

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 October 2025 22:35:41 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 10:35 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:

Water supply: There is currently not enough water in the area for the existing homes in Ifield West before the new homes are built. Rainwater and boreholes are not a long term solution when taking into account global warming and a growing population.

Sewage: There is a huge pollution risk to the area such a overspill into the River Mole as Crawley's sewage treatment works are close to capacity. Where is the treatment to be dealt with?

Horsham should be looking for another treatment works for such a huge housing plan.

Traffic: The traffic congestion is a massive concern for residents in Ifield/Crawley as the area around surrounding areas Ifield train station unreliable is already very busy during rush hour which is a problem for those going to work and school.

Golf: If the golf club is to be built on then another golf course is needed in the area even if it's only a 9 hole course. The well being of sports in the area is under threat with the loss on yet another golf club in the area. With an aging pop

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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