

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 October 2025 06:06:15 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 7:06 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: Grianan Rusper

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments:

I'm writing as a local resident to object to Homes England's plans for 3,000 houses west of Ifield. This is clearly the first phase of a much larger 10,000-home development joining Crawley and Horsham. The council should consider the impact of the full scheme, not just the first stage in isolation.

Homes England haven't shown that their plans for water neutrality or sewage capacity are realistic. The Environment Agency hasn't confirmed that the proposed boreholes are viable, and Crawley's sewage works are already near capacity. These basic issues should have been resolved before applying.

Local roads around Ifield are already heavily congested. More cars, construction traffic and the closure of Rusper Road will make things worse, pushing traffic through Ifield Green, Ifield Wood and Langley Green. The modelling assumes people will stop using cars, which simply isn't realistic here.

Ifield Golf Club is a valued community asset with affordable memberships and a strong junior section. Other clubs are full or too expensive - its loss can't be replaced by small upgrades elsewhere.

The area supports a wide range of wildlife, including protected species. New planting can't replace habitats that have developed over centuries. There are also serious unanswered questions about flood risks and drainage.

This plan would destroy the rural setting of Ifield Village and bring heavy traffic right through the conservation area. It also fails to provide truly affordable housing for local people.

Finally, this site isn't in the adopted Local Plan, so the application feels speculative and undemocratic. Homes England should not bypass the proper planning process.

For all these reasons, I strongly object to this proposal.

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 Eaton