

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 October 2025 10:43:06 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 08/10/2025 10:43 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: 40 Brantridge Road Furnace Green Crawley

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>I believe that the proposed development in Ifield is a mistake:</p> <ol style="list-style-type: none">1. It will be an over development in a very busy area where green space is precious. It seems likely that the strategic green gap between Crawley and Horsham will disappear if we don't protect it.2. The road network in the area is already heavily used, the plan does not sufficiently address this.3. Fresh water supply and the foul water network is already under huge pressure. This large development will be unsustainable.4. The development will have an adverse effect on valuable historical sites, for example St Margaret's Church (grade 1 listed) and a medieval moated site at Ifield Court.5. The golf club is a valuable local resource for the heath and well being of local people.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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