

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 December 2025 09:51:38 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 15/12/2025 9:51 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:	7 Cooks Mead Rusper Horsham
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## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>Loss of habitat. The area around Ifield Court Farm is abundant in wildlife, including the rare Bechstein bat. Horsham District Council's own Ecology Officer has been quoted as stating "there can be no net gain [in biodiversity] whilst there are impacts on irreplaceable habitat and no provision of a sufficient compensation strategy." The destruction of this mature woodland is unacceptable at a time when our environment is in crisis and we need to conserve it rather than destroy it.</p> <p>2. Volume of traffic. The likely 4,000+ additional vehicles resulting from the first stage of this plan would make it nearly impossible to travel between Ruster &amp; Crawley</p> <p>3. Loss of local sporting amenities. England has noted that the golf needs assessment is not robust enough, and in respect of various mitigations proposed, concludes: "These mitigations are required prior to IGC being lost to ensure continuity of provision for the Club." The application ignores the fact that Crawley sewage treatment works are almost at capacity, and that Crawley Council and Thames Water have raised this as a concern. HE's various documents contradict each other about whether Thames Water have been consulted. This poses a huge risk of more sewage overspills polluting the River Mole.</p>

Kind regards

**Telephone:**

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



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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E  
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