

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 October 2025 08:41:16 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 9:41 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: The Druids, Ifield Wood Crawley

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Other- Trees and Landscaping
Comments:	<p>Our property is on the North boundary of The Druids Field, which the will be part of the planned Riverdale Country Park.</p> <p>1. Currently the hedgerows that bound our property are maintained as part of general farming management. Who will cut/maintain these in future?</p> <p>2. The Druids Field is a flood plain. What will be done to ensure groundworks and drainage does not adversely affect our property?</p> <p>3. There is currently a footpath from The Druids Field down our drive which we would like to see re-routed through the proposed country park. Who can we contact to discuss detailed public footpath routes?</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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