

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 06 October 2025 07:01:41 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 06/10/2025 7:01 AM.

### 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:** 6 Friston walk Ifield Crawley

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	<p>Objection to west of Ifield housing development . On the grounds that Rusper rd is to narrow for construction traffic and subsequent use by the public in the operational stage</p> <p>Homes England safety Audit. The site visit took place on the 28th of October 2024 which coincided with Crawley schools half term holiday and in no way reflects normal traffic conditions .</p> <p>Planning permission should be refused or school relocated to the north of Crawley on the grounds that RUSPER RD is to narrow to be used for.- 1.Construction traffic . The school and the CWMMC ROAD to be built years 1-3. Frequent buses ,cyclists ,walkers ,people with mobility transport and all traffic coming from Rusper and Ifield west (HYDE DRIVE housing estate 1,505 homes ,not mentioned in planning application ) People accessing Ifield care home and Ifield station will still be using Rusper rd. The paths are also narrow with no verges.</p> <p>2.OPERATIONAL USE .- Secondary school proposed to be built first for Crawley's 200 school place short fall 2029 (WSCC Planning school places 2025.)</p> <p>The shortest distant for the children from Crawley to attend the new school . by sustainable transport will still be RUSPER RD . Access to Ifield station from WO1 via bus gate or path across meadow will create many more walkers and cyclists to a road with buses and still a lot of traffic coming from the 1505 houses from HYDE DRIVE. This is the only way in and out for that housing estate .</p> <p>I would also bring your attention to the fact that there is a four school campus all with access from Ifield Drive consisting of a total of 2388 pupils, (1 secondary school 2 primary schools and one special needs school, Ifield Community College,St Margaret's junior, The Mill junior and Manor Green SEND school.)West of Ifield would bring congestion to an already very congested area. Ifield train station also adds to the very congested area as there are no car parking facilities , a few cycle racks proposed by Homes England will make no difference .</p>

#### Conclusion

Rusper rd and the surrounding area of Tangmere Road and Ifield Drive need to be properly assessed by Horsham Council and I would recommend a site visit during the busy times of 3 o'clock to 6 o'clock on a school day to assess how safe this road would be for construction traffic and the operational stage .

To encourage sustainable traffic on a road not fit for purpose would be a failure in the duty of care.

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Kind regards

#### Telephone:

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



**Horsham  
District  
Council**

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