

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 December 2025 18:28:19 UTC+00:00
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 11/12/2025 6:28 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: 2 Doncaster Walk 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
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

My principal ground for objection is the severely inadequate local infrastructure.

Currently, the existing roads, health services (GP surgeries/hospitals), and local schools are already operating at or beyond capacity. The significant increase in population resulting from this development would place an unsustainable and dangerous burden on these critical services, leading to:

Traffic gridlock and increased pollution.

Extended wait times for essential health services.

Overcrowded schools.

Furthermore, the scale of this development would irrevocably destroy the character of the village and surrounding natural environment, contrary to the principles of sustainable development and community well-being.

The current infrastructure cannot cope now, and to proceed with this application is to guarantee the breakdown of local services.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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