

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 13 September 2025 14:44:19 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 2:44 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:	66 Banks Road Pound Hill 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>- Loss of General Amenity</li><li>- Other</li></ul>
Comments:	<p>I have a lot of comments about various aspects of the West of Ifield development that I would like you to consider.</p> <p>Clearly, I am against the development in general as it will ruin part of my town and I also believe the plans have some fundamental flaws.</p> <p><b>Transport</b></p> <p>Homes England claim there will be: Investment in sustainable and active travel including Ifield station improvements and high frequency bus services.</p> <p>There is no car park at Ifield station and nowhere to build one, so it is not a usable station for those that need to drive to get there.</p> <p>There are limited direct trains to London via Ifield as well.</p> <p>There are not enough staff to provide the current bus service within Crawley with services being cancelled as an almost daily occurrence. So how will a high frequency bus service be staffed?</p> <p>Sounds like a nice statement but with nothing to actually back it up.</p> <p><b>Movement and Access</b></p> <p>There are so many things wrong here.</p> <p>Firstly (travelling into Ifield): From here, journeys into Crawley will be made via Ifield Avenue while those wanting to head towards Ifield will use Ifield Green to rejoin Rusper Road.</p> <p>Ifield Green has had speed bumps put on it to directly DETER people from using it as a rat run. Homes England are proposing it as a main route.</p> <p>It is narrow and difficult to get along at times. This is a ridiculous proposal.</p> <p>It is estimated that during peak times, overall journey times could be extended by between 4 -5 minutes, but in part these will be offset by a package of other offsite highway improvements such as those planned at the junctions on Ifield Avenue</p> <p>What are these other improvements and how do they mitigate a 5 mins increase in a journey time that currently only takes 4 minutes or less?</p> <p>The overall plan makes everyone drive 3 times the distance they would if Rusper Road was to remain open. Improvements to that small section of road would be far better than the unstated "mitigations" mention above.</p>

### Ifield Golf Club

The argument that the golf course is surplus to the requirements of Horsham is not true. Ifield Golf Club may mainly serve Crawley, which it borders, but with Horsham Golf club about to be closed and the land built on makes Ifield golf club even less of a "surplus to requirements" - it is needed now more than ever.

Also, to say that Goffs Park Pitch and Putt is a suitable alternative is ridiculous, it is not a golf course.

### Water

HE say they will:

- Capture rainwater run-off from roofs and streets.
- Mitigate for periods with less rain with a minimum storage capacity of 35 days.
- Captured rain water and abstracted groundwater from an onsite bore hole will be blended before being treated through an on-site water treatment plant.

  

- They do not say what calculations they have used to determine how much water will be needed. How big a tank will they need?
- They have not shown on their plan where it will be stored or where the water treatment plant will be.
- They do not describe how the water they have saved will be fed back into the system such that ONLY the 3000 homes can use it and it is not consumed by all of Crawley.
- They do not say who will be accountable for the Water storage or treatment plant
- They do not say whether residents will be expected to pay for the service in addition to existing tax and rate commitments.

Similarly:

Foul water from the site will connect to the existing Thames Water public sewer to the east. For areas too far to connect by gravity, a pumping station will be installed to assist with the flow.

Who will be responsible for the pumping station and what happens when it fails?

It is not acceptable to build homes that rely on anything other than gravity to remove foul waste

### Jobs

HE Claim:

Circa. 2,800 direct jobs created from the development and many more in the local supply chain.

This sounds like a made-up number to justify the development. They need to explain where this number comes from.

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto: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](http://www.horsham.gov.uk) Chief Executive: Jane E aton