

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 August 2025 08:44:47 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 31/08/2025 8:44 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: 71 treyford close Crawley

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I formally and strongly object to the hybrid planning application for the phased, mixed-use development, which includes the loss of Ifield Golf Course. The reasons for my objection are detailed below and are based on the significant negative impacts this development would have on the community, local infrastructure, and the environment.

1. The Unacceptable Loss of Ifield Golf Course

Ifield Golf Course is a vital and irreplaceable community asset. It provides a significant green space that is actively used by a large and growing membership, many of whom are young people. This facility is crucial for promoting physical activity, social engagement, and mental well-being, while also providing a positive outlet that helps prevent antisocial behavior.

The game of golf has seen a substantial increase in popularity, particularly since 2020. The existing golf courses in the area, including Tilgate, Cottesmore, and Copthorne, are already at or near full capacity, making it extremely difficult to secure a tee time. To lose Ifield Golf Course would be an unacceptable blow to the local sporting community and would place an impossible burden on the remaining facilities. The conversion of green space, specifically a cherished and popular sports facility, into a housing estate is a trend that is severely limiting access to recreational activities in our area. The importance of sports and social spaces for community health cannot be overstated.

2. Significant Environmental and Ecological Impact

The area designated for this development is a valued green space, widely used by residents for dog walking and other recreational activities. It is also a thriving habitat for a variety of local wildlife. I have personally observed rare birds such as parakeets and kingfishers in the meadows, a clear indication that this is a rich and diverse ecosystem.

Approval of this application would lead to the irreversible destruction of this habitat, forcing wildlife out of the area and causing a severe loss of local biodiversity. The proposed development represents a significant loss of green space, which is already a scarce and popular resource for the community.

3. The Loss of Agricultural Land

The proposed development will be built on farmland, which is a valuable resource for local food production. The conversion of this

land to housing is a concerning trend that makes it increasingly difficult for local farmers to operate and contributes to the loss of our region's agricultural capacity. This represents a significant and irreversible loss of productive land.

4. Severe Strain on Local Infrastructure and Amenities

The existing infrastructure in Ifield is already operating at or beyond capacity. This development would place an unsustainable and unacceptable burden on essential services and transport networks.

- Traffic Congestion: The roads in and around Ifield are already overpopulated, leading to significant traffic and frustration during peak times. Adding up to 3,000 homes will inevitably lead to a critical increase in vehicle movements, exacerbating existing congestion and causing gridlock.

- Healthcare Services: Local GP surgeries and healthcare services are already oversubscribed. It is currently difficult to secure a timely doctor's appointment. The influx of thousands of new residents without a corresponding increase in medical facilities will make access to essential healthcare services impossible.

- Public Transport: Public transport, specifically buses, is already overcrowded during peak hours. The proposed development will put an unbearable strain on an already stretched service.

- Pollution: The increase in traffic will lead directly to a rise in air and noise pollution, negatively impacting the health and quality of life for all residents.

5. Concerns Regarding Community Character and Cohesion

I am deeply concerned that the proposed allocation of spaces for travellers within the heart of Ifield will cause disruption to the established community and lead to an increase in crime and antisocial behavior. This aspect of the plan risks a breakdown in community cohesion and could prompt many long-standing residents to move away from the area.

6. Negative Impact on Quality of Life and Property Values

The cumulative negative effects of this development-including the increased traffic, noise, and pollution-will significantly diminish the quality of life for current residents. The serene, green environment that makes Ifield so desirable will be replaced by a large-scale construction site and, ultimately, a densely populated area. This change will not only reduce the day-to-day enjoyment of our homes and surroundings but could also lead to a decrease in local property values, negatively impacting a significant financial asset for many residents.

For all the reasons stated above, I strongly object to this planning

application. If the application is approved, it will fundamentally and irreversibly ruin the character of the area, destroying the very reasons why my family and I have chosen to live in Ifield. We would be forced to seek residence elsewhere.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton