

I am objecting to the planning application DC/25/1312 for the following reasons;

1. Increase in traffic congestion.

The impact of the additional traffic on the Ifield and Crawley roads will lead to severe congestion. West of Ifield has no easy connection to the A23 or A264. The existing roads that the development will connect to are already congested and unsuitable for high volumes of traffic. There are daily rush hour queues at several junctions particularly Ifield Drive, Ifield Avenue and Overdean Drive. Safety outside the two schools on Ifield Drive due to extra traffic is a serious concern.

2. Biodiversity loss.

The ecological reports commissioned by the applicant all show high levels of designated species throughout West of Ifield. Many of these species are rare, endangered and legally protected. This is why the area has already been designated a Biodiversity Opportunity Area and should not be developed. The CWMMC will result in the removal of trees and hedgerows and isolate the important habitat of Ifield Brook Meadows from the wider countryside. It is not clear in the application how biodiversity loss can be prevented during the construction of the CWMMC and associated demolition works. I would ask you to take note of the submission by the Sussex Wildlife Trust and Sussex Ornithological Society who have both objected to this application.

4. Increased flood risk.

Flooding along the river Mole, Ifield Brook and downstream from West of Ifield is well documented. I am concerned that the run off from the built environment will increase water flows and pollutants into the Ifield Brook and the river Mole resulting in an increase in flood events.


5. Pressure on local healthcare services.

Local healthcare services are already at capacity. There is already difficulty in accessing existing GP and dental services in Crawley. East Surrey hospital has long waiting lists. I am concerned that this development will exacerbate the local healthcare shortages.

6. Landscape and Heritage loss

The Ifield Village Conservation Area will be isolated from its historical setting. Ifield Court Farm is a heritage asset of local historic importance and the route of the CWMMC runs right next to this heritage asset. I would ask you to take note of the comments that Historic England have made about the impact the development will have on this important heritage asset. The West of Ifield site is Crawley's only remaining rural fringe and should be protected for Crawley residents.

7. This proposal is a speculative development and is not part of an adopted local plan. A number of statutory consultees have raised objections and concerns, and I therefore ask Horsham council to reject this planning application.


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Ifield