

**From:** Planning@horsham.gov.uk  
**Sent:** 03 October 2025 17:03  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1312

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**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 03/10/2025 5:02 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: 4 Dobbins Place Ifield west Crawley

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments:

West of Ifield Colossal development build in these area are ugly grey un-keeping not fit into country side historic heritage area. I am concerned about the local wildlife and animals rabbits, birds, king fishers, bats, newts etc these areas will get disrupted and areas torn apart. Protected trees and habitat vanishing also bluebells, orchids protected and some woodland.

This area is claustrophobic already built up with the airport expansion and Crawley is busy medium town. Local roads not fit for purpose easily get clogged.

Would like a nature reserve better for children's health and well-being and the environment. Global warming could happen quicker Crawley is getting too chaotic already.

[REDACTED] I be late for my doctors and hospital appointments.

My question is will they build Schools, hospital and doctors or is that false promise's?

Where are the doctors and nurses to provide these services?

Going on the bus will take longer due to excess traffic. High Pollution from cars, planes and vans will increases respiratory conditions for my kids, elderly and vulnerable. Petrol and diesel cost will increase for many due to congestion.

Construction vehicles struggle to get around the local area being small A roads.

The roads Ruislip will be shut off how'd the emergency vehicles get through our area?

Building on a flood plain area not great causes subsidence and where is the water going to go. May effect local roads hard to get in out the area.

Water problems in the summer always a lack of water. Not allowed paddling pool for my sons. Where is the sewage going is there any issues.

This will burden Crawley border and Horsham, no benefits for Crawley residents and not enough infrastructure to provide for all these people. Not enough jobs are created. Only temporary construction work. Airport only air steward/stewardess. Half the airport is automated. Shops shutting not a growing local town declining.

Leisure facilities should be protected especially Ifield Golf Club to should be used for many to protects peoples Mental health and well-being young people benefit them in life with less crime. This could noise near to where I live.

I think this expensive development is solely for wealthy Londoners and Surrey communities not for local communities it's for Horsham District Council residents only. Increase in crime from other areas and Londoners. Is it really for social housing?

Our local fields going to get destroyed, our food cost will be extortionate dearer from buying abroad. We should provide for the UK equals lower cost local food.

Low lying planes will not attract buyers. I certainly wouldn't buy one of these houses. The noise will be horrendous.

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Kind regards

Telephone:

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



Horsham  
District  
Council

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