

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 September 2025 01:08:06 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 26/09/2025 1:08 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: 9 Troon Close Ifield Crawley

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: Phase 1 of 3000 homes is only the beginning, we were originally told the plan is for 10000 homes. This is an obscene amount of destruction, construction and there is no room here for the infrastructure required to try and make this work.

I live in Ifield West. There is only 1 road in and out of it and that is Hyde Drive. Hyde Drive meets Rusper Road at a small roundabout. The development has highly misjudged that this is going to be a major issue with traffic. This road is backed up when there is a small roadworks issue. We will be stuck on Hyde Drive trying to get out, the queues will be immense. This will delay buses and children trying to get to school and us trying to get to work. I use the Rusper Road to get to work and 100% can say that these roads with a small part delayed will cause backed up traffic all Ifield and into Rusper. The boreholes are a major concern due to the contamination of the environment and possible seismic activity which did occur after fracking on the A217 otherside of Charlwood reached us here. Sewage treatment works are at capacity in Crawley what is the plan here.

Flooding and drainage is a huge concern. Hyde Drive and Rusper Road have often had floods, additional homes and the removal of the natural defence to flooding is where is this water going to go when concrete has taken the natural sites away. The wildlife will be impacted greatly, bats, deer, birds, foxes are all seen regularly in the area and the Ifield Brook Meadows land Woods and entire area should be preserved not removed for this development. The light pollution will increase where currently there is darkness at the back of our homes towards the woods. The woods and green areas are great for mental health of all ages for walks, play and simply to view. There are several secondary schools in the immediate area, there isn't a requirement for another. There isn't the policing available or hospitals, Dr's etc for a further 3-10000 homes. There isn't anything positive about this build. Our close is quiet and private, that will be the opposite. Safety will decrease while crime will increase with more people and less places to go. Please do not allow this to go ahead. There will be no green left, the little play areas planned are no justification for what will be removed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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