

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 21 September 2025 23:24:12 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 21/09/2025 11:24 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

[Click for further information](#)

### Customer Details

**Address:** 19 middleton way Ifield

## 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
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I have lived in Ifield for 2 years and live next to the golf course. Building 3,000 houses on ancient woodland and the golf course would irreversibly destroy valuable, irreplaceable habitat and reduce biodiversity, removing mature trees that store carbon, regulate local climate and manage flood risk. The town is already overpopulated and services (schools, GP surgeries, public transport, waste, and roads) are stretched; adding thousands of homes will worsen queueing, waiting times, congestion and parking shortages and degrade air quality and residents' quality of life. Loss of green space also removes recreational and mental-health benefits for the community and sets a damaging precedent for future development of protected natural areas. Practical alternatives exist - brownfield sites, smaller-scale infill, or phased development tied to clear infrastructure upgrades - which meet housing needs without sacrificing ancient woodland.

Kind regards

Telephone:

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



**Horsham  
District  
Council**

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