

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 October 2025 12:33:14 UTC+00:00
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 28/10/2025 12:33 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 : Dial Post Barn Horsham Road Rusper Horsham RH12 4QX HORSHAM West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: I object to planning application on DC/25/1312
West of Ifield for the following planning reasons:

Transport: With additional cars from this proposed development I am concerned at the devastating impact on already overloaded local traffic hotspots. At peak times the country lanes surrounding and through Faygate and Rusper are overused and in Rusper village centre the narrow through road is completely congested leading to bottlenecks and puts pedestrians at risk. Further development will lead to more congestion hotspots around Rusper, Ifield Avenue, Langley Green, Ifield Green and Ifield Wood. The level of construction traffic that would be required severely endangers pedestrians given the narrow access roads and lack of pavements.

Loss of Green Space and biodiversity: This site provides much used green space and a leisure facility used by many from young to old. It houses wonderful and protected wildlife that will all be lost in manufactured green space amongst a concrete jungle. The site has high biodiversity value as acknowledged by Homes England and it is unconvincing that a net gain as proposed can be gained in reality.

Flooding: this whole area (roads, fields, driveways, ditches) suffer already from significant flooding issues even with relatively small amounts of rain given the land in the area is very heavy clay. With increasingly unpredictable climate patterns and evidence of more torrential storms it is inevitable that this problem will only become worse.

Overdevelopment: Already it is virtually impossible to get doctor and hospital appointments. Additional housing would put more pressure on the local doctors and hospitals. There are also no NHS dentists so people who cannot afford private will go without which could be detrimental to their health. The need for a hospital to support existing new build projects - Highwood, Kilnwood Vale, Mowbray has never come to fruition despite it being acknowledged as a need years ago. It is just not sustainable to keep building houses and not provide vital infrastructure amenities given the existing provision is in crisis.

For these reasons, I object to this proposal and strongly urge that Horsham District Council refuse this hybrid planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton