

**OBJECTION LETTER TO PLANNING APPLICATION – DC/25/1312 -
Land West of Ifield, Charlwood Road, Ifield, West Sussex**

Dear Mr Hawkes,

I am writing as a West Sussex County Councillor for Southgate and Gossops Green division of Crawley and a local Crawley resident, to strongly object the above planning application.

Summary of Objection

In summary, the proposal constitutes inappropriate and unsustainable development. Although, the proposed development is in HDC land boundary, but the proposal is extending Crawley beyond the current built up limits of the town into the attractive open countryside. The adopted Horsham District Planning Framework (HDPF, 2015) provides a clear spatial strategy for accommodating growth. The West of Ifield site is not allocated for development and lies outside of any defined built-up area boundary. The proposal is therefore contrary to Strategic Policy 2 (Strategic Development), Strategic Policy 26 (Countryside Protection), Strategic Policy 27 (Settlement Coalescence) of the Horsham District Planning Framework (HDPF 2015).

Background and Site Location

The application site is within the administrative boundary of Horsham District Council but immediately adjoining with Crawley Borough Council on the edge of Ifield. Ifield village and Conservation area lies remarkably close to the proposed site. The West of Ifield site is distinctly rural and function as a landscape buffer which prevents the coalescence of Crawley with nearby villages of Rusper and Faygate.

The reasons for objection are because the proposal will be:

1. Contrary to the Local Plan
2. Unsustainable development
3. Pressure on Highways and Parking
4. Harmful to the landscape

1. Contrary to Horsham District Planning Framework (HDPF 2015)

The West of Ifield site is not allocated for development in Horsham District Planning Framework (HDPF, 2015) and lies outside of any defined built-up area boundary. The proposal is contrary to Strategic Policy 2 (Strategic Development), Strategic Policy 26 (Countryside Protection), Strategic Policy 27 (Settlement Coalescence), and Strategic Policy 38 (flooding) of the Horsham District Planning Framework (HDPF 2015).

2. Unsustainable development

Although the applicant is presenting the site as a 'Sustainable new Community,' in reality the site will be concrete over the rural green land, full of thriving wildlife. The applicant's own surveys show the site is of high biodiversity value. Furthermore, there will be a significant loss of mature, well established, and healthy trees.

3. Pressure on Highways and Parking

Crawley is a well-established town, with 24/7 strong public transport connections and cycle network, still parking is one of the top issues in my inbox. The applicant's assumptions significantly rely on public behavioural shift from car use to public transport, walking and cycling. I have not seen any evidence to support this shift hence believe the active travel expectations in the application are not achievable.

Proposed development will significantly increase the traffic on already extremely busy narrow country lanes. Any CIL contribution from the

development would not be enough to mitigate the extra burden on existing road network.

4. Harmful to the Landscape

The proposal would lead to a built development of the size of a small town, on greenfield, agricultural land, Ifield Golf Course, and attractive countryside. This would have an adverse visual impact on the landscape, resulting from the development, which has an unspoilt, rural character.

For all these reasons, I urge the planning committee to refuse this application.

Yours sincerely,

Cllr Zack Ali
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