

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 16 October 2025 18:15:42 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 16/10/2025 6:15 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 reedings Ifield west 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>- Other</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>For years I have been subjected to building noise from Kiln wood vale, and do not welcome further construction disturbance. The traffic generated by the proposed development will cause chaos in local roads, and as I live in Ifield west should the stretch of Rusper Road from Hyde drive to tangmere become blocked the ifield west estate will become a cul de sac. Local doctors and hospitals are at capacity. The valued golf course not only used by golfers but a home for wildlife and walkers will close with no suitable replacement and the local open spaces and fields will be concreted over. I object to the development going ahead.</p>

Kind regards

### Telephone:

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



Horsham  
District  
Council

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