

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 September 2025 21:55:00 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 9:55 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: 8 Troon Close Ifield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Other
- Privacy Light and Noise
- Trees and Landscaping

Comments: We object as this will mean added foot and vehicle traffic, higher pressure on water and wastage supply, will lower property values and increase crime rates due to proposed type of permission being requested. possible damage to a natural soak away area from drilling and removal of woodland therefore increased risk of flooding to homes already established. Also harm to wildlife in area which some are protected but have not been taken into account. In general I think this will do more harm than good for anyone within the vicinity of it.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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