

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 October 2025 14:08:02 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 19/10/2025 2:07 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: 1 Merlin Close Ifield Crawley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments:

HIGHWAY ACCESS AND PARKING

The assumption that local country roads are capable of handling the increased traffic as they are currently overloaded during rush hour. To expect new householders to not have cars is not borne out by the evidence of new housing estates, 39 out of 40 had significant increases in cars and traffic. This is without considering the build traffic which understanding lorries can't pass each other as the roads are too narrow quite often mounting the pavement causing risk to those few pedestrians who dare to walk. Often the motorway is closed and traffic grid lock ensues around Ifield. There is also the point of the traffic gate at Ifield means that all residents living this side of the gate will have significant increase to their journey if heading West. It would seem that even though we are Horsham residents we are being discouraged from going to Horsham town and beyond. Extra traffic through Rusper and Ifield Wood will be other choke points. Finally the junction of the new supposed link road will exit onto Bonnets Lane for the airport traffic which is already at grid lock as well joining Ifield Avenue which has heavy traffic with a school and joins the A264 to get into Crawley so anything extra will cause major delays. There is no parking at Ifield Station so again no encouragement to use the station and there is no space to increase parking. As the supposed new school will have a wide catchment area (Forgewood) will mean car drop off and spurious parking on any space nearby causing problems for local residents.

LOSS OF GENERAL AMENITIES

The area has been successfully used by local and other residents with beautiful countryside walks, wildlife all of which were really a lifesaver during Covid and as scientists tell us it is not if but when the next pandemic hits its loss will be very impact full. This whole area has been turned down before as not suitable for development, nothing has changed so why should the decision. The loss of Ifield Golf Course has been driven by inaccurate information and general poor research. The proposals to mitigate this loss is laughable especially with Horsham Golf and Fitness being developed. Where are around a 1000 golfers supposed to go, Ifield is a well used and well established and the options suggested are totally inadequate a pitch and putt course is not appropriate Tilgate couldn't handle the influx, Rockwood is not accessible easily when and if this development goes ahead. Carrying clubs on a bus is not viable. Taking out amenities for young people only leaving no useful places for them to go and can be demonstrated to cause a rise in

antisocial behavior and crime.

DESIGN

The promise of social housing of 35% has yet to be achieved on any of the larger development and is not in the remit of Homes England but the developer. Therefore the housing being built will not solve the current issues for people trying to get on the housing ladder as pricing will be out of reach. This will end up with people moving from London or foreign buyers with high rents.

OVERDEVELOPMENT

West Sussex is one the few are that has exceeded it housing target, is it therefore necessary to built such a substantial development? Especially as the original plan was to build 10 000 houses. The local infrastructure is not geared to handle the 3000 houses let alone 10000. If you look at Kilnwood Vale (2500 houses) Mowbray (2750 houses) ForgeWood (1900) Highwood (1100) and Southwater (1400 includes Horsham Golf and Fitness) . A significant total and with most converting on Crawley for work this will be a nightmare traffic wise add to this the new runway at Gatwick which see an increase of 35 million passengers and despite the wish for people to use public transport the reality says a not insignificant proportion will use their cars. So yes overdevelopment is a big issue.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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 E aton