

From: Planning@horsham.gov.uk
Sent: 28 October 2025 10:59
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 10:58 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: Plough Lodge Rectory Lane Ifield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise
- Trees and Landscaping

Comments: I object to the West of Ifield planning application for the following reasons.

1. Impact on Ifield conservation area

I am a resident of Ifield Village conservation area and am very concerned that the historical significance of the area will be directly and indirectly impacted .

Indirect - the village's surrounding area, currently meadows, woodland, hedgerows and fields will be concreted over. Views from and to the village will be permanently changed for the worse.

Direct -Homes England suggest in their documentation that cars from the new development and Rusper direction should use Ifield Green, an old, narrow, residential road that is partly in the conservation area itself. Again this cannot fail to alter its significance

2.Additional traffic.

It will not be long before traffic getting held up in Ifield Green (narrow, with residential parking, learns it can divert down Rectory Lane - a lane that would be entirely unsuitable for this purpose, with no pavement - thus endangering residents, and which leads directly into the heart of Ifield village , next to the Plough pub - the area is altogether too small and narrow to cope.

3. Loss of the Golf Course.

[REDACTED]

4. Myself [REDACTED] go running and walking in the fields which the meadows development, industrial park and road will destroy. The tranquillity and views improve this experience for us [REDACTED] - far more so than road running- running through a concrete jungle will achieve
Please refuse this application

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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