

[REDACTED]
Sent: 13 October 2025 14:10

To: Strategic Planning [REDACTED]

Subject: West of Ifield

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6 Friston Walk
Ifield
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Ref DC/25/1312

Observations and objections

Dear Jason Hawkes and team

Please take serious consideration of the narrowness of RUSPER ROAD .

1. RUSPER rd is 4.9 meters wide .
2. Busses and construction traffic are 2.55 meters wide therefore these vehicles cannot pass each other without going on and damaging the footpath.
3. Although homes England propose to only allow construction vehicles to come along this road when children are at school ,would this be feasible in practice as schools have early morning breakfast clubs and many after school activities.
4. This road will always be the shortest route for children going to school and commuters to Ifield station .It will always be used by the 1,500 + residents who have no other choice but to use this rd (Hyde drive , The Mill Bank etc .
5. There are no verges on this part of RUSPER rd and the paths are only 1.5 meters wide therefore dangerously close to the road .I note that the pathways in the new development will far exceed the width of 1.5 meters.

What forms of transport will be expected to use the narrow path will it be pedestrians, pushchairs, mobility scooters, e-bikes, e-scooters and cyclists? Obviously the pathways are too narrow for all these types of transport.

You know very well that children lark about when walking to and from school and there is a very real danger of a child being injured or killed along such a narrow rd .

HOMES ENGLAND WILL NOT TAKE THE BLAME THEY WILL SAY IT WAS HORSHAM COUNCIL WHO APPROVED THESE PLANS .The responsibility is yours .

BNG

The west of Ifield is a complete eco system.

It has A MEADOW WHICH IS MARSHLAND IN WINTER.

IT HAS RIVERS .

IT HAS FIELDS .

IT HAS ANCIENT WOODLANDS .

BUILDING 3,000 HOUSES AND A RD WILL NOT IMPROVE BIO-DIVERSITY, IT WILL DESTROY IT.

GOLF COURSE.

The sheer length of Homes England Golfing assessments (212 pages) must surely show you how desperate they are to try and prove that it is surplus to requirements and the mitigation strategy is pathetic.

If Crawley council believed that there are too many golf holes in the area then surely they would be building much needed houses on Tilgate golf course thus going towards their unmet housing need. Of course that's not the case.

The golfing assessment refers to the area having no green space .

GOLF-ASSESSMENT PART1 B

6.6

(The assessment therefore clearly demonstrates that for almost all types of open space, provision is expected local to the home, with all open spaces deemed to serve a catchment of 1km or less. As a consequence, Land West of Ifield is not served by any existing open spaces.)

THIS DOCUMENT IS COMPLETE RUBBISH IF YOU LOOK AT IT IN THE CONTEXT OF (IS IT CONTRIBUTING TO THE NEEDS OF EXISTING RESIDENTS).

RUSPER VILLAGE IS MORE THAN 3KM AWAY AND ANY SPORTS OR GREEN SPACE PROVISION AT THE WEST OF IFIELD IS IRRELEVANT TO THE PEOPLE WHO LIVE THERE.

Within 1km of the west of Ifield there exists >

A NATURE RESERVE .

3 large Playing fields which have football pitches. Cricket club grounds , Children's playgrounds ,hard standing for basketball etc,a gym , sports pavilion with club house and changing rooms ,tennis court club and ICC facilities also the Hyde drive estate has a children's play ground and hard standing for basketball etc .

At the apple tree centre which I might add Homes England held one of there public consultations has a very large indoor sports hall with marked out courts for badminton etc which are available for hire .

Plus two community centre's available for higher for gymnastics ,ballet class and entertainment.

THE ONLY THING We do need is a swimming pool which is a vague unsubstantiated promise from Homes England.

The parish of Ifield does not need any green space or sports facilities and no extra sports or green space is required on this side of Crawley .

GATWICK AIRPORT

Why was the closeness of Gatwick Airport not mentioned in this application deliberately leaving the space where it should be blank on their maps.

Found it very disappointing that this is a case of the complete disregard for the health and well-being of the proposed future residents of the WOI.

Why was noise from the airport not mentioned on the HEALTH IMPACT ASSESSMENT. EXPECTED FLIGHTS 280,000 NOW, TO AN ESTIMATED 389,000 BY THE MID 2030. H.E (as long as it's not above 60dB no matter how many times a day or night that's fine). HOW CAN HOMES ENGLAND OR ANYONE ELSE tell us that is not a significant amount of noise when we live here, we hear it starting at 5:15 in the morning and all day long in the summertime when you need windows open .

Why has GROUND NOISE from the airport not been assessed as I was told by Horsham planning that it would, starting at 5:15 in the morning and all day long in the summertime when you need windows open.

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Up to date questions about air pollutant M2.5 have not been addressed even though government requires that it should.

THE ROAD CMMLR

WHY is the road not being built from IFIELD AVENUE TO COUNTY OAK NOW?

It makes no sense to build the middle of a road without any definite commitment that the rest will be built .3,000 houses should only be built with direct access to a-major rd. network.

Consideration to the fact that it's not just the health facilities that would be overwhelmed ,~it's all facilities in Crawley ,entertainment facilities ,Restaurants retail parks ,these are all on this side of Crawley which are already full to capacity and will be overwhelmed by a population increase of 7,000 from west of Ifield and 10,000 from Crawley's 5,000 planned new homes .

THE SECONDARY SCHOOL

The school is being used as an excuse to build the west of Ifield.

In 2017 Forge secondary school was planned .why was it not built ? because someone decided that they could build more houses on the land and all the children from this development could travel across Crawley (52 mins by metro bus twice a day.)so much for giving children from lower earning backgrounds the best start in life !.

Hazelwick school near to Forge wood has room to expand , the land is now being proposed for a care home .

In conclusion there are many reasons to refuse this WEST OF IFIELD PLANNING APPLICATION not least the location .

ELEPHANT IN THE ROOM .

Crawley is not a town where the residents of Horsham would want to purchase a house .The Kilnwood Vale school catchment area fiasco proves that and of course coffee morning conversations .Kilnwood Vale is not a popular place to buy a house, and the west of Ifield will be even less so especially with social media being so powerful.

West of Ifield is on the end of Gatwick's runway which I might add if the southern runway is built would be under the flight path.

With thousands and thousands of other houses being built in West Sussex would people from London looking for a quiet life in the countryside move to a house 1km from an expanding airport .

Despite Homes England spouting on about their experts knowing best and the west of Ifield being a great place to live and thrive ,we the people that live here are the experts and we are not NIMBYS but people that care about our town ,our countryside and future generations who deserve better then urban sprawl and the risk of ill health in the future .