building houses? Willy-nilly?</p> <p>We have a responsibility and people in charge of planning committee have an even bigger responsibility to take care of our local environment to take care of our local wildlife to take care of those that are already living in the area and to take note of those peoples feelings</p> <p>Please, please, we need to look after our countryside this is not a small number of new homes it will put huge pressure on this area</p> <p>Or is it a common fact that money talks that the builders know</p>

they will make a huge sum of money? Local councils will gain new revenue from housing tax but no thought will go into the real consequences of the damaging of the environment why are local people doing their bit by recycling recyclables? If those in charge aren't doing their bit?

Thank you

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto: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](http://www.horsham.gov.uk) Chief Executive: Jane Eaton