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**From:** Planning  
**Sent:** 27 October 2025 08:43  
**To:** [REDACTED]  
**Subject:** FW: Concerns Regarding West of Ifield Development Plans – DC/25/1312

**Telephone:**  
**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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**Sent:** 25 September 2025 22:07  
**To:** Planning [REDACTED]  
**Subject:** Concerns Regarding West of Ifield Development Plans – DC/25/1312

Dear Planning Department,

I strongly object to this planning application on the following grounds, including a 2016 Horsham housing land assessment:

### 1. Closure of Existing Roads and Impact on the Community

Cutting off existing roads that have served the community for decades is unacceptable. Local residents rely on these roads to access homes, amenities, and small businesses. Removing this access disregards the needs of the established community and risks damaging livelihoods. Would such disruption be tolerated in your own area?

- This conflicts with the NPPF (Paragraph 92), which requires planning decisions to promote healthy and safe communities and ensure access to local services.
- It also conflicts with NPPF (Paragraph 104), which stresses the importance of providing safe and suitable access for all users.

### 2. Loss of Local Businesses, Green Space, and Wellbeing Impacts

The development would remove important community assets such as Ifield Golf Club, which provides employment, supports local businesses, and plays a vital role in residents' mental health and wellbeing. The golf club, alongside the surrounding walking routes and open fields, provides opportunities for recreation, exercise, and social connection — all of which would be permanently lost under this proposal. Local people will no longer have access to these much-needed green spaces, undermining quality of life, increasing isolation, and negatively impacting public health.

- This is contrary to NPPF (Paragraph 98), which requires planning policies and decisions to protect and enhance public rights of way and access to open spaces.
- It also conflicts with NPPF (Paragraph 92), which states that planning should aim to achieve healthy, inclusive, and safe places, supporting social and cultural wellbeing.

### 3. Environmental Concerns – Protected and Endangered Species

The proposed development site includes fields where deer and other wildlife are found. More importantly, **the presence of white-clawed crayfish, a legally protected species under the Wildlife and Countryside Act 1981 (Schedule 5) and the Habitats Directive (Annex II and V), has been reported in this area.**

- It is an offence to take, kill, injure, disturb, or sell white-clawed crayfish, and their habitats must be preserved.
- Any development where they are present requires full ecological surveys, a mitigation plan, and potentially licensing from Natural England before work can begin.
- Approving this application without addressing these protections risks breaching UK and European conservation law.
- This conflicts with NPPF (Paragraph 180 a–c), which requires planning decisions to protect and enhance biodiversity, minimise impacts on protected species, and refuse permission where significant harm cannot be avoided.

### 4. Parish Council Exclusion and Access Issues

The plan proposes cutting off **Rusper Road**, which is essential for accessing the parish. This road provides access to:

- A place of worship
- The local polling station
- Other community facilities


Cutting off this road would prevent residents from accessing their own parish, which is completely unacceptable. Is it considered reasonable or acceptable for Horsham District Council to approve a development that stops people from reaching their own parish? This is abysmal governance.

### 5. Previous Assessment of Site as Undevelopable

In the 2016 housing land assessment (attached), Horsham District Council deemed this site **not currently developable**. **I request clarification on what has changed since then to justify its inclusion in the current planning application.**

### Conclusion

This application would harm the community, destroy green spaces and mental health assets, breach legal protections for wildlife, and prevent access to parish facilities. It is therefore **in direct conflict with national planning policy and should be refused**.

  
RH11 OGB

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