

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 September 2025 13:50:19 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 15/09/2025 1:50 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:** 26 Willow Road Horsham

## 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
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

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

I don't suppose this will make any difference as a lot of us believe the decision will get bulldozed through regardless of any personal views. I have seen it happen plenty of times before when there is big money at stake!

However, my personal view is that this is not a good plan. There has been huge developments around Horsham already with more being built. The loss of Ifield golf course will be tragic. You just can't wipe out 100 years of history not to mention the wild life around the golf course and surrounding area. Golf courses are closing and have already closed around the area and at present there is no viable alternative to Ifield. Mannings Heath is significantly more expensive, Rookwood is not a members course and is not suitable. There are many other objections that I am sure you have already seen but you will ignore and build anyway. For these reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.

Kind regards

Telephone:

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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