

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 20 September 2025 15:11:54 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 20/09/2025 3:11 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 Friston walk Rawley

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	<p>If this development takes place Ifield brook meadows will be surrounded by houses .</p> <p>The countryside public foot paths will become a thoroughfare with hundreds of people crossing the meadow to access Ifield shopping parade for years if the surrounding developments have anything to go by ( Kilnwood Vale 2013 still no shops ).</p> <p>Very little wildlife will survive .</p> <p>The west of Ifield Railway Station was used to justify west of our Ifield being built.</p> <p>Homes England state we are installing cycle parking and improvements to the entrance.</p> <p>THIS STATION WAS BUILT IN 1927 AND HAS NOT CHANGED .</p> <p>The platform is to short for long trains ,there are no toilets.</p> <p>THERE IS ONLY A FOOTBRIDGE ACROSS THE LINE INACCESSIBLE FOR THE DISABLED AND MUMS AND DADS WITH BABIES AND PUSHCHAIRS AND SHOPPING .</p> <p>AN appointment has to be made with the railway staff to escort you across the line.</p> <p>To believe that hundreds more people can access this station is dangerous and irresponsible.</p>

Kind regards

### Telephone:

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



**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E aton