

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 September 2025 13:16:22 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 1:16 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 school cottage Rusper Road Ifield

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>I write to strongly object to the above planning application for the following reasons:</p> <ol style="list-style-type: none">1. Scale and Overdevelopment<ul style="list-style-type: none">- The proposed development of up to 3,000 homes, alongside large-scale commercial, industrial, and community uses, represents an unsustainable level of growth for this location.- This would fundamentally alter the character of Ifield and the surrounding countryside, leading to unacceptable urban sprawl and the loss of distinct village identity.2. Traffic and Transport Concerns<ul style="list-style-type: none">- The proposal relies on major new road infrastructure, including the "Crawley Western Multi-Modal Corridor," which risks funnelling significant traffic through already congested local roads (Charlwood Road, Rusper Road, and surrounding routes).- The transport assessment underestimates the cumulative impact on junctions and fails to demonstrate that sustainable transport options (walking, cycling, public transport) will be realistically viable.- Increased HGV and commuter traffic would worsen air quality and noise pollution for existing residents.3. Pressure on Local Services and Infrastructure<ul style="list-style-type: none">- Schools, GP surgeries, and local hospitals are already under pressure. The outline proposals for education and community facilities are vague and lack guarantees on delivery timescales or funding.- Crawley Borough and West Sussex County services cannot absorb this level of additional demand without clear, upfront commitments.4. Environmental and Ecological Impact<ul style="list-style-type: none">- The site lies in an area with ecological value, including hedgerows, woodland, and habitats for protected species. Large-scale clearance and construction will cause irreversible loss.- Water abstraction boreholes raise concerns over long-term water supply and potential harm to local watercourses and biodiversity.- The proposal conflicts with the need to preserve greenfield sites and maintain a buffer between Crawley and surrounding rural communities.5. Flood Risk and Climate Change<ul style="list-style-type: none">- Large areas of hardstanding and infrastructure increase flood risk locally and downstream.- The application lacks credible evidence that sustainable drainage systems will fully mitigate these risks, particularly in the context of more extreme weather events linked to climate change.

6. Prematurity and Strategic Context

- This application is premature ahead of the full Local Plan process and wider strategic housing review.
- Decisions of this scale should be plan-led and coordinated across the region, not delivered via speculative applications that risk piecemeal infrastructure and unsustainable growth.

Conclusion

The application fails to demonstrate that the benefits outweigh the significant harm to local character, environment, infrastructure, and community wellbeing. For these reasons, I respectfully request that Horsham District Council refuse planning application DC/25/1312.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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