

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 04 September 2025 11:50:25 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 04/09/2025 11:50 AM.

### 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   |

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### Customer Details

|          |   |
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| Address: | 14 Charman Gardens, Ifield Ifield Crawley |
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## Comments Details

|                      |   |
|----------------------|---|
| Commenter Type:      | Member of the Public  |
| Stance:              | Customer objects to the Planning Application  |
| Reasons for comment: | - Other   |
| Comments:            | <p>I am writing to express my concerns and formal objection to the above-referenced hybrid planning application, proposing a substantial phased, mixed use development comprising full and outline elements for a variety of residential, commercial, educational, and infrastructural uses in our area.</p> <p>As a local resident living in close proximity to the proposed development, I am deeply concerned about the negative impact this scheme will have on my property and personal quality of life. I anticipate increased noise, disruption, and loss of privacy-especially during construction phases-as well as the potential for reduced property values and loss of enjoyment from the current peaceful environment. The scale of the development and increased population density will put pressure on local infrastructure and resources, directly affecting those of us who have chosen to make our homes here.</p> <p>While I appreciate the council's duty to facilitate sustainable growth and development, I have additional significant concerns about the scale, impact, and execution of this proposal-namely:</p> <p><b>Traffic and Transport Impact:</b><br/>The application includes major transport infrastructure, including the Crawley Western Multi-Modal Corridor and new access points from Charlwood Road and Rusper Road. I am concerned about the increase in traffic congestion, safety issues at crossing points, and the impact on local roads, which are already under pressure.</p> <p><b>Environmental Considerations:</b><br/>The proposed phased development includes water abstraction boreholes, extensive landscaping, and infrastructure works. It is unclear from the documentation how impacts on local ecosystems, green spaces, and wildlife will be mitigated, particularly with the significant scale of the enabling works and subsequent phases.</p> <p><b>Community Integration:</b><br/>While there are outlined plans for community and educational facilities, there is uncertainty about when and how these facilities will come forward in relation to the residential elements. Phased development risks the delivery of necessary amenities being delayed or omitted, negatively affecting quality of life for future and existing residents.</p> <p><b>Scale and Density:</b><br/>Up to 3,000 residential homes, hotel accommodation, business</p> |

and industrial premises, and gypsy/traveller pitches represent a significant increase in local population and activity. I am concerned that the development may not be appropriately integrated with existing neighbourhoods, leading to increased pressure on local services, schools, healthcare, and recreation areas.

**Phased and Severable Approach:**

The intention for the development to proceed in distinct, severable phases presents further risk, as there may be lack of coherent oversight and delivery of essential infrastructure, amenities, and environmental mitigation strategies.

**Loss of Local Sporting Facilities:**

I am particularly concerned about the closure of Ifield Golf Course to facilitate the development. The loss of this long-standing sporting facility will result in a significant lack of local golf courses and recreational opportunities for the community, diminishing options for healthy outdoor activities and social engagement. There has been no clear proposal for the replacement or mitigation of this amenity, and I am worried about the long-term impact this will have on local access to sport and leisure.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
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**Horsham  
District  
Council**

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**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