

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 21 October 2025 18:11:04 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 21/10/2025 6:11 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:	3 Charman Gardens Ifield 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></ul>
Comments:	<p>I strongly object to this planning application on the following grounds, including a 2016 Horsham housing land assessment:</p> <p>1. Closure of Existing Roads and Impact on the Community Cutting off existing roads that have served the community for decades is unacceptable. Local residents rely on these roads to access homes, amenities, and small businesses. Removing this access disregards the needs of the established community and risks damaging livelihoods. Would such disruption be tolerated in your own area?</p> <ul style="list-style-type: none"><li>- This conflicts with the NPPF (Paragraph 92), which requires planning decisions to promote healthy and safe communities and ensure access to local services.</li><li>- It also conflicts with NPPF (Paragraph 104), which stresses the importance of providing safe and suitable access for all users.</li></ul> <p>2. Loss of Local Businesses, Green Space, and Wellbeing Impacts The development would remove important community assets such as Ifield Golf Club, which provides employment, supports local businesses, and plays a vital role in residents' mental health and wellbeing. The golf club, alongside the surrounding walking routes and open fields, provides opportunities for recreation, exercise, and social connection - all of which would be permanently lost under this proposal.</p> <p>Local people will no longer have access to these much-needed green spaces, undermining quality of life, increasing isolation, and negatively impacting public health.</p> <ul style="list-style-type: none"><li>- This is contrary to NPPF (Paragraph 98), which requires planning policies and decisions to protect and enhance public rights of way and access to open spaces.</li><li>- It also conflicts with NPPF (Paragraph 92), which states that planning should aim to achieve healthy, inclusive, and safe places, supporting social and cultural wellbeing.</li></ul> <p>3. Environmental Concerns - Protected and Endangered Species The proposed development site includes fields where deer and other wildlife are found. More importantly, the presence of white-clawed crayfish, a legally protected species under the Wildlife and Countryside Act 1981 (Schedule 5) and the Habitats Directive (Annex II and V), has been reported in this area.</p> <ul style="list-style-type: none"><li>- It is an offence to take, kill, injure, disturb, or sell white-clawed</li></ul>

crayfish, and their habitats must be preserved.

- Any development where they are present requires full ecological surveys, a mitigation plan, and potentially licensing from Natural England before work can begin.
- Approving this application without addressing these protections risks breaching UK and European conservation law.
- This conflicts with NPPF (Paragraph 180 a-c), which requires planning decisions to protect and enhance biodiversity, minimise impacts on protected species, and refuse permission where significant harm cannot be avoided.

#### 4. Parish Council Exclusion and Access Issues

The plan proposes cutting off Rusper Road, which is essential for accessing the parish. This road provides access to:

- A place of worship
- The local polling station
- Other community facilities

Cutting off this road would prevent residents from accessing their own parish, which is completely unacceptable. Is it considered reasonable or acceptable for Horsham District Council to approve a development that stops people from reaching their own parish? This is abysmal governance.

#### 5. Previous Assessment of Site as Undevelopable

In the 2016 housing land assessment (attached), Horsham District Council deemed this site not currently developable. I request clarification on what has changed since then to justify its inclusion in the current planning application.

#### Conclusion

This application would harm the community, destroy green spaces and mental health assets, breach legal protections for wildlife, and prevent access to parish facilities. It is therefore in direct conflict with national planning policy and should be refused.

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Kind regards

#### Telephone:

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



Horsham  
District  
Council

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