

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 October 2025 16:55:24 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 4:55 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: 6 Rhodes Drive Ifield Crawley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: We purchased our house on the Maples in 2019 as it was on the outskirts of town and rural with beautiful landscapes and little noise and traffic.

With plans to close Rusper road, we cannot easily access Crawley, we would need to go all the way through Ifield Wood which increases commute time and ease of getting to local amenities.

I am especially troubled by the plans for a travellers site, directly opposite my house and all the noise and trouble that would bring to a peaceful and friendly neighbourhood and also feel this will devalue my house.

This is on top of the loss of trees and wildlife, overdevelopment and lack of amenity, as it is currently incredibly difficult to find doctors and dentists if you are new to the area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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