

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 28 September 2025 16:53:21 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 28/09/2025 4:53 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:** 14 Hoy Crescent Ifield Crawley

## 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>- Loss of General Amenity</li><li>- Overdevelopment</li></ul>
Comments:	<p>I object to planning application DC/25/1312 West of Ifield for the following planning reasons:</p> <p><b>Roads</b> The current Ifield West development will become a huge cul-de-sac. All residents of the Rusper Road on the side of the Golf Course, Ifield West and Hyde Drive will be reliant on the section of road between the Rusper Road / Hyde Drive roundabout and the Rusper Road / Tangmere Road junction. What will happen if this section of road is closed due to a road traffic accident, a fallen tree or flooding? What will happen during temporary roadworks? If this section of the road is blocked, residents will become trapped on the Ifield West development. How will emergency service vehicles get through?</p> <p><b>Construction traffic</b> I'm led to believe that the construction traffic for the ring road and school will travel down Gossops Drive, Overdene Drive, Ifield Drive, Tangmere Road, and the Rusper Road. These are narrow, residential roads and Ifield Drive has a primary school on it. It is not suitable, or wide enough, to take the huge number of vehicles needed to build this new development.</p> <p><b>Railway</b> Ifield station has the highest rate of train cancellations in the country according to BBC report published in September 2025. How will this train station cope with the extra passengers?</p> <p><b>Sewage</b> Thames water have no plans to increase waste water treatment works in Crawley. How will the sewage from this new development be processed?</p> <p><b>Health care provision</b> Homes England plan mentions Crawley Hospital (no A&amp;E), it does not mention East Surrey Hospital which provides our A&amp;E services. This hospital has recently (August 2025) been downgraded from "outstanding" to "requirements improvement".</p>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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