

**From:** Planning@horsham.gov.uk  
**Sent:** 07 October 2025 09:50  
**To:** Planning  
**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 07/10/2025 9:49 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:** 36 THE CROFT GOSSOPS GREEN CRAWLEY WEST SUSSEX

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment

Comments: Dear Sirs, I strongly object to the proposed development for the following reasons.  
Location, the site is on the boundary to Crawley which is already over stretched with a population that cannot be serviced currently.  
The waiting time for public services is already beyond capacity and this being so close to Crawley will only add to that problem.  
The proposed developments size is being masked by an application for only three thousand houses, we are all aware of Homes England's interest is to build up to 10,000 houses which will no doubt follow on if this phase gets approval.  
The loss of a golf course that is used by a members club and 3000 plus green fees a year, there have already been closures of courses in the area, due to demand the remainder are now taking advantage of the situation and charging excessive joining fees as well as increased annual membership fees, how do we encourage more youngsters to play to develop our next champion if this sport becomes elitist.  
The other issues that concern me are the provision of water; both the supply and waste management services are again at capacity.  
The disruption to wildlife and an area of historic interest.  
With climate change the issues we now face with local flooding.  
This proposed development is just in the wrong area.  
Kind regards  
[REDACTED]

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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

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