

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 13 September 2025 11:56:00 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 13/09/2025 11:55 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:** 2 Stackfield Road Ifield, Crawley

## 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>- Overdevelopment</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Comments:            | Doctors in Ifield already oversubscribed. Crawley and East Surrey hospitals already overloaded. Schools in Crawley oversubscribed local residents having to travel further for schools. Traffic from this new estate will impact on Ifield and the surrounding area making travelling in the area extremely difficult, especially at rush hour and school pick up times. Water supplies already stretched in the area. Decisions that will affect Ifield and the surrounding area being made by people living outside the borough. |

Kind regards

### Telephone:

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



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