

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 September 2025 21:26:11 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 9:26 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: 7 Spartan Way Crawley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I object to this development for the following reasons
The area is beautiful countryside enjoyed by the whole Ifield community, many people walk there to enjoy the peace and quiet and the wildlife
Wildlife will be disturbed
People will not be able to walk out of their houses and enjoy these things anymore
The road through the development joins on to Ifield Avenue, I live off of this road which already has too much traffic for a built up area, more traffic will be using this road to get to the relief road of the new estate which will cause more noise, danger to pedestrians and pollution

The plan states there will be affordable houses however as the plan is in the Horsham council area will people from Crawley have access to to these affordable houses?

Will the schools accept children from the Crawley area

Generally traffic to the new estate will increase greatly and cause congestion in already very busy roads around Crawley, there are no provisions in the plan to improve these links in and around Crawley itself, will Horsham council fund works to roads within Crawley to allow for this greatly increased amount of cars in the area, bearing in mind that the estate is going to increase to 10k homes in the future

There will be provision for travellers will the area around be policed

The golf course is being removed, which is a great asset to the community

I don't want open fields replaced by brick walls and a main road which will be a scar on a beautiful area. An area where there is a sense of village community which will be eroded by at least 6k more people and their vehicles in the area. an area where we have trees that have been there hundreds of years cut down and animals having their habitat taken away

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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