

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 19 September 2025 13:43:08 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 1:43 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:** 1 Hightrees 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 object to the hybrid planning application for Land West of Ifield Charlwood Road Ifield West Sussex.</p> <p>The infrastructure would not be able to cope - both Rusper Road and Ifield Avenue that feed traffic from villages north west of Ifield through Ifield itself to Crawley Avenue are already heavily congested especially at peak times.</p> <p>The combined fresh water, waste water and power systems would also not be able to cope.</p> <p>There would also be a flood risk - whenever there is heavy rainfall there is usually flooding in the areas around the Rusper road.</p> <p>There would be a loss of natural habitat for local biodiversity.</p> <p>The proposal would also mean the loss of Ifield Golf and country club which is popular and important to the local community.</p>

Kind regards

### Telephone:

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



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