

Contact: Mrs J. McPherson
Direct Line: [REDACTED]

Our Ref: CR/2026/0186/CON
Email: development.control@crawley.gov.uk
Date: 16 April 2026

Horsham District Council
Ajlbery House
Springfield Road
Horsham
West Sussex
RH12 2GB
FAO Tamara Dale

Dear Madam

TOWN AND COUNTRY PLANNING ACTS

LOCATION: THE HYDE, RUSPER ROAD, IFIELD

PROPOSAL: CONSULTATION FROM HORSHAM DISTRICT COUNCIL FOR AN OUTLINE APPLICATION FOR REDEVELOPMENT OF THE SITE TO PROVIDE UP TO 7 DWELLINGS, INFRASTRUCTURE, ANCILLARY PARKING AND LANDSCAPING WITH ALL MATTERS RESERVED EXCEPT ACCESS (DC/26/0207)

While Crawley Borough Council has no objection in principle to the redevelopment of this land for residential and notes that the application is for outline planning permission only, with all matters reserved, there are concerns it wishes to raise with the indicative layout supplied by the applicant.

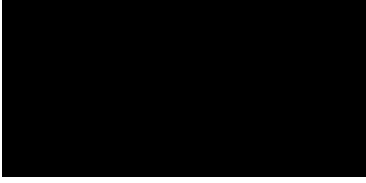
There is concern about the indicative layout in respect of the proposed dwellings in the northern portion of the site which show their rear gardens backing onto Rusper Road. The orientation of these properties is not in character with this wooded street and does not respect the surroundings. The development layout is inward looking and turns it back on Rusper Road which is an important landscaped route between the settlements of Rusper and Ifield. Most properties front towards the street.

It is considered that the developer should provide a detailed character assessment of the site which would then inform any site layout. In the absence of this assessment the Officer view is that these dwellings should be reversed to front onto Rusper Road with sufficient space left to retain the mature trees along the Rusper Road frontage which form an important part of the landscaped character of the road frontage in this area. There is concern that these trees appear close to the rear elevation of the dwellings and as they are shown sited in rear gardens, there would be pressure from future occupants to cut back or remove them. Aerial mapping also shows a drainage feature within the future rear gardens may need to be retained to prevent flooding and could be lost (perhaps filled) as future residents seek to make their rear gardens usable. The drainage line could be retained as a feature with the trees forming a frontage boundary feature.

It is of note that there is a further proposal for a wider strategic development on 'land west of Ifield' and access to the southern land parcel of this development is proposed a short distance to the north of this site. It is also noted that there are public rights of way crossing the land, the layout should explore opportunities to connect and improve these.

This development has the potential to erode the rural character of Rusper Road and its approach into Ifield and Crawley Borough, for this reason Crawley Borough Council **OBJECTS** to this application.

Yours faithfully



Mrs J. McPherson
Group Manager Development Management