

Sent: [REDACTED] 17 September 2025 20:15
To: [REDACTED] Planning
Subject: DC/25/1312 Objection to Planning Permission - Urgent

Categories: Comments Received

Good day

We object to the proposal to build 3,000 homes, road infrastructure including amenities, a secondary school, shops, hotel, etc. set to the side of Crawley which is a very rural setting.

I am concerned about the loss of fauna and flora in this rural area. These open spaces are very important for the mental well-being of the local residents. Both the golf course and the rugby club are very much a part of the local community, with many users walking to the facilities. Dog-walkers and pedestrians make much use of these open spaces as well. These are well-used social areas by the local community. This will no longer be possible if destroyed for the use of additional housing in this area and excessive roads, etc.

Noise and traffic pollution will be greatly increased. The road is a single carriage road in all directions, so traffic will be diabolical during all development phases. This will also be a danger for pedestrians who use these roads.

The noise and traffic pollution caused by going from a dual carriageway to a B road, and vice versa, will be significant. These roads already have high congestion during peak times. Commuting links are low, so cars will most definitely be the chosen form of transport to new home owners in the proposed development, putting a huge strain on single carriageway roads. I am concerned that this is the start of further applications to extend this development further and further, causing more strain on the current surrounding areas and the loss of more green space.

Light pollution in this area is also something to be considered. Extra traffic and homes will most definitely adversely affect this current rural area.

There have been floods in the past from the River Mole, so I cannot see how concreting over and developing such a vast area will help prevent more flooding. This rural area's trees, etc. assist with keeping flooding to a minimum compared to if this area was built up. Both the golf course and the rugby club provide a great area to absorb rainfall. Concrete, as we all know, causes huge problems with flooding/run-off. One just has to look at the flooding at the roundabout near Sainsburys to see the terrible effects of roads and bad drainage. Ifield Brook floods and the River Mole floods so this will be worsened with such a vast development.

Paragraph 104 of the National Planning Policy Framework 2025 says about Open Space and Recreation:

Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

I believe the application fails the NPPF test. The golf course and rugby club are not surplus to the local community's needs; the new proposed golf course will be further away, resulting in the local community not having easy access; I also cannot see how development of sporting facilities further away clearly outweighs the loss of our current facilities.

Regards.

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