

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 14 September 2025 08:16:27 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 14/09/2025 8:16 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 Hoy Crescent Ifield, Crawley
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## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Objection to Planning Application DC/25/1312 - Land West of Ifield Dear Horsham District Council,

I object to planning application DC/25/1312 for 3,000 homes on Land West of Ifield due to its unsustainable impacts on infrastructure, safety, the environment, and the community. Below are my concerns:

### Traffic and Road Safety Impacts

Morning traffic is already congested, forcing residents to use Rusper Road to reach Horsham. Closing Rusper Road at Furlong Farm will sever direct access to Horsham, isolating Maples estate residents and forcing reliance on Crawley's limited resources and infrastructure. This is particularly unacceptable as Maples estate residents pay Horsham council tax, yet the development would effectively cut them off from Horsham's services and amenities.

School catchments for Maples estate residents are in Horsham, making the closure of Rusper Road unsustainable. Families will face significant challenges accessing schools, with longer travel times through Crawley's congested roads, disrupting education and daily life.

Construction traffic near The Mill and Lady Margaret primary schools risks child safety due to heavy goods vehicles on narrow roads.

Ifield Green, a narrow street with parked cars, will become a rat run. The Maples estate's right-turn exit closure will limit access, creating a "giant cul-de-sac" from Hyde Drive, restricting emergency vehicle access.

The section of Hyde Drive to Tangmere Road, being narrow, cannot be widened, and proposed transport infrastructure will not ease traffic.

### Inadequate Sewage Infrastructure

Local sewage systems are near capacity. Reliance on Thames Water, with its history of challenges, risks pollution and health hazards without a clear upgrade plan.

### Strain on Healthcare Infrastructure

Crawley Hospital cannot support 3,000 new households. The

proposal lacks a plan to address increased demand, risking longer waiting times.

#### Environmental and Community Impacts

The loss of Ifield Golf Club, with affordable junior memberships and no nearby alternatives, will harm community wellbeing.

A proposed secondary school in Ifield is unnecessary; demand is greater in Forge Wood, Crawley. Construction will cause pollution, noise, and disruption.

#### Flooding, Water Supply, and Water Neutrality

Existing flooding worsens with rain. Development will increase runoff, exacerbating flood risk.

Water demand from 3,000 homes will strain supplies in a water-stressed region.

Water neutrality plans, such as boreholes, lack Environment Agency evidence, failing to meet Horsham's Local Plan requirements.

#### Conclusion

Application DC/25/1312 fails to comply with the National Planning Policy Framework and Horsham's Local Plan due to traffic, safety, infrastructure, community, and environmental impacts. The closure of Rusper Road is particularly egregious, as it isolates Maples estate residents from Horsham-where they pay council tax and rely on school catchments-forcing dependence on Crawley's inadequate resources. The inability to widen Hyde Drive to Tangmere Road further exacerbates traffic issues. I urge refusal and prioritization of sustainable developments.

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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  
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