

For the attention of Jason Hawkes esq.,

Horsham District Council Cabinet and Councillors,

Dear Sirs,

**West of Ifield site - DC/25/1312**

I would confirm that I object to planning application DC/25/1312 for West of Ifield for the following planning reasons.

**Homes England's Phase 1 Construction Traffic Management Plan**

WSCC's report on HE's highways proposals is concerned with post construction/completion works as part of which HE are proposing to provide bus passing places in the narrow sections of Rusper Road. They claim to have agreed this with WSCC but it would appear that the council refute that and say that they would require road widening.

I assume that the road would need to increase from the present 4.9/5 metres to minimum 6/6.5 metres to accommodate buses.

There are several places along this stretch of road where this doesn't seem to be viable without compulsorily purchasing private gardens.

(WSCC would also encourage HE to include cycle lanes but who knows where these could be squeezed in.)

**However, the immediate issue is what will happen during the construction phase which could be up to 2 years.**

HE's proposed construction route is coming off the A23 as follows:-

Gossops Drive to Overdene Drive to Ifield Drive to Tangmere Road to **Ifield Drive?** to **Tangmere Drive?** to Rusper Road.

I'm not sure where HE have found the second "Ifield Drive" and "Tangmere Drive". (Possibly an example of HE not knowing their site!)

The final section of the route would be along Rusper Road from Hyde Drive to the site entrance.

At 4.9 metres wide this road would not be able to accommodate in the order of 45 vehicles plus 45 return trips per day, including low loaders, earth removal/delivery vehicles, concrete mixers etc. without driving on the footpath to pass as demonstrated in the attached photo, (illegal under the Road Traffic Act 1988).

Parents and small children going to and from school would be forced to walk on muddy grass verges.

Rusper Road is not suited to the sort of heavy construction vehicles that would be required.

Buses and long vehicles already have to swing out and cut corners at Ifield Drive/Tangmere Road and Tangmere Road/Rusper Road.

**Rusper Road section of the construction vehicle route**



Rusper Road, the final leg of the contractor's heavy vehicle deliveries route.

At school times this footpath is constantly used by parents and children.

Where are they supposed to walk?

Are they expected to walk on the muddy grass verge?

Who is going to pay to rebuild the footpaths and road surface?

The road surface is repeatedly breaking up and needing repair under the weight of largely domestic vehicles.

It will certainly not be able to withstand the onslaught of heavy weight construction vehicles.

After all, this road was built as a country lane and was not intended to withstand a major industrial scale project.

For the above reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.

Yours faithfully,

[REDACTED]  
Pinewood, Rusper Road,  
Ifield, West Sussex,  
RH11 0LR,  
[REDACTED]