

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 23 September 2025 15:06:04 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 23/09/2025 3:06 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:** The Coach House, Rectory Lane Ifield Crawley

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

Comments: This speculative application by Homes England will have a disastrous impact on the village of Ifield where I live. There will be destruction of ancient habitat & trees. The proposed area for building is used extensively by walkers, including those with dogs; it is an accessible finite resource that will disappear forever. There will be a huge increase in traffic, especially through Ifield Green, as cars are forced to use this route, once the Rusper Road route is closed. Ifield Wood is already a rat run; it will become much worse. This housing is not for Crawley residents, it is potentially imposed on our community by Horsham District Council. Ifield Brookes meadow is immediately beyond the end of the lane where I live; the building noise associated with a huge road, let alone the housing, will have a direct impact on myself and my neighbours. The loss of the beautiful and much used Ifield Golf course cannot be measured. This is the wrong place to build.

Kind regards

Telephone:

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



**Horsham  
District  
Council**

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