

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 02 October 2025 19:18:49 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 02/10/2025 7:18 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

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### Customer Details

Address:	The Tweed, Tweed Lane Ifield Crawley
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## 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>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I unequivocally object to planning application DC/25/1312 West of Ifield from Homes England (HE) to build 3000 new homes and a Western Relief Road for the following reasons:</p> <p>Traffic</p> <p>Ifield Conservation Area</p> <p>Biodiversity</p> <p>Traffic</p> <p>The multi modal Western Link Road and closure of Rusper Road will impact severely on already congested road junctions i.e. Ifield Green/Ifield Ave, Ifield Ave/Ifield Drive, Ifield Ave/Crawley Ave roundabout, as well as the adjacent narrow and twisty country roads i.e. Charlwood Road, Ifield Wood Road, Lowfield Heath Road/Airport perimeter road but especially at Bonnets Lane where the Western Relief Road terminates/comes to a sudden end.</p> <p>Suggested mitigation will prolong journey time thus increasing vehicle pollution and use of fossil fuels, and will encourage drivers to rat run through surrounding residential &amp; country lanes, resulting in an increased risk of accidents to pedestrians, cyclists and other road users.</p> <p>Ifield Village Conservation Area</p> <p>The Conservation Area Statement, prepared by the Advisory Committee in conjunction with Crawley Borough Council and adopted in 2018, states that "The Statement is a material consideration when the council considers planning proposals for the area" and goes on to state within the 'Guidance for Development', the following 'Objectives for Planning Policy':</p> <p>Protect the village character and setting and prevent the Conservation Area becoming a rural island in an urban setting. Retain the historic scale, character and appearance of the village settlement</p>

Protect the surrounding fields and open space within and adjacent to the Conservation Area from development which would be out of scale, character and appearance with the local rural environment.

HE's application gives consideration to none of the above. They use the Conservation Area rural western edge as their rural development fringe thus bringing the urban area directly adjacent to the Conservation Area. The proposed development in the surrounding fields and open space adjacent to the Conservation Area is totally out of scale, character and appearance with the rural environment.

'Valued Views' in the Conservation Area Statement referred to above, emphasizes the historic importance of preserving the views out from the Conservation Area yet these are unequivocally impinged by and certainly not emphasized subtly or appropriately, by the proposed development. HE claims the views to be largely obscured by the trees and hedges bordering the Mill Stream even though they are deciduous and far from dense. Similarly, 'Valued Views' states the views into the Conservation Area are also important but this expectation is surely improbable given the height, density and proximity of the urban development.

### Biodiversity

HE acknowledges through their own surveys that the site is of high biodiversity value where legally protected species for conservation have been recorded. This ancient area of countryside through its mature trees, undisturbed hedgerows, rough vegetation and decaying wood, provides habitat for a wide variety of birds, animals, insects, reptiles and wild flowers. It also provides a very valued and beneficial space and access to the wider countryside, for walkers, twitchers etc and everyone seeking peace and tranquility through nature, something which is widely recognised as therapeutic for mental health. The proposed development and associated Western Relief Road will destroy much of these valued habitats and those which remain will be of little value due to their isolation and proximity to noise and urbanisation. It is foolhardy to imagine these lost habitats which developed over centuries can be replaced by new planting - trees alone take decades to mature to an age to support wildlife.

### Conclusion

Application DC/25/1312 for 3000 houses etc is only phase one and if approved HE will follow with applications for a further 7000 houses, thus compacting and expanding the severe detrimental effects which this application, if approved, will inflict on the valued land West of Ifield.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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