

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 11 October 2025 19:35:33 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 11/10/2025 7:35 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:	Main Oaks Rusper Road Ifield Crawley
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## Comments Details

Commenter Type:	Member of the Public
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>- Trees and Landscaping</li></ul>
Comments:	<p>I am writing to object to planning application DC/25/1312 for West of Ifield for the following planning reasons:</p> <p>Transport -</p> <p>Ifield Station - It has a short platform which is already overcrowded in the rush hour</p> <p>There is Insufficient parking which will result in parking in the surrounding residential roads. A lot of people will always try to avoid a walk to the station.</p> <p>Roads -</p> <p>Ifield Avenue is already severely congested at peak times due to traffic queuing to join the A23</p> <p>Ifield Drive already has long queues at to the junction with Ifield Av</p> <p>Ifield Green is only a narrow road which would have to be used to get to Ifield, including the station.</p> <p>Ifield Wood is an existing cut through to Rusper Road. It is only a narrow lane insufficient to take large volumes of traffic</p> <p>Trees and Landscaping -</p> <p>Golf Club</p> <p>The golf course provides an excellent habitat for wildlife, which would be lost if it were built on.</p> <p>Overdevelopment-</p> <p>There would be too many houses for the surrounding access roads to cope with.</p> <p>For these reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.</p>

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

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