

[REDACTED]

Averys
Horsham Road
Rusper
West Sussex
RH12 4PR

3 December 2025

Dear Sir/Madam

Re: DC/25/1312 West of Ifield Planning Application

I am writing to object to the above planning application.

I have lived in Rusper since 1967 and have seen considerable growth in that time. The Mowbray Village development at the bottom of Hurst Hill had led to much disruption, loss of habitat and increase in traffic, and the West of Ifield plan, with 3,000 houses initially and 10,000 houses ultimately proposed, will lead to more of the same.

For me, the main detriments to the West of Ifield plan are the following:

1. Loss of habitat. The area around Ifield Court Farm is abundant in wildlife, including the rare Bechstein bat. Horsham District Council's own Ecology Officer has been quoted as stating "there can be no net gain [in biodiversity] whilst there are impacts on irreplaceable habitat and no provision of a sufficient compensation strategy." The destruction of this mature woodland is unacceptable at a time when our environment is in crisis and we need to conserve it rather than destroy it.
2. Volume of traffic. I live in the middle of Rusper, by the junction of Horsham Road and East Street. The quantity of traffic has increased exponentially during the 50+ years I have lived in Rusper. Now that I am of maturer years, the volume of traffic makes it difficult for me to cross the road safely to Rusper Stores; and the likely 4,000+ additional vehicles resulting from the first stage of this plan would make it nearly impossible.
3. Loss of local sporting amenities. While I am not a golfer myself, the Ifield Golf Club is an important local amenity which provides pleasure and exercise to many. Sport England has noted that the golf needs assessment is not robust enough, and in respect of various mitigations proposed, concludes: "These mitigations are required prior to IGC being lost to ensure continuity of provision for the Club."

There are other arguments against this proposal, relating to reduced access to Ifield Railway Station, increased danger to non-vehicular road users, and increased drain on local resources, such as GP and hospital appointments.

Taking all these reasons together, I believe that there are firm grounds on which to object to the West of Ifield planning proposal.

Yours faithfully

[REDACTED] (via email)