

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 October 2025 05:36:16 UTC+00:00
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 24/10/2025 6:36 AM.

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: 27 summerwood Crawley

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: I am writing to formally object to the proposed development for new homes. While I understand the need for new housing, this particular proposal raises serious concerns regarding the sustainability, environmental impact, and suitability of the area for such large-scale development.

****1. Inadequate Road Infrastructure****

The existing road network is already under considerable strain, with congestion and delays commonplace during peak hours. Adding thousands of additional vehicles associated with this development will place an unsustainable burden on local roads, increasing traffic hazards, journey times, and air pollution. There is no evidence that the current infrastructure could be expanded sufficiently to accommodate the proposed increase in population.

****2. Flood Risk****

The area in question is already prone to flooding, particularly during heavy rainfall. Further development will reduce natural drainage and increase surface water runoff, exacerbating this problem and posing risks to both new and existing residents. Any large-scale construction in this area would be irresponsible

****3. Environmental and Wildlife Impact****

The site and surrounding areas support a wide variety of wildlife and habitats. The level of development proposed will lead to significant habitat loss, fragmentation, and disturbance. In addition, the increased light pollution from thousands of new homes and streetlights will severely disrupt nocturnal species and the natural ecosystem balance. Once these habitats are lost, they cannot be easily restored.

****4. Insufficient Local Amenities and Services****

The local infrastructure and amenities-such as schools, healthcare facilities, and public transport-are already stretched beyond capacity. Introducing thousands of new residents without a corresponding and well-planned expansion of essential services will have a detrimental effect on the wellbeing of the entire community.

In summary, the proposed development is unsustainable and would have far-reaching negative consequences for both people and the environment. I therefore urge the Council to reject this

application and to consider more appropriate, smaller-scale developments that take into account the local infrastructure, environment and character of the area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton