

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 09 October 2025 13:57:33 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 1:57 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:** 3 Loxwood Walk Ifield Crawley

## Comments Details

Commenter Type:	Neighbour
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>- Other</li><li>- Overdevelopment</li></ul>
Comments:	<p>I moved to Ifield 4 years ago. I also work in Crawley near the town center, which is only 1 mile away.</p> <p>With the limited roads out of Ifield (2) and both with schools on, getting to work in the mornings can take anywhere from 30 mins to 1 hour on a bad day.</p> <p>You only have to witness the traffic carnage on Ifield Avenue, Ifield Drive or Overdene Drive in the mornings to understand how an additional 3,000 homes (or worse 10,000 homes) would be a disaster for the community. Ifield station is the worst in the country for cancellations or missed stops, and there's zero parking. Trains to London are limited as are the trains from London as its only 1 in 4 trains going through that actually stop.</p> <p>Water and sewerage issues are obvious, and assuming that boreholes will support 3,000 or 10k homes without obtaining licenses or permits in advance is crazy. Equally how on earth would you harvest enough rain water for use by 3000+ homes?</p> <p>With the river Mole surrounding the proposed planning area, there is greater risk of flooding without the ground being able to absorb surface water once roadways and houses have been built. This area has been known to flood in the past, and adding more houses is only going to exacerbate the issue.</p> <p>The golf course is a popular attraction, one I visit when I can and having lost the Horsham 18 hole, you're planning to remove yet another one in the local area. Copthorne rarely has membership spaces and the prices are higher than Ifield, add to that the unnecessary travel to these alternative courses and it's yet another loss to the area.</p> <p>Ifield Conservation Area is a stunning and well visited site. Ifield Village is a conservation area due to its historic and architectural value, unique character as a small rural parish, and its historic church and close knit community spirit will be lost if it expands by a further 3000/10000 homes.</p> <p>In essence - Ifield is already blighted by travel and transport limitations, but is a lovely and quiet place to live. Plonking 3000+ homes in the area and joining it to Rusper Road which only has 1 direct route to Crawley or beyond, is ignorant to say the least.</p>

New estates such as Kilnwood Vale, Forge Wood or Woodgate in Pease Pottage are examples of expansion that have worked well. Direct access to motorways or fast roadways to provide transport and infrastructure to the local area has proven to be the best option.

It's also quite telling when Horsham DC look at building on the outskirts of Crawley, when there are likely better opportunities nearer to Horsham. Land around Christs Hospital and the waterworks would be more sensible with easy access to Horsham, Southwater and the A24, or land to the East of the B2195.

Many thanks

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Kind regards

**Telephone:**

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



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