

[REDACTED]

Sent: 23 October 2025 11:26
To: Planning
Subject: DC/25/1312 Objection

Categories: Comments Received

Application number DC/25/1312

from:

[REDACTED] Rutland Lodge, East Street, Rusper RH12 4RH

Dear Mr Hawkes

Subject: Objection to Planning Application DC/25/1312 - West of Ifield Hybrid Application

I object to planning application DC/25/1312 West of Ifield for the following planning reasons:

Transport: I am concerned that the negative impact on local traffic hotspots will be severe; there will be more congestion and delays on Ifield Avenue; rat-running through Langley Green, Ifield Green and Ifield Wood; pedestrian safety concerns, especially as this will be the route for construction traffic; and the knock-on impact of unsustainable increase in traffic on Rusper, Faygate and Charlwood.

Golf: I am not a golfer but building on existing leisure facilities and green spaces means losing them forever at a time when access to more leisure facilities should be provided, these are our breathing spaces and a more active lifestyle for all is encouraged.

Flooding: this whole area (roads, fields, driveways, ditches) becomes flooded even after a small amount of rain, and climate change uncertainties will mean more flooding more often.

Housing tenure: it is claimed that houses are needed for Crawley residents but there's no mention of any of the social housing that Crawley Council needs.

Undemocratic: the site is not allocated in HDC's adopted Local Plan.

Biodiversity: this area is a site of high biodiversity value, as shown by Homes England's own ecological surveys. It seems highly unlikely that the required Biodiversity Net Gain of 10% can be achieved.

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

[REDACTED]
Rutland Lodge
East Street
Rusper
RH12 4RH