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Sent: 02 October 2025 21:54
To: Planning
Subject: Planning application DC/25/132 West of Ifield
Attachments: Rusper Road.jpg; Ifield Village.jpg; Current school traffic problems.jpg; Closing Rusper Road towards Rusper.jpg; mental wellbeing.jpg; Flooding around Ifield Brooks.jpg

Categories: Comments Received

Dear Mr. Hawkes

I wish to object to the planning application DC/25/132 West of Ifield for the following planning reasons.

The allocation of 3,000 houses at the border of Ifield West will simply not be workable

Transport

The fifty plus roads of Ifield West currently have two exits only – The main exit is Hyde Drive going into Rusper road towards Crawley and the Rusper road going towards the village of Rusper itself. Closure of the Rusper Road toward Rusper will leave Ifield West with only one road to serve the fifty roads of Ifield West to actually exit the area. Ifield West has mostly 2 and 3 bedroom houses and therefore have 2 or 3 cars per house.

The closure of the Rusper road in the direction of Rusper facilitating those drivers trying to avoid the Crawley traffic problems by driving to Faygate/ Horsham, Gatwick, Reigate, Newdigate/Dorking, will result in considerable more time required to take the diversion through the narrow Ifield Green road though the village with the parked cars outside the old village houses. The alternative of trying to join the horrendous traffic jams around Crawley does not bear thinking about.

Initial construction of the major road through the site

A few years ago there were a 100 houses built opposite the Ifield Golf club and large number of lorries driving around this area was horrendous, I dread to think how awful it will become with the building of the new road that will go from Furlong road through the fields over to Bonnets Lane/Ifield Avenue/ Ifield Green for the 3,000 houses.

The proposal of the construction traffic to arrive via the very busy A23 through Gossops Green with the existing long traffic jams from the mini roundabout in Gossops Green, Overdene Drive, Ifield Drive, to Mill Academy School, then Tangmere onto Rusper Road (there are traffic lights here about 7 times a year as they are often digging up the road between Millbank and Tangmere) to the mini roundabout to turn into Rusper road and the current Golf Course.

The alternative of travelling along the busy A23 and taking the Ifield Roundabout with even more traffic problems then onto Ifield Avenue and into Ifield Drive with St Margarets school traffic problems also presents problems – or Ifield Avenue itself also has a large amount of school traffic for Our Lady Queen of Heaven Catholic school there. On top of the school traffic there is all the traffic

going towards either Crawley centre, or Gatwick area or Manor Royal and in the opposite direction traffic towards Brighton.

School Traffic

Currently the traffic jams around Mill Academy school are horrendous, resulting in long queues going back into the next district of Gossops Green, and parked cars all around the school, with cars even half parked at the actual traffic lights. We are told that children from Forge Wood over the other side of Crawley will also attend the senior school, adding to the chaotic morning and afternoon traffic jams, due to school traffic. The idea that the current problems will then extend into Tangmere and then create really bad delays at the mini roundabout at Hyde/Rusper road, really does not bear thinking about.

Ifield Train Station

It would appear that Homes England are promoting the excellent rail connections of the site by naming the station that has the *highest percentage of train cancellations* in the country as a benefit. Ifield train station offers a service of two trains an hour and only one an hour on Sundays. However, trains are always being cancelled, I often find my train cancelled and the necessity of paying for a taxi home from Three Bridges - of course there are no direct buses from Three Bridges to Ifield either.

Sewage

Crawley sewage treatments are almost at capacity and has been raised by Crawley council and Thames Water have already raised this as a concern. We have already heard how some residents in the Ifield area have been affected badly. How can it be possible to build 1,000 homes? This is surely affect both new and the existing residents badly.

Water Supply

A friend in Crawley is having difficulty with the sale of her property, she has a large garden area that the property developers who want to buy her home wish to place more than one abode onto her grounds. However, there is a problem is due to water neutrality of placing more habitats onto an area that currently only has one house. I do not understand, how in Crawley we have problem to add an extra home, and yet Horsham on the border can build three thousand houses all requiring water.

With climate change we seem to veer between flooding around Ifield Brooks with the endless rain one year and then this year problems with the lack of water in the reservoirs here in the south east. This being the sunniest and warmest part of the UK – we do seem to have a serious problem with respect to reservoirs.

