

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 07 October 2025 17:15:17 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 5:15 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:** 26 Parkfield Close Gossops Green Crawley

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I object to the planning application DC/25/1312 West of Ifield for the following reasons:</p> <p>Flooding - Crawley has insufficient flood defences especially in and around this area. Adding more concrete will pose a huge risk of flooding many existing houses.</p> <p>Sewage - Crawley sewage works are almost at capacity, Crawley Council and Thames Water have already raised this concern. The proposed development poses a huge risk of more overflows polluting the River Mole.</p> <p>Traffic - Crawley is already gridlocked at rush hour times, the proposed development will mean more congestion and delays which will impact most of the surrounding area and Crawley.</p> <p>Access - The access is inadequate and there will be a high risk of more accidents.</p> <p>Biodiversity and Environment - There will be a loss of many valuable trees and hedgerows, wildlife will be lost and driven out. It is also a valuable green space for many local people which will be lost.</p> <p>Heritage- The rural setting of Ifield Village Conservation Area will be lost, along with the historical link between the village, Ifield, Ifield Wood and the rest of the ancient parish of Ifield. The amount of increased traffic through Ifield village will be huge and the village will become a rat run.</p> <p>Parking - We already have problems with people parking cars in the close we live to use Ifield Station and School runs, the proposed development will further exacerbate this issue</p>

Kind regards

Telephone:

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



**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton