

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 27 October 2025 19:36:25 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 27/10/2025 7:36 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:	South Lodge, The Mount Ifield CRAWLEY
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## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I object to planning application DC/25/1312 for the following reasons.</p> <p>Having lived in the Rusper area for many years, I am saddened by the proposal of Homes England to build 3,000 houses - Land West of Ifield / Charlwood Road.</p> <p><b>Traffic</b></p> <p>The roads to Rusper and Charlwood are heavily congested now - originally termed "country lanes" - not suitable for heavy vehicles - construction lorries, etc. During heavy rainfall these roads are subject to flooding.</p> <p>The proposal for cycling, walking and bus use is not a credible option for most people - especially families.</p> <p>Because of the Rusper Road closure, many Ifield and Rusper residents would have much longer journeys, particularly to Ifield station.</p> <p><b>Biodiversity</b></p> <p>This area has retained many fields enclosed with hedges and ancient woodland. There are many species of birds and invertebrates reliant on this habitat, plus a colony of rare Bechstein's Bats - leaving narrow strips of land would not be sufficient to prevent the loss of this valuable wildlife.</p> <p><b>Heritage</b></p> <p>I am also concerned regarding the impact on the historic area of Ifield, as recorded in the 11th century Domesday Book. With the 13th century, Grade 1 listed Quaker Meeting House and a delightful old pub and cottages - it is a pure gem - not to be damaged or destroyed!</p> <p><b>Flooding and Sewage</b></p> <p>It appears that Crawley sewage treatment works are almost at capacity. How will a development of 3,000 houses be incorporated into the present system? There have already been instances of pollution of the River Mole.</p> <p>I urge Horsham Council to refuse this application.</p>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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