Heritage

It feels that Homes England are determined to ruin our wonderful Ifield Village Conservation Area. Our ancient church and superb Plough Pub surrounded by fields is a very special area for us all. We have May Fayre complete with May Pole dancing and May Queen. Various village events that help maintain that wonderful feel of Ifield village. The idea of firstly creating traffic hell in the narrow main road of the village (with a giant roundabout at the end of the road and diverting two way traffic through the road) , and then with the promise that Homes England will ruin the wonderful rural feeling that we

have with Ifield brooks with cycle lanes crossing through making the area more like Tilgate park, adds insult to injury!

Housing

The 35% of affordable houses appear to actually be incredibly expensive in comparison to similar areas an hour north of London. For example it takes one hour from Ifield into London by train – but if one goes one hour north of London to say Peterborough area, housing is far cheaper. The affordable houses proposed for Crawley are approximately [REDACTED] (at today's value) whereas similar properties around Peterborough are around [REDACTED]

However, most of the properties will be targeted at people who are willing to spend considerably more for nice properties and who wish to be close to the attractive and vibrant town of Horsham. These new properties will be close to Crawley which continues to go downhill and indeed most of us try and avoid the town now, as it has altered dramatically over recent years. The larger stores and better quality shops have all left the area, the only positive thing we can say, is that Crawley still has banks in the town. Crawley is becoming the Hounslow of Heathrow. We need social housing for the people of Crawley – the 'affordable' is already too expensive for the current residents of our town.

Mental Wellbeing.

Ifield West is the only part of Crawley that is on a rural fringe. Horsham appears to have decided that Crawley has their rural fringe removed whilst they themselves have protected their rural fringe with Chesworth Farm, plus of course all the woodland and fields of St. Leonards Park and not forgetting Warnham Nature Reserve. Why should Horsham remove the one area we can walk straight out into a rural setting, whilst Horsham retains plenty of green spaces for themselves.

We enjoy the wonderful walks around the fields northwards up to Ifield Woods and westwards walking over to Lambs Green and Faygate amidst glorious scenery, of fields, bluebell woods and ancient trees, plus the opportunity to see deer, rabbits, even Kingfishers.

In other parts of the country they are knocking down built up areas and introducing green areas for residents' mental health. It makes no sense to remove our area of rural beauty.

Health

We already suffer from the difficulties of accessing Doctors surgeries and access to East Surrey Hospital. We are told that there will be a 'Wellbeing' Centre with the new development. That may be nice for some exercise and yoga, but will not help the situation of accessing East Surrey, Dentists, and Doctors surgeries.

Ifield Golf Club

This is a magnificent and truly beautiful spot. I often see golfers of all ages walking along the pavements in the area walking to the golf course to enjoy their sport. How can this be removed and people offered Tilgate which is very different indeed and surely you cannot offer the pitch and putt place at Goffs Park as an alternative! To have these beautiful grounds turned into schools with the horrendous traffic that is will attract will really ruin our area. We live in a cul de sac of fifty roads filled

with cars, to create additional traffic jams at the point of exit in order to place a school instead of the golf course is really not viable at all, and will make life very difficult for us.

For the above reasons I urge Horsham District Council to refuse this application which will truly alter our lives here in Ifield West to a poorer quality of life.

Yours sincerely

[REDACTED]

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[REDACTED]



Narrow residential Ruser Road towards Crawley cannot cope with all the proposed extra traffic

The current effect of school traffic in Ifield

New School

The queue for the school Mill Academy stretches into the next district of Gossops Green every morning and afternoon.

Add all the extra traffic for the new proposed schools and we will have gridlock in these narrow suburban streets

The area cannot cope with more cars trying to access Rusper Rd

New school

The current traffic conditions before adding the traffic for an extra two schools



The closure of access to Rusper Road in the direction of Rusper will render the 50+ roads of Ifield into a cul-de-sac. This area is full of 2 and 3 bedroom houses and with the appropriate number of cars



There are traffic lights here on a regular basis. Currently traffic can escape via Rusper/Charlwood - these cars will be pushed into the Crawley traffic or via the small village of Ifield



We need our rural space for our mental wellbeing



Flooding around Ifield Brooks



The centre of the village always has cars parked in front of the old cottages

One has to give way to be able to travel along this road to create this area as an access for cars travelling from Ifield West to Rusper, Reigate, Gatwick, Dorking etc and access from the 3,000 houses going south towards Brighton Tilgate Broadfield Horsham will create havoc.