

Planning Received

14 OCT 2025

Name:

Ref:

DC/25/1312

63 Rushetts Road,

Langley Green,

Mr J Hawkes,
HDC Planning Department,
Albery House,
Springfield Road,
Horsham,
RH12 2GB

9th October 2025

Dear Mr Hawkes,

Re Planning application DC/25/1312

I am writing to express my concerns regarding the above planning application which I believe to be not fit for purpose.

My concerns are predicated on the following issues.

- 1) The type of houses required to address Crawley's social housing needs are simply not included in this plan. It is my understanding that in order to meet this criterion, the price must be discounted by 40%. This then raises the question of a conflict between profitability and affordability. I find it difficult to believe that a developer will take on such a project knowing that profits are going to be impacted to an extent that is likely to make it almost untenable. If the development does go ahead, it is my fear that any social/affordable housing targets will simply be sidelined or reduced to such an extent that the impact on addressing genuine housing need will be negligible.
- 2) It is not clear to me why the designated area for the West of Ifield development is not protected Greenfield or Green Belt land, the purpose of both being the prevention of urban sprawl and the preservation of natural habitat. Surely the fact that the initial stages of the development are going to be on the Ifield Golf Course is in direct contravention of this stipulation. Golf courses are havens for wildlife and natural corridors through which species are able to travel.
- 3) Local biodiversity will be devastated by these proposals. Homes England's own ecological surveys indicate that the site is of high biodiversity value containing threatened and priority species that are listed as requiring legal protection. It is claimed that the impact on biodiversity will be mitigated by Homes England through their plans to plant and create new habitats, but this fails to appreciate the fact that the evolution of natural environments takes decades, if not centuries, to mature. We already have these eco-systems fully established and in place.

- 4) Anyone who regularly drives along the country lanes that meander near to or across the proposed site will understand that these roads are simply not capable of coping with the inevitable and significant increase in traffic flow that the development will create. Furthermore, the closure of the link road to Rusper village will increase journey times and force more traffic onto those roads that remain open. It is fanciful to think, as Homes England suggest, that the majority of residents living in the new development will prioritise public transport and cycling when travelling. Three thousand houses, at a conservative estimate, is likely to produce around six thousand additional vehicles trying to negotiate the narrow, winding lanes between Crawley, Horsham and other local settlements. This estimate does not take into account the many construction vehicles that will be toing and froing around the site. The road system, as it stands, could not deal with this dramatic increase. It is also worth noting that the expansion of operations at London Gatwick Airport is highly likely to have an impact on the local system of roads.
- 5) Thames Water has endured an extended period of public scrutiny that has revealed a staggering level of incompetence and complacency with regards to carrying out its prime duty of providing water and treating sewage. How can we as residents have any faith that this failing company can be trusted to provide these essential services, given that the development in Kilnwood Vale has already suffered from an overflow of sewage onto the site in 2023? Where is the evidence that Thames Water, already facing bankruptcy, will be able to cope with the further demand placed upon its finances and resources to deal with the additional requirements?
- 6) It is my understanding that the site is not yet formally allocated in HDC's adopted Local Plan but that Homes England, in submitting its plan, have managed to avoid the full and proper scrutiny that this would require. Surely this is not how a government agency be conducting its affairs and is an affront to the democratic process.
- 7) The ancient village of Ifield enjoys the protection conferred upon it by it being a specially designated conservation area. An important part of its defining character is the rural setting in which it sits. The encroachment of the West of Ifield development to its very boundaries will undoubtedly have a detrimental impact on this, as a considerable amount of the rural setting will be lost.
- 8) This is an HDC Local Plan which takes no account of the effect it might have on Crawley residents. The new site will extend right to the borders of Crawley, and the increased population will inevitably have an impact on Crawley's public services and traffic flow, something to which Crawley BC is opposed.

Thank you in anticipation of your kind attention to my letter and the concerns it raises. I am not a rabid anti-homes eco-warrior, but simply a concerned citizen who believes that the scale and extent of these proposals would simply be devastating for our local area.

Yours faithfully

