

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 September 2025 19:08:55 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 25/09/2025 7:08 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: Rose cottage Rusper road Ifield 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- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Myself, my family and everyone I know objects vehemently to the (over) development west of Ifield for many reasons. I was born in Crawley and have lived here for 60 years, 25 of those years in Ifield.</p> <p>The infrastructure of Crawley is already under immense strain. It has sadly become an overpopulated urban sprawl with GPs, hospitals, schools and emergency services stretched to breaking point. The roads are extremely congested with many bottlenecks causing tailbacks and traffic jams in turn causing noise and pollution.</p> <p>There has been extensive overdevelopment in and around the town in recent years:</p> <p>Heathy Wood 500+homes Woodgate 600+ homes Forge Wood 1900+ homes Kilnwood Vale 2750+ homes Mowbray 2750 + homes planned Broadbridge Heath 2500 homes Totalling a shocking 11000 homes.</p> <p>It has made travelling in and out of the town extremely challenging even at off peak times.</p> <p>The A23, A264 and A2011 are all regularly at a standstill. This has turned minor roads such as Bonnetts Lane, Ifield Avenue and Rusper Road into rat runs. 3000 homes West of Ifield would cause gridlock and an intolerable amount of traffic no matter how many "relief" roads are planned.</p> <p>The tragic loss of yet more beautiful Sussex countryside. I have been unable to find an ecology report online but I don't need one to know the loss of life to indigenous mammals, birds, reptiles and amphibians not to mention the trees, meadows, hedgerows and ancient woodland will be catastrophic and heartbreaking to most people.</p> <p>Phase 2 of the plan, ironically called 'Meadow View' will be on a floodplain. I have seen this area completely submerged under several feet of water during wet winters.</p> <p>This phase is also directly adjacent to Ifield village conservation area. According to Crawley.Gov conservation area statement, "development proposals that are outside the conservation area that would affect its setting or views into or out of the area are subject to additional controls"</p>

It would absolutely destroy the unique beauty of this area.
As for proposals to build commercial/business/industrial units a quick google search shows there are thousands of square feet in buildings sitting empty in Crawley already. There is absolutely no reason to build more.

I do not believe that Crawley needs or can cope with a development of this size. I believe it would be detrimental to the town and the people that live here.

Kind regards

Telephone:

Email: 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 Chief Executive: Jane Eaton