

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 05 November 2025 19:54:33 UTC+00:00  
**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 05/11/2025 7:54 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:	Normans East Street Rusper
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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>Shocking. The beauty of Ruper and surrounding villages is being threatened beyond repair:</p> <p>Desecration of wildlife and natural habitats. Damage to local ecosystem and a loss of protected trees and green spaces.</p> <p>The density of the proposed housing is far too high for the area and is set to increase.</p> <p>Huge impact on traffic and carbon emissions through Ruper village and surrounding areas. The roads are already choked with traffic.</p> <p>Education and medical services will be under greater threat. Local services such as public transport and drainage systems will be placed under unmanageable strain.</p> <p>An increased risk of flooding.</p> <p>The list is endless.</p>

Kind regards

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### Telephone:

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



Horsham  
District  
Council