

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 October 2025 13:59:53 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 1:59 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: 75 Poynings Road Ifield Crawley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Re: Objection to Planning Application DC/25/1312 - Homes England West of Ifield Housing Development

I am writing to formally object to the planning application for the proposed development of 3,000 houses West of Ifield. As a concerned local resident I urge Horsham District Council to refuse this application on the grounds outlined below.

1. Inadequate Consideration of the Full 10,000 Houses Masterplan

Although this application is for 3,000 houses, Homes England has confirmed that this is only the first phase of a much larger plan for up to 10,000 houses linking Horsham and Crawley. HDC must consider the cumulative impacts and infrastructure needs of the entire masterplan, not just this initial phase. Approving the first 3,000 houses in isolation undermines proper strategic planning and risks overwhelming local services and infrastructure.

2. Water Supply and Sewage Capacity Concerns

HE's proposals for achieving water neutrality via rainwater harvesting and groundwater extraction remain unproven and uncertain. The Environment Agency has yet to confirm the feasibility or grant licenses for groundwater extraction. This critical issue should have been resolved before application submission.

Furthermore, Crawley sewage treatment works are nearing capacity. Thames Water and Crawley Council have raised serious concerns about sewage infrastructure, which HE's application inconsistently addresses. The risk of sewage overspill and pollution of the River Mole is unacceptable and must be resolved.

The fact that the land around Ifield floods regularly should prove that building here is not the right decision.

3. Traffic and Transport Impacts

The development will exacerbate congestion on Ifield roads and

surrounding areas, including Ifield Avenue, Langley Green, and Ifield Wood. Proposed mitigations such as traffic lights and speed bumps are unlikely to prevent increased delays, rat-running, and safety hazards for pedestrians and cyclists.

The closure of Rusper Road will increase journey times for residents and divert traffic through residential areas, worsening local traffic and safety conditions. HE's optimistic assumptions about shifts to sustainable travel modes are not supported by realistic behavioural evidence.

If they think people will cycle and use the train station more then they need to read up on how Ifield station was listed to for the most delays and cancellations.

4. Loss of Ifield Golf Club and Insufficient Mitigation

The loss of 18 holes at Horsham Golf and Fitness, including Ifield Golf Club, will negatively impact local golfing communities. HE's mitigation plans relying on minor improvements at other courses do not provide a like-for-like replacement. The unique community role and accessibility of Ifield Golf Club cannot be replicated elsewhere. It is used by all ages, and is never quiet. The club is renowned for its high quality course, and I've know people who have played there their whole life by choice, as the other local course are not a patch on this one.

5. Biodiversity and Environmental Harm

The site supports a rich biodiversity with many rare and legally protected species. Development will destroy mature trees, hedgerows, and wildlife corridors, including isolation of Ifield Brook Meadows habitat. HE's claim that Biodiversity Net Gain of 10% can be achieved is highly questionable given the established ecological value of the site and cannot be proved, and will be too late once the damage is done.

6. Flooding and Climate Resilience

HE's reliance on landscaping and drainage systems to manage increased surface water runoff under climate change uncertainty is insufficiently robust. The risk of flooding must be fully assessed and mitigated with proven, sustainable solutions.

7. Heritage and Community Impact

The rural character and historical setting of Ifield Village Conservation Area will be irrevocably lost. The designation of Ifield Green as a traffic route contradicts the need to preserve the area's heritage and quality of life.

8. Housing Tenure and Social Housing Deficit

The application fails to address the social housing needs of Crawley Council adequately. The proposed "affordable" housing does not meet the genuine demand for genuinely affordable, social housing tenures.

9. Questionable Need for Secondary School Provision

The justification for a new secondary school is undermined by falling primary school pupil numbers, raising doubts about future secondary school demand.

10. Undemocratic and Speculative Application Process

The site is not allocated in HDC's adopted Local Plan, rendering this application speculative and bypassing the democratic Local Plan process. This approach is inappropriate for a government agency and undermines local planning governance.

Conclusion

For the reasons outlined above, I respectfully request that Horsham District Council refuse planning permission for this application. The scale, impacts, and uncertainties of the West of Ifield development are too great to be approved without further comprehensive scrutiny and resolution of critical issues.

Thank you for considering my objection.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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