

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 October 2025 12:11:05 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 01/10/2025 12:11 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: 2 Hillside Close Southgate Crawley

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Other
Comments:	<p>object to the planning application DC/25/1312 West of Ifield for the following reasons:-</p> <p>Transport</p> <p>Phase 1, including access from Charlwood Road and crossing points - My concern here is that with 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 the new construction road would be built to cope with the traffic however, the Charlwood road, Bonnets lane and Ifield Avenue roads are insufficient to handle trucks/articulated lorries and mass traffic. Will these roads be upgraded to allow access out to the A23? Equally, the new road exiting onto Rusper Road would require upgrading to allow traffic to flow out onto the A264, noting that either end of the new road the roads are small and not suitable for large vehicles and the suggested volume of traffic from the 3000 residences, businesses, travellers and general public.</p> <p>Environmental and Social infrastructure</p> <p>As seen in Kilnwood Vale construction companies are not readily fulfilling the grant of application in respect of shops, medical infrastructural. Should the application be approved what safeguards will be contractually put in place to ensure any social infrastructure is guaranteed?</p> <p>Social considerations</p> <p>As part of such a large planning application will the social aspects (meeting places, health and local business opportunities etc) of bringing together a large number of people (3000+) be taken into consideration with respect to the amenities and the support from the Council and/or the construction companies</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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