## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/09/2025 2:30 PM.

## Application Summary

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| 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

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| Address: | 8 Char Ifield Crawley |

## Comments Details

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|---|---|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | - Highway Access and Parking |
| Comments: | I object to the plans as currently proposed. Children who currently have to attend Horsham schools from the Maples development (in Horsham district but geographically part of Crawley), must catch a bus from Hyde Drive and have to walk along a narrow footpath along Rusper Road. The addition of construction traffic will only make this busier and less safe for them to do so, especially as there is no crossing at the junction with Hyde Drive. Furthermore, the section of Rusper Road from the junction with Hyde Drive through to Tangmere Road is congested daily. This will be exacerbated during construction of the proposed development and once Rusper Road is closed off at Furlong Farm.<br><br>Finally it is unclear what the impact of the proposed bus gates will be on current residents of Maples and nearby developments. Has any thought been given to the fact that residents like us require access by car to the amenities of Crawley (e.g. K2) whilst also needing access to Horsham. The proposal to build a new secondary school and other amenities does nothing to account for children currently of school age who need access to both the towns of Crawley and Horsham and who currently have this access via the existing road network. Might current residents be given access through the proposed "bus gate" to uphold their current right of passage towards both Horsham and Crawley. The developer does not appear to have consulted local residents themselves on what routes they currently take and how any development could take place without impeding residents' journeys and lives. If you build houses on the edge of one town but within the district of another, more care should be taken on ensuring access to both towns is maintained for those who already live there. |

Kind regards


**Telephone:**

**Email:**       planning@horsham.gov.uk