

Sent: 23 September 2025 11:15
To: Planning
Subject: Planning application DC/25/1312

Categories: Comments Received

For the attention of Jason Hawkes - Case Officer.

Dear Mr Hawkes

I am writing to object to the planning application DC/25/1312 submitted by Homes England for the West of Ifield development due to the lack of capacity at Crawley Sewage Treatment works to handle another 3,000 new homes and Businesses.

Crawley sewage treatment works is already at capacity, under performing and red flagged. Homes England and HDC want to add another 3,000 homes to their load but seem to have done nothing to ensure the capacity will be there. Discussions with Thames Water should have started years ago if new facilities were going to be ready. Thames Water have made it clear that Homes England have not engaged with them to discuss the issues and the need for planned investment.

Rusper Road properties suffer from repeated sewage in their gardens, especially adjacent to the golf course following heavy rain. The golf club suffers from drains backing up especially in the winter months. The existing pipework and infrastructure clearly can't cope with the current load so how do you expect it to cope with another 3,000 homes.

At a recent public meeting with Homes England this question was put to them. The answer was that Thames Water are legally obliged to provide sewage treatment services for new developments. It is mind - boggling that HDC and Homes England haven't been discussing this major risk with Thames Water for years particularly given the upgrade would take 10 years to deliver.

This issue was put to Peter Lamb MP who responded by stating that this issue had been flagged as a serious risk and highlighted this in the 2024 local plan.

He quoted as follows: **Sewage treatment facilities will soon reach a critical point beyond which a major new facility is likely to be needed. Thames Water confirmed that the works are close to treatment capacity.**

If HDC approves the West of Ifield plan then Crawley, Ifield, Rusper and the River Mole must be facing the risk of a sewage crisis and for this reason I respectfully urge Horsham District Council to refuse this hybrid planning application.

Regards

[REDACTED]
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