

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 November 2025 22:01:29 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 05/11/2025 10:01 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: 7 Dunsfold Close Crawley

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Overdevelopment- Trees and Landscaping
Comments:	<p>I wish to object to the proposed development plan because of the the significant and lasting impact it will have on the local area and community.</p> <p>The proposal will dramatically increase traffic volumes on local roads, which are already in poor condition. The suggested routes are wholly unsuitable for the scale of traffic proposed. Having walked and ridden horses in this area for many years, I am deeply concerned that the increased traffic will make local roads unsafe for pedestrians, cyclists, and equestrians. There are currently insufficient bridleways to accommodate safe horse riding, and the rise in vehicle use will further increase pollution levels</p> <p>The development will have a severe impact on the area's biodiversity and the wildlife that depend on it. Much of the surrounding habitat is irreplaceable, and the proposal fails to adequately consider or mitigate this loss. In addition, the area has a long history of flooding, and further development particularly with reduced natural drainage and green space will only worsen this issue.</p> <p>Infrastructure and Resources:</p> <p>The local infrastructure is already under significant strain. The plan fails to address the lack of adequate facilities and resources to support a large increase in population. Water supply are already problematic for current residents, and the proposed scale of housing will only exacerbate this issue.</p> <p>Ifield has a distinctive rural character and a rich history, which this development would permanently alter. The proposals disregard the heritage and identity of the area, replacing a unique and valued landscape with overdevelopment.</p> <p>Overall, this plan fails to demonstrate any real consideration for the safety, sustainability, or character of Ifield. It disregards the needs of existing residents and the environmental importance of the area.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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