

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 08 October 2025 12:45:04 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 08/10/2025 12:45 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:** 11, Aldingbourne Close, Ifield, Crawley Ifield Crawley

## Comments Details

Commenter Type: Member of the Public

---

Stance: Customer objects to the Planning Application

---

Reasons for comment: - Overdevelopment

---

Comments:

I am writing to strongly object to planning application DC/25/1312 West of Ifield for the following planning reasons:

### 1. Scale and Overdevelopment

The proposed development of up to 3000 homes (and the probable further expansion to 1000), alongside large-scale commercial, industrial, and community uses, represents an unsustainable level of growth for this location. It would profoundly alter the character of Ifield and the surrounding countryside, leading to improper urban sprawl and the loss of distinct village identity and community.

### 2. Infrastructure

The proposal relies on a major new road infrastructure, including the Crawley Western Link Road and closure of elements of the Rusper Road, which will lead to significant traffic through the already congested local roads and surrounding routes. The transport assessment undertaken by Homes England underestimates the cumulative impact on road junctions (especially around local schools and Ifield Railway station. It fails to demonstrate that sustainable transport options like walking, cycling and public transport would be realistically viable. Increased traffic around commuter and school times would worsen the air quality, noise and pollution for existing residents, even now more significant with the government approval of another runway at Gatwick airport.

### 3. Flooding

The proposed area for developed is prone to flooding with the area around the Ifield Meadow providing a flood plan. With increased housing within this vicinity there is very likelihood of houses in the Rusper Road areas becoming flooded. I am not confident that Homes England's drainage system plans will prevent this from happening. It lacks credible evidence that sustainable drainage systems will fully mitigate these risks, particularly in the context of more extreme weather events linked to climate change.

### 4. Water Provision

There is uncertainty as to how sustainable the supply of water is to the areas of Horsham and Crawley. Homes England believe this can be achieved through water neutrality (harvesting rainwater and extracting water from surrounding boreholes). No report from the Environmental Agency has been provided in support of the housing development application. How can this

---

plan even be considered until this has happened?

#### 5. Golf

Ifield Golf Course is a thriving private member's club, offering a high-quality sports environment to its members. It is well used and demonstrably not surplus to requirements. The loss of Ifield Golf Course would represent a permanent and irreplaceable blow to sports provision in Horsham District and Crawley. The mitigation proposed by Homes England (for minor improvements to Tilgate Golf Course, Rockwood and Goffs Part pitch and putt) is wholly inadequate and fails to address the specific qualities, capacity, and community role of Ifield Golf Course. The closure, taken alongside the recent and pending closures of other local courses, would leave a serious deficit in provision for current and future generations. I total disagree with Homes England mitigation.

#### 6. Sewage

The application ignores the fact that the Crawley sewage treatment works is almost at capacity, and that Crawley Borough Council along with Thames Water have raised this as an uttermost concern. It is concerning that various Home England documents contradict each other about whether Thames Water have been consulted. With increased and proposed further housing in the borough of Crawley there is serious risk to further sewer overspill polluting the local river Mole.

#### 7. Biodiversity

Homes England's own ecological survey show that the site is of high biodiversity value, quoting many rare, threatened and priority species that are legally protected. Homes England say that loss can be mitigated with new planting and habitats, but how can this work in an area with such rich and diverse habitats supporting so much existing biodiversity, all of which has been established and evolving for hundreds of years? It is highly likely this can or will be achieved.

#### 8. Town Strategic Gap and Heritage

The proposed area of development is the bordering gap that defines the towns of Horsham and Crawley. Closing this creates in essence one town. The rural setting of the Ifield Village Conservation Area will be lost, along with the historical link between the village, Ifield Court Farm, Ifield wood and the rest of the ancient parish of Ifield Green, a village street within the conservation area.

#### 9. Strategic Context

This application is premature ahead of the Local Planning process and wider strategic housing review. Decisions of this scale should be plan-led and coordinated across the district, not delivered via speculative applications that risk disjointed and unsustainable growth.

---

In conclusion, for the above reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application

---

Kind regards

**Telephone:**

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



---

**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 Eaton