

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 25 September 2025 12:43:52 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 12:43 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:** Brook Cottage Rusper Road Crawley

## Comments Details

Commenter Type: Member of the Public

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Stance: Customer objects to the Planning Application

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Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I object to the above planning application because,

The roads surrounding the development, (which plans to have roads built leading into Charlwood Rd and Rusper Rd) are small roads that struggle at quiet times of day with traffic, the increase will make it both dangerous for drivers and pedestrians. Ifield Avenue also struggles with long delays from 8-9am and 3-6pm during the week. Further traffic around these areas will make it a nightmare to commute.

The planned water abstraction boreholes have been proven to either be not viable or are contaminated.

The Crawley treatment plant is working to full capacity and to say "it will have to deal with any increase " is totally unacceptable, unfeasable and unreasonable.

Crawley has already completed its building complement, yet this application will primarily affect Crawleys infrastructure which is currently struggling at best. Roads are gridlocked and flooding regularly occurs during heavy rain.

Before any building of houses there needs to be improvements to drainage. These areas are frequently flooded during the Winter months and surface water causing problems during the Summer months even though over the last few years we have had drought conditions meaning a ban on using a hosepipe.

The River Mole and its subsidiaries are regularly busting their banks during days of heavy rain and building on theses fields will only exacerbate the situation causing it to increase the water in these rivers threatening surrounding houses and roads. Underground tanks will need to be continually maintained as they rapidly fill with silt, reducing their effectiveness.

The planned gypsy and traveller pitches should be away from any watercourses and other houses. As per Sui generis, "of its own kind" and as so should be on its own.

Ifield Golf Club (for all ages) is a last remaining golf club in the

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area. It cannot be replaced with a football pitch (for younger people)...no local golf clubs have enough spare capacity to take on Ifield golf clubs 500+ members. All current proposals fail to meet the government's own National planning policy. I wholeheartedly object to this planning application.

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Kind regards

**Telephone:**

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



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