

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 October 2025 14:23:32 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 15/10/2025 2:23 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:** 8 Tunnmeade 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"><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>I strongly object to this application due to severe and unmitigated strain on critical local infrastructure:</p> <p>Water Sustainability and Ecological Impact: The proposal is environmentally irresponsible. The Environment Agency has declared a drought status in parts of Sussex due to critically low reservoir levels, and this development introduces unacceptable new demand on an already failing water supply. Furthermore, the loss of undeveloped green space will destroy essential natural habitats for local wildlife, causing a detrimental long-term impact on biodiversity, contrary to environmental protection duties.</p> <p>Social Infrastructure Strain: Existing essential services are at capacity. GP surgeries are oversubscribed, and local schools face excessive waiting times. The additional population burden will lead to a significant, unacceptable decline in accessibility and quality of life for all residents.</p> <p>Highway Safety and Access: The planned increase in traffic will lead to constant congestion and delays at the already heavily utilised Hyde Drive roundabout. Relying on a single access road into Hyde Drive makes the community vulnerable to regular gridlock and safety issues, which the proposal fails to resolve with tangible road improvements.</p> <p>I urge the Council to refuse this application on the grounds that its adverse impacts on water, ecological health, social capacity, and highway infrastructure are unmitigated and unsustainable.</p>

Kind regards

Telephone:

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





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