

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 12 October 2025 10:59:58 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 12/10/2025 10:59 AM.

### 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:	12 Rhodes Drive Ifield 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>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I completely object to the planning application, and also the whole plan of not only these 3000 homes, but the 10000 in the larger plan.</p> <p>Living on Rhodes drive and as a neighbour to the proposed Travelers site, we have not been directly consulted on this plan and we are very concerned that our direct outlook from the front of our property will be affected as well as the value of our property in what is a very nice and quite road. There appears to be nothing in the plan to address the issue of this outlook and I note it has moved from the original location which would have been where Ifield golf course currently is, with no reason for the change. A traveler site would be better placed away from existing properties. Having lived in Crawley most of our lives, we have seen the effect of travellers in the local community and facilities in and around the town, and have deep concerns at this proposal.</p> <p>The road access plans are quite simply not workable and to cut off Ifield, some of which is in the Parish of Rusper, from Rusper itself will create further issues with only one way in and out, causing severe localised traffic issues especially in peak times. The plan seems to have been put together without those in charge actually looking at the effect, as if someone had actually driven on some of the roads proposed then it would be clear and obvious that these roads are not suitable.</p> <p>The plan will not deliver the right housing for local needs.</p> <p>The removal of Ifield Golf Club would be a disaster for the local community.</p> <p>There will be added stresses on health care provisions, it is already extremely difficult to get medical appointments at the local GP's and the nearest A&amp;E is in Redhill.</p> <p>There is already a very large business estate in Crawley, with many buildings empty, so a business park seems illogical in the plan.</p> <p>Loss of green space is unacceptable, we and those in the local community use the green spaces daily and this is essential for the</p>

local community mental health and well being. Destroying these fields for houses really does not seem right and is not acceptable.

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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**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E aton