

Objection to Planning Application DC/25/1312 – Land West of Ifield (Charlwood Road / Rusper Road)

Dear Planning Officer,

I, [REDACTED] of 8, Ellis Walk, Ifield, RH11 0GF], write to submit my formal objection to planning application DC/25/1312 (West of Ifield, Charlwood Road / Rusper Road area). My objection is based on the significant and demonstrable harms the proposal would inflict, and its conflict with both national and local planning policies. Below I set out my key concerns, referencing relevant policy and local planning documents.

Key Policy References (National & Local)

- The National Planning Policy Framework (NPPF, December 2024) requires planning decisions to align with the development plan unless material considerations indicate otherwise (paras 2–3). It emphasises biodiversity net gain and directs that development should be refused where adverse impacts significantly and demonstrably outweigh benefits.
- The Horsham District Planning Framework (HDPF, 2015) policies: Policy 25 (District Character and the Natural Environment), Policy 26 (Countryside Protection), Policy 27 (Settlement Coalescence), Policy 31 (Green Infrastructure & Biodiversity), Policy 32 (Quality of New Development), and Policy 33 (Development Principles).
- The emerging Horsham District Local Plan 2023–2040 prioritises sustainable growth, biodiversity protection, and infrastructure capacity.
- Horsham's Biodiversity & Green Infrastructure Planning Advice Note expects at least 10% measurable biodiversity net gain for all major developments.

Objections Based on Policy & Harm

1. Conflict with Local Plan Spatial Strategy & Settlement Pattern

The proposal lies outside existing settlement boundaries, conflicting with the spatial strategy under both the HDPF and emerging Local Plan. Approving a development of this magnitude undermines planned, sustainable growth and risks opening the door to larger expansions (up to 10,000 homes).

2. Infrastructure Delivery Uncertainty & Phasing Risk

The hybrid nature of the application leaves key details reserved, reducing certainty about when and how infrastructure will be delivered. There are insufficient guarantees that roads, schools, health facilities, and utilities will be built in step with housing phases.

3. Transport, Highways & Access (Rusper Road and Network Capacity)

The enabling works include new access to Rusper Road, a route currently unsuited to heavy traffic. Existing congestion, pollution, and road safety risks will be exacerbated, and the transport assessments do not convincingly address cumulative or peak impacts.

4. Biodiversity, Landscape, Green Infrastructure & Net Gain

Policy 31 (HDPF) requires maintaining and enhancing biodiversity. The proposal would permanently destroy open countryside and wildlife corridors. The green buffer between Ifield and rural land would be lost, with vague mitigation measures unlikely to ensure genuine biodiversity net gain.

5. Drainage, Flood Risk & Water Supply Constraints

This large greenfield site increases surface runoff and flood risk. Water neutrality remains an unresolved issue for the Horsham area. Robust sustainable drainage systems and independent hydrological studies are essential but inadequately evidenced in this submission.

6. Amenity, Community & Construction Impacts

Construction will cause prolonged disruption, noise, and traffic. Light pollution and the loss of open views will damage the rural character and community well-being.

7. NPPF's 'Significant and Demonstrable Harm' Test

Under the NPPF (paras 174–177), permission should be refused where adverse impacts significantly and demonstrably outweigh benefits. The harms here—to environment, infrastructure, and community—clearly exceed any claimed benefits.

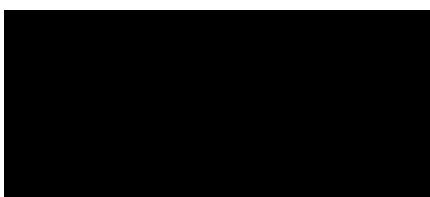
Final Request & Suggested Conditions

Given these policy conflicts and adverse impacts, I respectfully urge the Council to refuse planning application DC/25/1312. If any part is approved, strict, enforceable conditions must be attached, including:

- Completion of all transport and highway works before major housing occupation;
- Guaranteed delivery of education, health, and community infrastructure in line with population growth;
- Independently verified biodiversity and drainage measures ensuring measurable net gain;
- Phase-by-phase assessment and compliance checks;
- Protections against future expansion beyond the proposed 3,000 homes.

Thank you for considering my objection. Please acknowledge receipt and confirm inclusion of this letter in the officer's report.

Yours faithfully,



8 Ellis Walk, Ifield

RH11 0GF

