

**Horsham District Council see West of Ifield as an easy win to meet their housing targets.**

**We disagree.**

I object and disagree to West of Ifield Planning Application reference number DC/35/1312

**The development masterplan will have catastrophic consequences if planning permission is given.**

**Therefore I object for the following reasons and asking to stop the plans of West of Ifield development.**

**- 10,000 houses will generate much more traffic, causing more congestion and more**

**pollution across the whole 'Crawsham' urban sprawl area, making existing problems**

**much worse. It is highly unlikely that 'active travel' will get people out of their cars**

**in sufficient numbers to prevent this.**

- Homes England's initial designs show limited parking provision so where will people park their cars? And where will the new 10,000+ residents park their cars when they go to work at Gatwick or on Manor Royal? Or when they visit Crawley and Horsham town centres, or K2?

- Ifield and Faygate stations are too small to cope with additional passengers and have no parking or pick-up/drop-off space. Bus services are inadequate to attract people away from driving, they get stuck in the traffic and do not offer a round the clock service.

-A huge proportion of the 10,000 house site is woodland, shaws and hedgerows designated as Priority Habitat by *Natural England*. Much of it is ancient woodland, including House Copse which as a Site of Special Scientific Interest is highly protected. It's impossible to see how a bypass through the middle, plus massive urban sprawl, won't destroy it all.

- Gatwick Airport to the north, M23 to the east, A264 to the south have nearly encircled Crawley. Ifield is the only part of Crawley with easy and direct access to countryside, and this access has been fiercely defended. HDC has been careful to preserve this type of access for Horsham town residents by protecting Chesworth Farm from development. But the current plans deprive Crawley residents of this, for no good reason.

- The full 10,000 site covers 1,400 acres within a boundary from behind St Margarets Church in Ifield, west along Rusper Road to Lambs Green, south to Faygate and back along the railway line to Kilnwood Vale and Ifield West. With the North Horsham (Mowbray) development and possibly more in the pipeline

west of Faygate, we're heading for a huge sprawling urban mass, ie Crawsham. This is called 'settlement coalescence', and it's not good planning!

- Pressure on A&E services at **East Surrey hospital at Redhill means that an unacceptable level of service is being offered to residents and patients.**

East Surrey Hospital's overall rating by the Care Quality Commission (CQC) was downgraded from "outstanding" to "requires improvement" in August 2025 after its September 2024 inspection. Specifically, maternity services saw a drop in rating from outstanding to requires improvement in November 2023, with safety and well-led aspects declining ! Bed capacity has been at maximum patients on several occasions in the last year. Treatment waiting times are already unacceptable. Waiting times to see or speak to a GP in the Crawley area are unacceptable and place patients at risk. Many surgeries are not accepting new patients. Homes England are saying that they will provide a health Centre as a result of the proposed development but where do they think that the NHS will get the GP's and nurses from who are needed to operate any new facilities when they are already struggling to run existing services in the area to a satisfactory standard? Current waiting times for an ambulance throughout Sussex as provided by the South East Coast Ambulance Service (SECAMB) do not meet the recommended response times and are placing patients lives at risk.

- There is a national crises in NHS dentistry as nine in 10 NHS dental practices across the UK are not accepting new adult patients for treatment under the health service. All pharmacies are currently under severe pressure and 1 in 20 chemists have closed since 2015. Queuing / waiting times at local pharmacies are unacceptable. Homes England are not committing to provide additional dental or pharmacy services as a result of the proposed development which means additional pressure on existing services.

- The new scientist organization reported on on-going research demonstrating the health benefits of having accessible open and green spaces. access to local countryside and footpaths for exercise and general fitness is key and critical to mental and physical well being

- **Impact on Nature and Wildlife**

HDC focus on the biodiversity of the Knepp Estate – understandably – but neglect the importance of the rich Low Weald habitat in the upper Mole Valley and areas between Horsham and Crawley, which are home to a large number of *Sussex Rare* species. Over 75% of the 3,250 and 10,000 sites are identified as important for Sussex's *Nature Recovery Network*. HDC should acknowledge that the proposed bypass and houses will destroy this wildlife connectivity.

- How can the loss of irreplaceable ancient woodland possibly be 'offset'? The policy of 'Biodiversity Net Gain' is discredited – the roll-out shows that the measurement is tick-box and requirements for future monitoring inadequate. Plus the 'gain' can be implemented off-site, possibly in Wales or Scotland (where land is cheaper). HDC and Homes England must not be allowed to argue that BNG will 'mitigate' the destruction.

- IGC is not only beneficial for golfers but is also heavily used by walkers. The beautifully landscaped course has provided valuable greenspace for 100 years. The course is also identified as part of the Rusper Ridge *Biodiversity Opportunity*

*Area*, and borders Hyde Hill Woods – ancient woodland designated as Local Wildlife Space. The club-house is heavily used by the community for wedding parties, educational classes, quizzes and other social events.

Kind regards

A black rectangular redaction box covering the signature of the sender.