

From: Planning@horsham.gov.uk
Sent: 28 October 2025 10:50
To: Planning
Subject: Comments for Planning Application DC/25/1312

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/10/2025 10:49 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: Garden Cottage, The Mount Ifield Crawley

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments: Subject: Objection to Planning Application DC/25/1312 - Land West of Ifield
Dear Planning Officer,
As a local resident, I strongly object to the proposed development. This speculative application by Homes England is deeply flawed, unjustified, and contrary to the interests of both Horsham and Crawley communities. I urge Horsham District Council to reject it outright for the following reasons:

1. This Development not needed.

Homes England claims this development is needed to meet Crawley's housing demand. Yet Crawley Borough Council has made it unequivocally clear that West of Ifield is not the right place. Leader Michael Jones stated:

"New housing has to be built in the right place as well - and the West of Ifield is emphatically not that place."

This is not a Horsham-led development. It is a political dumping ground for housing that Crawley does not want, in a location that Horsham has not allocated in its Local Plan. The Planning Inspector has already raised concerns about the lack of consideration for Crawley's interests in Horsham's draft plan.

2. Infrastructure Is Already Overstretched

The application ignores critical infrastructure constraints:

Sewage: Crawley's sewage treatment works are already at capacity and red-flagged by Thames Water. There is no credible mitigation plan and the area floods regularly.

Healthcare: Crawley Hospital has no A&E, and there is no plan for new GP provision. Bricks and mortar are meaningless without actual doctors.

Roads: The development will funnel traffic onto already dangerous and over-congested rural roads in very poor condition (Rusper Road, Charlwood Road). Surrounding single track country lanes will be used as short cuts by a high volume of traffic, making walking, running, horse riding and cycling even more dangerous than at present [REDACTED]

[REDACTED] The traffic modelling is desk-based, outdated, and dangerously optimistic.

Cycling and walking: Connectivity to Crawley's cycle network is poor and unsafe, undermining claims of sustainable transport.

3. Environmental and Heritage Destruction

The site is not brownfield. It is rich in biodiversity, with legally protected species, ancient hedgerows, and mature trees. Sussex Wildlife Trust has raised serious concerns about the impact on Ifield Brook Meadows and the wider ecological network.

The development will also irreparably damage the rural setting of Ifield Village Conservation Area, severing historic links and increasing traffic through heritage areas.

4. Employment Mismatch

The assumption that jobs at Gatwick and Manor Royal will support this development is flawed. Gatwick jobs are low-paid and insecure, and Manor Royal is losing office space to low-density warehouses. The site itself offers only 1,400 FTE jobs - a fraction of what is needed to support 3,000 homes.

5. Water Neutrality and Flood Risk

The proposed water strategy - rainwater harvesting, boreholes, and water credits - is unproven and risky. The Environment Agency has not confirmed whether borehole extraction is even viable.

Flood mitigation plans rely on expensive landscaping, but climate change uncertainties have not been adequately addressed.

6. This Is Just Phase One of 10,000 Homes

Homes England admits it is "reviewing" the full 10,000-home proposal. The current application is clearly the first phase of a much larger, undeclared plan. This piecemeal approach is undemocratic and undermines proper scrutiny through the Local Plan process.

7. Loss of Community Assets

Ifield Golf Club, a historic and ecologically rich course, will be destroyed. It serves juniors,

offers affordable access, and is a valued community space. Homes England's claim that other courses can absorb displaced members is dismissive and inaccurate. Horsham Golf club is also earmarked for closure due to housing and Rusper Golf club has already closed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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