

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 September 2025 17:55:37 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 5:55 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: Tree House Rusper Road Ifield Crawley West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I object to planning application DC/25/1312 West of Ifield for the following planning reasons:</p> <p>The Development as a Whole: Although this application is for 3,000 houses, I believe Horsham Council should be considering the impact of the projected 10,000, not just the first phase in isolation.</p> <p>Highway Access and Parking: I am particularly concerned about the safety implications of the proposed closure of Rusper Road just past Furlong Farm. This would create a very long cul-de-sac, meaning that in the event of an accident there would be no access for emergency vehicles to the properties along Rusper Road nor for any properties built on the existing golf course. In addition, Rusper Road between Ifield Park Care Home and Turks Croft is very narrow. Bringing construction traffic along this narrow residential road, and past Ifield Station and The Mill School, would create a potentially very hazardous situation. The road through Ifield Wood is narrow and winding, and totally unsuitable to carry more traffic than it currently does. A roundabout or traffic lights to allow access from Rusper Road to the new highway would address this.</p> <p>Sewage: It is unclear from the documentation whether Thames Water have been consulted over the proposed development, but it is widely known that Crawley sewage treatment works are already nearly at capacity. This needs to be resolved before any further building is considered.</p> <p>Water Supply: It is not yet known whether groundwater can be extracted to supply any development. This should be worked out before any application for more houses is considered.</p> <p>Golf: Homes England's plans for providing alternative golf provision are woefully inadequate. Nothing can replace a beautifully landscaped, ready-made golf course, populated with mature trees and wildlife.</p> <p>Biodiversity: Biodiversity Net Gain will be impossible to achieve given that wildlife corridors will be broken and sites isolated.</p>

Flooding: Surface water is already a problem in the area. The plans do not adequately address this.

Housing Tenure: Crawley Council requires social housing, not "affordable" housing. The planned houses will not fit the needs of Crawley.

Education: The need for a secondary school is to the east of Crawley, and not in the planned location which will entail considerable journeys across town for pupils and their parents.

Undemocratic: The proposed site is not allocated in Hortham District Council's adopted Local Plan.

For all the above reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton