

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 09 September 2025 17:20:41 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 09/09/2025 5:20 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:** 8 Hightrees Ifield Crawley

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I would like to strongly object to these proposals for a number of reasons including;</p> <ol style="list-style-type: none"><li>1) Loss of habitats for local wildlife</li><li>2) Loss of an area of natural beauty and peace</li><li>3) The local infrastructure and amenities cannot support 3,000 new homes. It will lead to increased pollution (noise and air quality), loss of water pressure, an increase in potential sewage problems, and potential increase to flooding due to water drainage required.</li><li>4) There will be an increase in traffic, in what are already congested roads, with no other access from Ifield West to Rusper</li><li>5) This will cause serious inconvenience during building phases to current residents (many of whom have young families or are older individuals who have moved to Ifield West for peace)</li><li>6) Crime will increase, due to the volume of new residents accommodated</li><li>7) Loss of a leisure venue by shutting the gold club</li></ol> <p>Thank you</p>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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