

From: [REDACTED]
Sent: 11 October 2025 20:49
To: Planning
Subject: Elaboration on objections to Planning Application DC/25/1312 Land west of Ifield
Categories: Comments Received

Dear Mr Hawkes.

Finally I've arrived at my final two objections to the above scheme

9. Traffic concerns: By contrast, ill-thought out schemes are now included, eg cycle paths through Ifield Brook Meadows.

Firstly, if any sort of scheme, even on a reduced scale, is passed, we in Tangmere Road face a living hell of construction traffic using our road and Rudgwick Road and thence Rusper Road for the build, expected to last more than a year. Our local roads were not built to take a procession of heavy lorries, and the bus services, though good, already put extra stress on the road service and we suffer heavily from pot-holes. A proposed Rusper Road closure will cause me (and others) inconvenience when travelling to Rusper, which I do on a regular basis. I would have to head towards Charlwood - also threatened with disruption from the new Gatwick runway and terminals build. At the presentation by HOI which I recently attended, we were assured that the development would not impact on the approaches to Ifield Station, as commuters in vehicles would be directed to Crawley Station via Lowfield Heath. This alone is ridiculous as would add to congestion in the town of Crawley itself. Another example of Horsham imposing on Crawley. Furthermore, the representative seemed very proud of a plan to discourage the use of motor vehicles by means of constructing a network of cycle paths, many of which would be routed through Ifield Brook Meadows, a supposedly protected area used by dog walkers, sportpersons and picnickers. No doubt a very high percentage of the cycles would be fitted with motors, enabling speeds of 30mph- plus, not only would the bikes be dangerous, but the concrete or asphalt paths would be an eyesore and would presumably have to be lit. At the very best, the paths would be shunned and the whole facility become a 'white elephant'. I also object to the plan for a gypsy encampment which would disrupt the normal way of life. (Caravans etc clogging up the country lanes at certain times).

10. Building on a known FLOOD PLAIN and associated effect on water supply and potential sewage overspills.

The whole area between Faygate and Ifield is notorious as being a flood plain. In recent years it hasn't been too bad, but if you get a severe winter, and the River Mole bursts its banks, look out of the train window and you see an enormous lake. It has been admitted that Crawley sewage treatment works are at a capacity, and Thames Water is the worst performing UK water company and is on the verge of bankruptcy. OFWAT recognises Crawley as the 17th least effective of Thames Water's 354 STWs. Thames Water maintain that no approach has been made to them by HDC or by Homes England about additional sewage treatments around Crawley: I would assert that by concreting over a floodplain the water would have to go somewhere, and we would be facing an ecological disaster.

FOR THESE AFORESAID 10 REASONS, I RESPECTFULLY URGE HORSHAM DISTRICT COUNCIL TO REFUSE THIS HYBRID PLANNING APPLICATION

Many thanks,
Yours sincerely,

3 Tangmere Road, Ifield, RH11 0JJ