

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 October 2025 13:34:08 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 07/10/2025 1:34 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: 147 Rusper Road Ifield Crawley

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
- Other
- Overdevelopment
- Trees and Landscaping

Comments: Sewage - Thames Water has red-flagged Crawley as almost at capacity over the last two years; we cannot see that Thames Water have even been consulted.

Infrastructure - Rusper Road is already considered a busy road; at peak times, it can take 5 minutes or more to simply cross the road. Presently some parents park in Rusper Road playing fields car park as the nearest space to get their children safely to Mill school, but there are no pedestrian crossings, and cars speed along Rusper Road, we regularly see them up to 60 miles an hour, and as they come around a blind corner at the junction with Tangmere Road they are upon you before you can even get half way across the road, so many times, we have had to jump back. We feel it is just a matter of time before someone is injured or worse if the volume of traffic increases any more.

We know it has been suggested that people on the new development will cycle - Rusper Road is simply not wide enough to accommodate safe passage of cyclists alongside cars, buses and lorries. We have seen lorries have to mount the pavement simply to pass an oncoming bus or lorry - this is so dangerous.

We also feel it is irresponsible to assume new residents will use public transport and cycle lanes, we all know almost all households have at least 1 vehicle, in many cases 2, 3 or even 4.

Ifield Station has the worst record for cancelled trains in the whole country; it is not a mainline station, and there simply isn't anywhere commuters could safely leave their cycle at the station. It is ludicrous to suggest otherwise. And there is no parking at the station, meaning the surrounding roads will become even more congested with parked cars.

The wider infrastructure cannot cope with the sheer volume of vehicles this development will bring - the roads are severely congested at peak times as it is. The roads around Ifield were simply not constructed with this volume of traffic in mind, it is becoming increasingly dangerous.

We understand construction traffic will be routed through Gossops Green, Overdene Drive, Tangmere Road and Rusper Road. Tangmere Road is simply not wide enough with the parking bays

currently there; we regularly have to pull over to a standstill to allow buses safe passage; it simply will not cope with construction traffic. Overdene Drive and Tangmere Road are where the school children enter and leave the school; an increase in the size and volume of vehicles will make it so dangerous for them, despite the traffic signals, purely because the roads are not wide enough.

We walk along Rusper Road regularly, and between Tangmere Road and the mini roundabout that leads to Hyde Drive and Rusper, we have almost been hit by the wing mirrors of large vehicles because the road is not wide enough.

Health services - We do not have enough GPs to service the existing surgeries. Where are the new GPs coming from for any new surgery? We do not have an A&E department at Crawley hospital, our nearest is East Surrey hospital, and there has been no mention of this - is East Surrey even able to accommodate a potential increase in demand, particularly bearing in mind a 2nd runway at Gatwick has just been approved?

Farmland & greenfields - We understand Homes England and Horsham council representatives have described the site as low-grade and virtually brownfield - this could not be further from the truth. The area is of high biodiversity value, with many rare and threatened species that are legally protected. We walk in the area daily, as do many others, and we see an abundance of wildlife. The land is farmed for crops, it is not brownfield, the farmer has cattle and sheep on the land too.

Furthermore, the river often floods, we are not sure this has been taken into account. The 2nd runway will also direct more air traffic towards the proposed development, which will affect noise and pollution levels quite considerably.

We understand that Ifield Village Conservation Area will be greatly impacted by a proposed route for additional and diverted traffic, plus cycle lanes. This is simply not acceptable in terms of Heritage.

Ifield golf course is top-notch and the complete opposite of brownfield; it is rich in diverse habitats and biodiversity. We also understand there are local colonies of rare Bechstein bats that use the area for feeding and roosting - these must be protected.

We do not believe the proposed landscaping of the development comes anywhere close to compensating for the loss of wildlife and habitat.

Overall, as residents of Rusper Road, any proposed development on the golf course and farmland will have a devastating effect on wildlife, infrastructure, road safety, health facilities, enjoyment for walks in nature and much more. We feel that this development is

being dumped on Crawley, and Crawley council do not have the resources or funds to cope with the proposal.

Kind regards

Telephone:

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