

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 25 September 2025 15:49:41 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 25/09/2025 3:49 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
- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments:

Crawley simply just does not have the infrastructure to accommodate a development of this size, one of which Homes England have even admitted are still 'reviewing' the opportunity of increase it further to 10,000. When I myself have attended community outreach events hosted by Homes England their own staff are referring to it as 'Phase 1' While I am inclined to concede Horsham District Council do not care of the impact this will have on Crawley and are taking a 'not in my backyard' approach, maybe a consideration should be made that when this development is fully complete Crawley and Horsham will be a forced coalition and it wont just be Crawley who's services are crippled and stretched.

I decided to take a look at Homes England Strategic Plan for 2023-2028 as whilst I understand a need for more housing in a growing world and economy I believe it needs to in the right location. In their Strategic Plan Homes England stated through their work they hope to improve the lives of residents living there now and for the future, from page 20 stating "improved mental health and reduced mortality. Reducing exposure to environmental hazards like excessive noise and flooding through good design can also reduce stress, anxiety and poor mental health" the part from this I find most shocking is the mention of flooding, I am assuming this goal means the residents of the new development don't have to worry about flooding as the existing residents in this area will be flooded instead. Our property is located next to a flood plain which Homes England Plans to sandwich into this development. Ifield Golf Course is regularly shut throughout the winter and Autumn for weeks on end because of the poor (next to nonexistent) water drainage and water logging on the course because it is built on clay. When raised at an out reach event a member of Homes England said they would use 'permeable concrete' allowing water to flow through into the ground, to again be met with...clay. I'm sure I don't Only now there wont even be trees and grass and plants to take in this water, just concrete, houses, and Astro turf. Crawley floods regularly when there is heavy downfall, the stream in our garden rises significantly and should this development be built we will be flooded, not if, will. So I did find it quite contradictory Homes England seek to reduce stress and anxiety through reducing

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exposure to flooding? Is this achieved simply by allowing other existing residents to be flooded instead. Not only is it simply not suitable land to build on, but to say this in the Strategic Plan is appalling and to even mention 'mental health' when you are seeking to put existing residents at risk of flooding is obscene and quite frankly an insult.

To say that Ifield Golf Club is surplus and can be replaced by Goffs Park Pitch and putt is quite frankly appalling. To dismiss it away, Ifield has a growing junior section, I myself play and am not in the 'usual' demographic of golfers. I am a female in her mid 20's. I was a member at Cottesmore Golf Club for a period of time and it was so full I couldn't get a tee time, the other courses Homes England have tried to say members should go to would simply not be able to accommodate the volume and are already operating close to capacity. Ifield Golf Club is busy and thriving, for many members it allows for social interaction, a way of getting fit through a relaxing sport and simply spending time in the outdoors, this is valuable and rare. These developments are dividing communities and destroying places like this, only to dismiss members and locals and tell them the local pitch and putt is an equal replacement. At a time when people are told to get out and partake in sport mental health is , but its okay, there will be some Astro turf football pitches will I'm sure all the members will not make any use of.

Whilst in the winter and autumn the land is waterlogged in the summer brings long periods of hose pipe bans. There is not enough water and the proposed 'bore holes' have been found to be contaminated. Furthermore the sewage treatment works are operating at 100% and have flooded in recent years, Thames Water have no plans to increase this capacity and are not in a position to.

The roads around Gatwick and Ifield are already struggling with the congestion and are regularly at a standstill still. To state cycling will be encouraged, but the main employer to be Gatwick is ridiculous frankly. Having driven around the area of Gatwick the plan to create a '15 minute' neighbourhood is unfathomable. Many of the roads are unlit, uneven and busy. I would dread to imagine someone attempting to cycle into the South Terminal anytime of the day or night, it is simply not safe and is extremely unrealistic.

Further to this, all of Homes England current proposals fail to even meet our Governments own national planning policy on building on existing sports facilities, so how this proposal could ever go ahead is absurd.

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Kind regards

**Telephone:**

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**Horsham  
District  
Council**

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