

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 September 2025 17:16:05 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 21/09/2025 5:16 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: 1 Alma Cottages Ifield Green, Ifield Ifield Green. Ifield. 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">- Other- Overdevelopment
Comments:	<p>We live in a supposed, conservation area, which will be destroyed. Ifield Green is already a ,rat run, and will become even more so. My vehicle and many others have been damaged through reclass and impatient drivers . Where are the extra doctor's surgeries the hospitals the police coming from. About 40000 extra people and about 20000 extra cars. Also, one school for at least 15000 children absolutely crazy. These homes will be Private except for the 10% required for rental. Also the land opposite us at the North end of Ifield Green is flood plain where's that water going to go? We have trees still laying that were blown over two years ago laying over the river still needing removal, we have trees dangerously leaning over the road pathways that can hardly be walked along because nobody has maintained them and I could go on, you can't afford to do what needs doing now I dread to think what this village will when the extra house are built.I can't believe how many houses have already been built in and around Crawley in the last few years completely changing the whole area it's not as if we haven't had our fair share. This will be a disaster for Ifield and the surrounding villages.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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