

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 October 2025 18:52:58 UTC+00:00
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 28/10/2025 6:52 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: 2 Byerley Way Crawley

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>I object completely to the overbuilding of the area by HDC. Scant consideration appears to have been made to the impact on Crawley residents, who will have to deal with the impact of these developments on already stretched existing services. Issues with water, sewerage, road congestion, an existing shortage of NHS services in the area, including GPs and dentists, to say nothing of the impact on an already struggling East Surrey Hospital seem to have been given little thought. There is a shortage of Mental Health services as well.</p> <p>None of these houses will be affordable to most Crawley residents, there is little or no social housing. HDC are already one of the wealthiest in the area, and will be further enriched by the council taxes paid by this large houses, which go no way at all to addressing the gap in affordable housing. In fact HDC seem to be able to accumulate wealth as a result of relying on Crawley and other councils to provide the infrastructure that these homes need. Crawley residents are being hemmed in on all sides by these developments and unless you can demonstrate how we will benefit from them I suggest the whole development needs to be scrapped.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk

