

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2025 21:14:24 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 9:14 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: 23 Birkdale Drive Ifield Crawley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: I genuinely cannot see how this development in any way is a good idea. No consideration has been made for the actual residents living in this area. The roads are awful and cannot sustain the traffic it has now let alone all the extra traffic. Yes I see you are implementing cycle paths etc etc but in the real world noone uses these. How often are cycle paths just left to grow over unused. How about the wildlife and all the beautiful vegetation. Why in this day and age when we are trying to rebuild our countryside are we now ploughing and cutting it up just for housing which can be dealt with in other ways. How about we look at unused brown space first or neglected and abandoned properties. These houses will not be affordable, normal working class people, young people, cannot afford these properties. What about the flooding? I would genuinely love to see if any of the planners would actually buy and live in one of these houses, right where the flooding always occurs.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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