

**From:** Planning@horsham.gov.uk  
**Sent:** 07 October 2025 17:07  
**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 5:07 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

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### Customer Details

**Address:** 4 Rhodes Drive Ifield

### 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:

I am writing to object to the planning application DC/25/1312. The proposal is wholly inappropriate in scale and risks causing significant and irreversible impacts to the local environment, community and infrastructure. The proposed development will dramatically increase traffic in and around Ifield West. The area already suffers with severe congestion and the reported plan to close Rusper Road would remove a vital route only leaving one exit from Ifield West. An average household has a minimum of 2 cars, with 3000 proposed houses in Ifield West....This will increase journey times and pose safety concerns for residents especially those in need of emergency services.

Crawley Hospital is already under significant pressure due to population growth and staffing shortages and has reduced its hours, no longer a 24 hour treatment centre. East Surrey hospital is the nearest emergency hospital serving all within the M25 radius. They are already operating beyond capacity, with frequent overcrowding in A&E and patients waiting on stretchers in the corridors. The development will place greater strain on these services.

There is evidence that a supporting infrastructure can be delivered on time to serve this planned level of development raising serious concerns of safety and sustainability.

I therefore urge that planning application DC/25/1312 is therefore declined.

██████████

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Kind regards

Telephone:

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



**Horsham  
District  
Council**



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