

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 September 2025 12:47:44 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 12:47 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

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment

Comments:

I consider the proposed development to be unsuitable for several reasons.

The local area suffers greatly from flooding and over the years this has only worsened. Thames water engineers are regularly here during times of moderate to heavy rainfall as existing drainage and flood plains cannot cope. Building will only accelerate run off into existing streams increasing the flood risk to local areas.

The proposed tanks will not be able to cope and are known to quickly silt up further reducing effectiveness without constant maintenance.

Currently the sewage treatment works are operating at one hundred percent of their capacity. Thames water have no plans and are in no position to increase this capacity.

There is also a lack of water during summer and the area is regularly subjected to hosepipe bans.

The roads in and around ifield leading to Crawley and Gatwick are often at a standstill even now. The plan to connect the development to ifield road will only increase this congestion and force drivers to look for routes through the neighbourhoods of ifield and Langley green.

The proposed closure of ifield golf course suggesting alternative facilities exist at Tilgate and goffs park is frankly ridiculous. Ifield is a nearly one hundred year old course with a thriving membership and popular place for society's and paying visitors. The municipal Tilgate course is already popular and wouldn't be able to accommodate the volume of golf played at ifield. Goffs park is a pitch and putt with nothing but a wooden hut as a clubhouse.

Many courses in the area have already closed and others are either threatened with development or have applied for change of use.

The provision of a football pitch is of little compensation to golfers of all ages let alone this of older years.

All the current proposals fail to meet with the governments own national planning policy on building on existing sports facilities.

Kind regards

Telephone:

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