

From: Planning@horsham.gov.uk
Sent: 08 October 2025 15:28
To: Planning
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 3:28 PM.

Application Summary

Address: Land West of Ifield Charlwood Road Ifield West Sussex

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: 56 Peverel Road 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

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

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

Transport

Rusper Road is already extremely busy and can't cope with the traffic it already has. The additional building lorries etc will add to the congestion.

This will have a knock on effect on the rest of Ifield especially around the primary school at rush hour and the only entrance to the Hyde Drive estate.

Environment & Wellbeing

There are many wildlife animals that live on the proposed area including [REDACTED] and deer. These would lose their homes along with other animals and insects.

The golf course and surrounding fields provide a vital green space for people. Many people use the footpaths daily to walk their dogs and to enjoy nature. The removal of this would affect people's mental and physical health.

The golf course is very popular and users would have to travel further to get to other facilities. Therefore creating more traffic on already congested roads.

Water

Water supply is already stretched in this area without any more houses.

Hospital

East Surrey hospital is already nearly at breaking point with the area it covers. Additional houses will put a massive demand on the hospital which won't be able to cope.

Other

Horsham and Crawley have very different characteristics. The development would lead to a merger of the 2 towns which would be detrimental to their identities.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham
District
Council

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton