
From: Planning@horsham.gov.uk
Sent: 30 September 2025 15:13
To: Planning
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 30/09/2025 3:12 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: 21 Hillmead CRAWLEY

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
- Trees and Landscaping

Comments: I strongly urge you refuse this speculative planning application, the following are my primary points of concern:-

The roads through Gossops Green and Ifield that would be used for the works traffic are narrow, congested at peak times and clearly could not sustain any further increase in traffic flow. Despite Homes England saying they would monitor the works traffic movements, I would say that unless the relief road is built first and only that is used for the lorries etc. the danger to the public is too great and the risk of an accident is very much increased.

All the other new developments near us have a direct route onto an existing main road. E.G. Kilnwood Vale, and the Horsham Ring Road developments. This West of Ifield site is totally cut off from infrastructure and the road is totally inadequate.

Ifield Railway Station - which I live near to - has a short platform, very little parking, the worst record for service failure and would struggle to cope with increased usage at peak times without very significant investment. There is also a real danger that car parking will spill further afield and affect my location as commuters from this 3000 house settlement look to park.

It has to be asked - could the land that Homes England want to build on and their huge scale proposal be scaled back to just small pockets of housing where it really can be sustained and connects to a road/existing infrastructure. Leaving Ifield Golf Club/ Ifield Village intact. Crawley is making good use of Brownfield sites to increase housing stock and in particular provide small dwellings for those in need of a smaller unit. It would be far easier to accept say 20 houses in one location and 30 further along the road.

Water/Sewage Infrastructure - the lack of any new reservoir and water treatment plant for this proposal makes it hard to image how the 3000 homes would be sustained. Thames Water are in a very parlous state and if the developer has to pay towards this as well, then inevitably their house prices will increase to reflect that and the houses will end up being large luxury homes instead of 1,2,3 bedroom units. The low lying parts of the site are very likely to flood so drainage will need to be more than would usually required.

Gatwick has just been approved for a new runway to be brought into use. These houses will be affected by the existing flight paths so the residents will be blighted with noise.

The historic (almost 100 years old) Golf Course is a valuable green community and nature asset and within its boundaries are old ironworkings and associated ponds and many ancient trees. It supports a huge amount of wildlife and provides a valuable social club for members to get exercise and enjoy the outdoors. Ifield Golf Club is a very popular and a large number of rounds are played there, it is not a run down under utilised course. There is no proposal to replace the facility with a like for like golf course either within or outside the Homes England land. The assessment document talks about a couple of localish modern pay and play courses being enhanced but that is not a like for like replacement by any stretch of the imagination. Since Homes England first started their plan, several courses have closed or reduced in size. They also talk about pitch and putt and crazy golf provision, which is valuable for getting people into the sport but not relevant when considering whether to close a historic, well used, course and not even consider replacing it very nearby.

The loss of trees and greenspace/green belt on the edge of the huge Crawley conurbation next to the Ifield Conservation area would be an irreversible tragedy.

For these reasons I really do most strongly urge HDC to refuse this Hybrid Planning Application.

Thanks for your time.

[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton