

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 October 2025 21:20:57 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 03/10/2025 9:20 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: 22 REEDINGS IFIELD Crawley

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Save West of Ifield Transport infrastructure not sustainable in the area. Loss of community village feel if the plan goes ahead.

Not in keeping of the area just unsightly buildings country grey jungle.

Loss of wild green spaces full of ancient historic woodland, wildlife, animals foxes, rabbits, newts, butterflies, moles, bats and field mice. Bluebells flowers and plants most are protected habitats.

Building on a Flood plan isn't a good idea it effects the local roads. Taking trees away could cause subsidence to the land this saturate the land. Where is this water going to go?

Couple of Agricultural Fields will be lost forever and won't be able to provide food for the UK. So, cost of food could increase buying from abroad. Why can't we buy local? Keep some green land to have fresh produce from our farmers.

Loss of a very popular decent Ifield golf club, natural beauty green space for health, fitness, wellbeing and mental health benefits. The other golf clubs don't match this Golf Club many have closed

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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