

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2025 10:07:09 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 04/09/2025 10:07 AM.

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: 25 The Millbank Ifield 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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	The application is based on desktop reviews only and does not consider the following negative impacts: 1. Sewage capability in the area. 2. Infrastructure - 3000+ homes is not supported by the current infrastructure which includes country lanes and narrow residential roads in rusper road and lfield Avenue. 3. the lack of suitable sewage drain-away will impact on the number of rats and vermin in the area, which will have an effect on the Environmental eco system in the area. 4. The travellers site will have a negative impact on the current rubbish in the area and the increase in crime in the area. who will clean up the mess and who will pay for this? 5. The development will impact the cost of property in the area taking into account the above comments, who would want to buy here?

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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