

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 September 2025 12:38:44 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 25/09/2025 12:38 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: Ifield Court Lodge, Charlwood Road Crawley

Comments Details

| | |
|----------------------|--|
| Commenter Type: | Consultee |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | <ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping |
| Comments: | <p>Dear Sir Madame,</p> <p>I object to the planning application for the Ifield development DC/25/1312, having reviewed the available plans and information for the proposed application for a mixed-use hybrid residential area. I can conclude that if granted, this would greatly adversely affect myself and my fellow neighbours' and communities' quality of life in the area. As the proposed development, this plan is too big, unsafe, and damaging to the area.</p> <p>1. Too Big for the Area This development is far too large. Up to 3,000 new houses, plus shops, businesses, industrial units, hotels, and more, would definitely completely change the character of our area. It would turn a semi-rural setting into an urban sprawl.</p> <p>2. Traffic and Road Safety The roads are already busy and struggle at peak times. Adding thousands of extra car journeys, delivery lorries, and construction traffic will cause gridlock, adding more pollution and a greater risk of accidents.</p> <p>3. Local Services Can't Cope Our schools, GP surgeries, and hospitals are already stretched. This development would bring thousands more residents, but without proper new facilities ready in time. That means longer waiting lists, fewer school places, and extreme pressure on emergency services and an overloaded system.</p> <p>4. Damage to the Countryside and Wildlife The site includes valuable green fields and habitats for wildlife. Large-scale building will destroy these, increase air and noise pollution, and will threaten water supplies through new abstraction boreholes. I as need to mention that the house would be built on flood plains and that with the current weather systems, Crawley already suffers from frequent flooding in parts due to inadequate infrastructure</p> <p>5. No Guarantees on Infrastructure</p> |

The developers want to build in phases, leaving many details to be decided later. There is no firm guarantee that roads, schools or health facilities will be delivered in step with the houses.

Residents risk being left with thousands of homes but no proper services as there are no protective covenants in place to ensure that if the costs rise exponentially, as they do in all developments, they will keep their word and deliver all of the proposals, which means that the proposal is effectively based on a lie and we the residents and neighbours and community would have to live with it.

If this is granted, this would be a complete political and financial prioritization based on profit and with a total neglect of the current community neighbours and the long-term community social needs

I strongly urge the council to refuse the application DC/25/131,

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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