

[REDACTED]

---

**Sent:** 22 September 2025 14:58  
**To:** Planning  
**Subject:** Objection to planning application DC/25/1312— West of Ifield Hybrid application

Dear Mr Hawkes,

I am writing to object to planning application DC/25/1312 for West Of Ifield for the following planning reasons.

#### Water supply

Homes England believe they can meet the water neutrality requirements by harvesting rainwater and extracting groundwater through boreholes, but the environment agency has yet to report on whether this is feasible, and whether they will grant a licence.

#### Sewage

The application ignores the fact that Crawley treatment works is now running at full capacity, Crawley Council and Thames Water have raised this as a concern worried that the waste from 3000 more houses would overflow into the River Mole. The river has been badly polluted in the last three years, killing a lot of fish etc.

#### Traffic

I understand that a new road is going to be built linking Rusper Road with Ifield Avenue. Ifield Avenue is very busy now, with the traffic from the 3000 houses and from Rusper Horsham direction. There would be gridlocked, it's bad enough now.

The Ifield station area is very bad with five schools in the area, traffic going to the small station which doesn't have a car park.

Rusper Road Tangmere Road junction to the golf club the road and footpaths are too narrow to take any site construction traffic a lot of school children walk along this road to get to school and back home to Ifield West etc, I use this road a lot and you can just get a bus passing at the same time as a car.

#### Golf

Ifield Golf is a well established members club it is a very well used golf club very well maintained, it is used by Sussex Golf for some of their top competitions, There are 500 + members playing there, you have to book two weeks in advance to get a tee time at the weekend and most mornings.

Homes England say it is surplus to requirements this is not true. With over 35000 games played there yearly where would we all play, there isn't another golf club in the area as good as this one.

Tilgate is very poor you have to spend a huge amount of money it still comes close to Ifield Golf Club.

Every year a huge amount of money is raised for local charities

For these reasons I respectfully urge Horsham District Council to refuse this hybrid planning application.

Thanks

Best Regards



27Parkfield Close Gossops Green  
West Sussex

RH11 8RS

[Sent from Yahoo Mail](#)