

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 09 October 2025 08:58:09 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 09/10/2025 8:58 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:	3 TANGMERE ROAD IFIELD CRAWLEY
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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>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I object to planning application DC/25/1312 West of Ifield for the following planning reasons .... on which I will later elaborate, albeit in layman's terms, direct to case officer Jason Hawkes:</p> <ol style="list-style-type: none"><li>1.The scale of the proposed development.</li><li>2.The site for the development.</li><li>3.The threat to the Historic Manor of Ifield and its flora and fauna.</li><li>4.The persistence of government agency Homes for England in pursuing a scheme already declared unsound.</li><li>5.The destruction of Ifield Golf Course and encroachment on a conservation area.</li><li>6.A counter proposal has been formulated to turn the area into a 'Country Park'.</li><li>7.The lack of adequate transport links and opportunity thereof.</li><li>8.The scaling down of Homes England's application has removed vital factors which may have been mitigating, eg an extra station.</li><li>9.Traffic concerns: By contrast, ill-thought out schemes are now included, eg cycle paths through Ifield Brook Meadows.</li><li>10.Building on a known FLOOD PLAIN and associated effect on water supply and potential sewage overspills.</li></ol>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**