
Sent: 24 October 2025 13:08
To: Planning
Subject: DC/25/1312: Land West of Ifield Charlwood Road Ifield West Sussex
Categories: Comments Received

I am writing to object about the impact on traffic which will arise from the above proposed development.

I believe that the negative impact on local traffic hotspots will be severe even with the suggested mitigations of traffic lights, chicanes and speed bumps. The impacts include:

- more congestion and delays on Ifield Avenue; rat-running through Langley Green, Ifield Green and Ifield Wood, with associated safety issues
- congestion and cyclist and pedestrian safety concerns at the Tangmere Road, Overdene Drive, Ifield Drive, Ifield Station junction, especially as this will be the route for construction traffic
- substantially increased traffic flows through nearby villages such as Rusper, Faygate and Charlwood

I am particularly concerned about impacts during the construction phase, particularly along Rusper Road which is a narrow country lane with many bends. Though it would appear that other routes have been designated for construction traffic, it is unclear to me how this will be policed. About 6-7 years ago, a small number of houses were built at the Ifield end of Rusper Road. This led to a large number of construction vehicles travelling along Rusper Road to access the construction site. This raises real safety concerns.

I believe that a relief road needs to be built between the construction site and the A 264 as part of the first phase of development. The second runway at Gatwick dictates that a road of this sort is inevitable in the longer term.

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