

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 October 2025 19:52:38 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 7:52 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

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
- Trees and Landscaping

Comments: I am writing to object to planning application DC/25/1312 for West of Ifield for the following planning reasons:

Transport

Ifield Station - It has a short platform which is already overcrowded in the rush hour

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. The station is right next to a primary school and at school time Ifield drive and Tangmere Road are very congested with cars waiting to pick up children.

Roads -

There are too many houses in the proposal for the already congested roads - Ifield Avenue, Bonnetts Lane, Ifield Green, Overdene Drive, Tangmere Road and adjoining roads.

Ameneties

Golf Club

Thie provides exercise and recreation for its 500 members and their guests. Alternative courses are becoming fewer and a community facility would be lost.

Trees and Landscaping - There are an extensive number of mature trees which would be lost as a result of the building.

For these reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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