

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 29 August 2025 14:50:25 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 29/08/2025 2:50 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:	35 Warren Drive 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>- Design</li><li>- Highway Access and Parking</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I've lived in the area for 37 years. This development is way to big for the area. The land is prone to flooding! The roads are already busy around Ifield and Ifield village so added pressure on this will be a major strain. The developers making it sound like a centre Parcs feel is a joke no one is going to be moving around the area on bikes it will be cars on our roads and with a possible 3000 homes then likely to be at least that many cars. East Surrey can barely cope so this added population how will the NHS cope Crawley has a lack of hospital facilities. I for one and my children have enjoyed this natural space since I was a child watching wildlife we lack green space but then you will take all this green space and trees away!</p> <p>. This will only benefit the the wealthy and people on council list not the working class or my children in the future. Other local devopments are not fully occupied so why is this need for so many houses being proposed. My biggest concerns is added traffic on village and small roads and safety of my children the roads are not built for all this added traffic, taking away that Ifield was a village why ruin an area of natural beauty to make the rich richer but our children poorer by adding more pollution noise and taking away peaceful green space. The high risk of flooding to other parts of Ifield is a major worry.</p>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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