

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 September 2025 12:27:05 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 19/09/2025 12:27 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: 10 Colwyn Close 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">- Design- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>3,000 or 10,000 houses?</p> <p>Although this planning application is for 3,000 houses, Homes England were clear (in April 2025) that the full 10,000 house proposal joining Horsham and Crawley is a "future opportunity" that is being kept under review, ie if the 3,000 houses are approved then the planning will start for the next 7,000. So in effect the 3,000 is the first phase of a much larger "masterplan". Horsham Council should be considering the impacts and the infrastructure needs of the full 10,000, not just the first phase in isolation.</p> <p>Water supply</p> <p>Homes England have presented various ways in which they believe they can achieve water neutrality, but there are too many uncertainties with all of them. Such a big issue should have been resolved before application.</p> <p>They believe they can meet the water neutrality requirements by harvesting rainwater and extracting groundwater through boreholes, but the Environment Agency has yet to report on whether this is feasible and sustainable, and whether they will grant a licence for the groundwater extraction. This should have been sorted pre-application.</p> <p>Sewage</p> <p>The application ignores the fact that Crawley sewage treatment works are almost at capacity, and that Crawley Council and Thames Water have raised this as a concern. HE's various documents contradict each other about whether Thames Water have been consulted. This poses a huge risk of more sewage overflows polluting the River Mole.</p> <p>Traffic [see our short films on congestion on Ifield roads and Ifield station : https://www.savewestofifield.co.uk/media]</p> <p>We remain concerned that the negative impact on local traffic hotspots will be severe even with the suggested mitigations of traffic lights, chicanes and speed bumps. We'll see: more congestion and delays on Ifield Avenue; rat-running through Langley Green, Ifield Green and Ifield Wood, with associated safety issues; congestion and cyclist and pedestrian safety concerns at the Tangmere Road, Overdene Drive, Ifield Drive, Ifield Station junction, especially as this will be the route for construction traffic. We also believe that the impacts on nearby villages such as Rusper, Faygate and Charlwood have been underestimated.</p> <p>We welcome HE's aspiration to move to more sustainable travel, but we're concerned that the models may be overly</p>

optimistic about the extent to which residents will shift away from car use towards walking, cycling and using public transport. The models assume that this shift will also apply to existing Crawley residents.

The Rusper Road closure, will mean much longer journeys for existing Ifield residents to reach Rusper, and for existing Rusper residents to reach Ifield station. HE has specifically mentioned Ifield Wood and Ifield Green as suitable routes for the diverted, and hence additional, traffic.

Golf [see our short film on Ifield Golf Club:

<https://www.savewestofifield.co.uk/media>]

Homes England still maintain that despite the loss of another 18 holes at Horsham Golf and Fitness there is sufficient other local provision to meet the needs of Crawley's golfers. And that their plans for minor improvements to Tilgate Golf Course, Rookwood and Goffs Park pitch and putt are sufficient mitigation, and that a like-for-like facility is not needed.

We profoundly disagree.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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