

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2025 18:06:07 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 08/09/2025 6:06 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: Moat Cottage, Ifield Court Charlwood Road, Ifield Ifield , Crawley

Comments Details

Commenter Type:	Neighbour
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:	1. The proposed only egress for the whole development is via a two lane carriageway that abuts Ifield Drive/Charlwood Road at the junction with Bonnetts Lane and Ifield Green - all of which are single lane roads that cannot take the extra capacity that this proposed development will generate. 2. What is known as the park, which is a field and a part of Ifield Court Farm will be damaged by the above road and the natural inhabitants - which include, amongst other creatures, deer and great crested newts will be adversely and permanently affected. 3. There is a predominance of multi storey dwellings. 4. For my wife and I as owners of the land at Ifield Court there will inevitably be continuous vehicle noise - whereas now there is none. 5. I have seen no evidence of any attempt to prevent noise with the planting of mature trees along the proposed new road

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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