

Sent: 09 December 2025 20:09
To: Planning
Subject: Objections

Categories: Comments Received

To HDC regarding planning application DC/25/1312 West of Ifield,

I am writing to strongly object to the above proposal as a resident of Rusper.
My address is Grove Cottage, Horsham Road, Rusper, Horsham RH12 4PR

My objections are set out below and I trust they will be taken into consideration as a local resident.

Key Issues

Scale: 3,000 or 10,000 homes?

Although this application is for 3,000 homes, Homes England stated in April 2025 that the full 10,000-home scheme linking Horsham and Crawley remains a “future opportunity.” If 3,000 are approved, planning for the next 7,000 will follow. This is effectively the first phase of a much larger masterplan, so Horsham Council should assess impacts and infrastructure needs for all 10,000 homes—not just phase one.

Water Supply

Homes England’s proposals for water neutrality—rainwater harvesting and new groundwater boreholes—are still uncertain. The Environment Agency has not confirmed whether groundwater extraction is viable or licensable. Such a fundamental issue should have been resolved before submission.

Sewage

Crawley’s sewage treatment works are already near capacity. Crawley Council and Thames Water have raised concerns, and Homes England’s documents contradict each other about whether Thames Water has been consulted. This creates a significant risk of sewage overflows into the River Mole.

Traffic

Even with mitigation (lights, chicanes, speed bumps), traffic impacts on existing hotspots will be severe: more congestion on Ifield Avenue; increased rat-running through Langley Green, Ifield Green, and Ifield Wood; safety issues for cyclists and pedestrians around key junctions, especially with construction traffic. Effects on Rusper, Faygate, and Charlwood are also underestimated.

Models predicting major shifts from car use to walking, cycling, and public transport seem overly optimistic, especially as they assume existing Crawley residents will change behaviour too.

Closing Rusper Road will lengthen journeys for both Ifield and Rusper residents, with Homes England identifying Ifield Wood and Ifield Green as alternative routes—adding traffic to sensitive areas.

Golf

Homes England argue that the loss of Ifield's 18-hole course is acceptable because of other local facilities, and that small upgrades to Tilgate, Rookwood and Goffs Park are adequate mitigation. We strongly disagree.

Ifield Golf Club is a well-established members' club with affordable access, a thriving junior section, and a high-quality course—unlike municipal or short-course facilities. Claims that members can be absorbed by other clubs are unrealistic, as many are already full or too costly.

Biodiversity

Homes England's own surveys show the site has high biodiversity value, including rare and legally protected species. Construction will damage habitats, remove mature trees and hedgerows, and isolate Ifield Brook Meadows from surrounding countryside. New planting cannot replace centuries-old habitats, making the required 10% Biodiversity Net Gain highly doubtful.

Flooding

Despite climate uncertainties, Homes England rely on extensive engineered drainage and landscaping. Their confidence seems misplaced given the scale of risk.

Heritage

The rural setting of Ifield Village Conservation Area—and its historic links with Ifield Court Farm, Ifield Wood, and the wider ancient parish—will be lost. Ifield Green, a protected village street, is earmarked as a route for increased and diverted traffic.

Housing Tenure

Although the scheme is said to meet Crawley's needs, it includes no social housing (40% below market price/rent), which Crawley Council urgently requires. The "affordable" housing proposed does not address this need.

Secondary School

The development is justified partly by providing a secondary school, but falling primary numbers cast doubt on whether such a school will actually be required.

Democratic Process

The site is not allocated in Horsham's adopted Local Plan, making this a speculative application. Homes England previously said they would not bypass the Local Plan process—yet that is what this does. It feels undemocratic, particularly for a government agency.

I would appreciate a reply to this email as confirmation that my objection has been registered.

Yours sincerely,

