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**From:** Planning@horsham.gov.uk  
**Sent:** 19 October 2025 10:27  
**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 19/10/2025 10:26 AM.

### Application Summary

**Address:** Land West of Ifield Charlwood Road Ifield West Sussex

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:** 46 green lane northgate 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 object to this application for several reasons.  
1. Closure of Ifield Golf course without sufficient mitigation.  
[REDACTED]  
[REDACTED] The courses suggested as mitigations do not provide the same quality of golf as Ifield, and the other sport facilities presented as a 'suitable' replacement for a golf course would be of no use to me [REDACTED]  
[REDACTED] This social aspect I feel would be lost at 'pay to play courses' - and the Goffs park suggestion is really quite silly.  
2. Increased traffic and air pollution.  
3000 houses cannot help but significantly increase a lot of extra traffic onto already congested roads. This in turn will increase air pollution, having a detrimental effect on [REDACTED] the health of local people.  
3. Impact of local health services.  
Doctors & dentists in the area are already oversubscribed making it difficult to get appointments. Crawley has no A&E department and closes at night, and East Surrey Hospital is experiencing drops in standards due to the sheer number of patients it must deal with. Further increasing the population within its catchment can only make this worse

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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