

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 09 September 2025 21:58:08 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 9:58 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:	Hill Crest Whitehall Drive Crawley
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## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>There are numerous reasons this unjust and unjustifiable planning application should not be approved.</p> <p>Multiple issues have been raised and tabled on the bio diversity, the water resources, the utility capability and the infrastructure proposals.</p> <p>The houses do not meet the local need, the strains placed on already struggling services in the area including health, emergency response etc are not seriously considered and previous consultations have done little to address this.</p> <p>The idea of a community that doesn't need to use vehicles or not plausible and the said to Gatwick is short term only, with long term reduction in labour in the modernisation of the industries.</p> <p>The housing type is incorrect, with the need for more genuinely affordable housing.</p> <p>The transport links are not fit for purpose with the local public transport no where near capable of serving the increased demand without major investment. Improving the road structure only contradicts the aim to reduce carbon footprint.</p> <p>The policy of 'Biodiversity Net Gain' is discredited, the loss of ancient woodland borderline criminal and the conservation area further disturbed.</p> <p>The case for rejecting and opposing the plan continues to grow and therefore this application should be withdrawn.</p>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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