

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 October 2025 15:06:43 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 14/10/2025 3:06 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: 22 Aldingbourne Close Ifield Crawley, West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: I am objecting to this application on the grounds of overdevelopment based on the current density of housing already based in this area, on the loss of general amenity as there is very little green space left and this development would build over nearly half of the publicly accessible green space for public use in the local vicinity as well as the loss of the local golf course with no suitable alternative within the local area (Tilgate is not a substitute for Ifield as it has a different demographic and course type with already public access through the greens). on Highway access and parking, It would also add to the number of vehicle movements around this already over subscribed area with the increase in traffic there would be a lot of additional congestion on this side of Crawley and the current (and even proposed relief road would only push the problems elsewhere). on trees and landscaping it would again mean less green space to enjoy. The areas around Crawley are already over developed with copthorne reaching one side of the M23 with Crawley developments and Horley and Horsham now reaching Ifield west would mean there is no longer any green space to enjoy for the residents of Crawley already established here without factoring in the additional population that would need to be accommodated in the area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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