

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 29 October 2025 08:26:14 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 29/10/2025 8:26 AM.

### Application Summary

**Address:** Land West of Ifield Charlwood Road Ifield West Sussex

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**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]

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**Case Officer:** Jason Hawkes

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### Customer Details

**Address:** 48 Burlands Crawley

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## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>Objection to Planning Application - Ifield Development (3,000 Homes and Infrastructure)</p> <p>I strongly object to the proposal by Homes England to build 3,000 homes with roads, a school, shops, and other amenities on the edge of Crawley. This development is completely out of place in what is a rural area and would cause lasting harm to the environment, the community, and local infrastructure.</p> <p><b>1. Scale and Location</b> The plan effectively bolts a large housing estate onto the side of Crawley in open countryside. It's too big, badly located, and not supported by the right infrastructure. There's no commitment from the developer to provide proper local services such as schools, doctors, or shops, which will leave residents dependent on cars. It's also clear this is only the first stage of something much larger, the infrastructure being proposed goes far beyond what's needed for 3,000 homes.</p> <p><b>2. Traffic and Roads</b> Local roads such as Charlwood Road, Bonnets Lane, Ifield Wood and Ifield Avenue are narrow, rural routes and already busy. The extra traffic from this development will make congestion far worse and create serious safety risks for pedestrians. The proposed dual carriageway is completely unnecessary and would only add noise and light pollution, especially as it joins directly onto smaller B roads that can't handle that volume of traffic.</p> <p><b>3. Environmental and Flooding Impact</b> The area includes ancient woodland, the River Mole floodplain, and a designated Biodiversity Opportunity Area. Building here would destroy valuable countryside and wildlife habitats. The golf course and rugby club currently act as natural drainage areas that help prevent flooding, paving these over will increase flood risk for nearby homes and farmland, especially along Ifield Brook and the River Mole.</p> <p><b>4. Water Supply and Neutrality</b> This is already an area of serious water stress. Relying on boreholes or Southern Water to meet new demand isn't realistic.</p>

We've had long dry spells and reduced water tables, and the system is already under strain. Adding thousands of new homes will only make the situation worse.

#### 5. Loss of Community Facilities

Ifield Golf Course and the rugby club are long-standing community facilities used by local people for sport, walking, and socialising. They're not surplus to need, and there's no suitable replacement proposed nearby. The application fails the tests set out in the National Planning Policy Framework, which says existing sports and recreation areas should not be built on unless they're replaced by something of equal or better value - which this is not.

#### 6. Procedural Concerns

This application feels speculative and goes against the proper plan-led process. Including things like a hotel and major new road infrastructure suggests there are already plans to expand beyond the current 3,000 homes, but without clear consultation or long-term planning for how this will actually work.

#### Conclusion

This proposal is excessive, unsustainable, and in the wrong place. It would damage the environment, overwhelm local infrastructure, and take away valuable community spaces. It fails to meet the key principles of sustainable development in the NPPF.

I urge the planning authority to refuse this application.

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Kind regards

**Telephone:**

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



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