

64 Strathmore Road
 Ifield Green, Crawley, Sussex
 RH11 0NP
 27-01-2026

FOR THE ATTENTION of THE PROGRAMME OFFICER KERRY TRUEMAN

for HORSHAM DISTRICT COUNCIL

CC: Save West of Ifield Group, Ifield Society

Response ID: 1190239

Dear Kerry Trueman

RE: Proposed Building of 3,000 (+7,000) Houses West of Ifield

Thank you for your email of the 14-01-2026 inviting questions to the Examination of the Horsham Local Plan that will take place on Thursday 26th February.

I previously sent an email to HDC dated 25-02-2024 highlighting my concerns of the proposed building of initially 3,000 houses West of Ifield. My concerns then were:

- Flooding
- Subsidence of St. Margaret's Church
- Increased Traffic
- Loss of countryside
- Destruction/Decomposition of Archaeological Remains

I have attached a copy of my previous email for your reference.

The truth is that even without the building of the proposed houses the situation is worse! The flooding of Ifield has increased, the traffic has increased, and we are losing the use of our countryside by flooding.

I have attempted to summarise my concerns/questions, with supporting photographs taken in January this year, to the proposal as follows.

FLOODING

The current plan to build houses will cover much of Ifield West. This land acts as a sponge for Ifield and currently helps to minimise flooding. The building of these houses will stop the natural sponge effect of the area and increase the existing high water level.

- At present I cannot work on my allotment in Ifield Green because it is flooded. The water level has increased, as illustrated by the recent photos 1, 2, 3, 4, and previous photos attached.
- Ifield Avenue frequently gets flooded this time of year, see photo 5 and previous photo attached. It was later impassable with cars turning in the narrow road and then going through Ifield Green Road.
- West of Ifield Protest meeting was originally arranged to be held at St. Margaret's Church but had to be rearranged because the boiler room got flooded! It was rearranged to be held at the Ifield Cricket Club, on Ifield Green playing fields, last Wednesday 21st January. But that too had to be postponed because there was nearly 8 inches of rain water flooding the entrance and the ground in front! See photos 6 and 7.
- I have just returned from a walk to the cricket club and found that the water has receded but a considerable amount is waterlogged. See photo 8. Also the playing fields used for cricket and football were waterlogged and could not be used or walked across unless with good wellington boots!
- The River Mole river was very high see photos 9 and 10.
- Crawley to Horsham Road blocked due to flooding, see traffic comment.

INCREASED TRAFFIC

The traffic in Ifield has increased since my last letter, this is without the additional cars that will come through Ifield from the proposed new estates. I live in Ifield Green and find the Ifield Green road heavily used, such that many times one has to wait for several cars to pass before attempting to cross the road.

- Ifield Avenue gets very busy with cars head to toe. Last Friday, a journey that should take 10 minutes took 30 minutes by car from Ifield Green junction to the roundabout at A23. This Friday it took even longer, see photos 11 and 12. When it floods the traffics also slows down. It can be dangerous by the stalling of the cars and poor behaviour of some lunatic drivers.
- The proposed closing of Rusper Road would divert traffic through Ifield Green causing congestion and chaos through its narrow country road, and dangerous at rush hour when it is currently heavily used. There are many cars parked along Ifield Green Road making it a single lane road in many places.
- I have just returned from Horsham and the Crawley Road to Horsham was blocked due to flooding. The advice I was given was to go via Rusper, and if the Rusper Road is a no through road, as per the plans, how will the heavy traffic reach Horsham?

LOST OF COUNTRYSIDE/FACILITIES

The potential loss of Ifield Golf club would be disastrous to the existing 500 + players and the next generation of players. This is in addition to increasing the water level in Ifield and removing beautiful countryside that is currently available to walkers. See the photo 13 of the protest by more than 100, despite being a working day on a very cold wintery morning.

As already mentioned the flooding of Ifield Green playing fields will decrease the availability of sports that use the green, cricket, football, rounders, walking, family picnics and simply playing.

CONCLUSION

As previously mentioned flooding and traffic volume have increased in Ifield since my last letter of 24-2-24. The proposed housing will increase the existing high water level and thus will increase the amount of existing flooding. It will also increase the amount of traffic and will cause chaos especially along Ifield Avenue and Ifield Green roads.

I truly do not understand the logic of building houses as planned that will cause such additional flooding, destruction and havoc.

If the houses are built think of the poor house purchasers having their property flooded.

Yours

Sincerely

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Attachments:

IFIELD GREEN ALLOTMENTS FLOODED - PHOTOS 1,2,3,4



IFIELD VENUE FLOODED PHOTO 5



IFIELD CRICKET CLUB ENTRANCE AND GREEN FLOODED PHOTOS 6 AND 7



5 DAYS LATER IFIELD CRICKET CLUB GREEN STILL FLOODED PHOTO 8



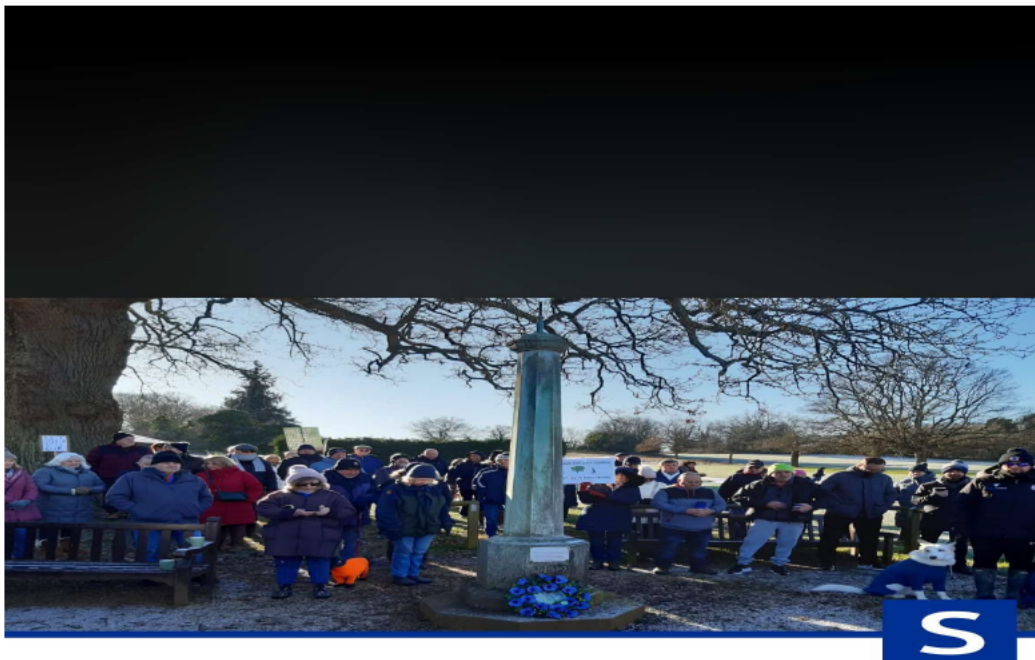
RIVER MOLE IN IFIELD GREEN DANGEROUSLY HIGH PHOTOS 9,10



IFIELD AVENUE TRAFFIC CONGESTION PHOTOS 11,12



IFIELD GOLF CLUB PROTEST PHOTO 13



Protest in West of Ifield over golf club closure and housing plans

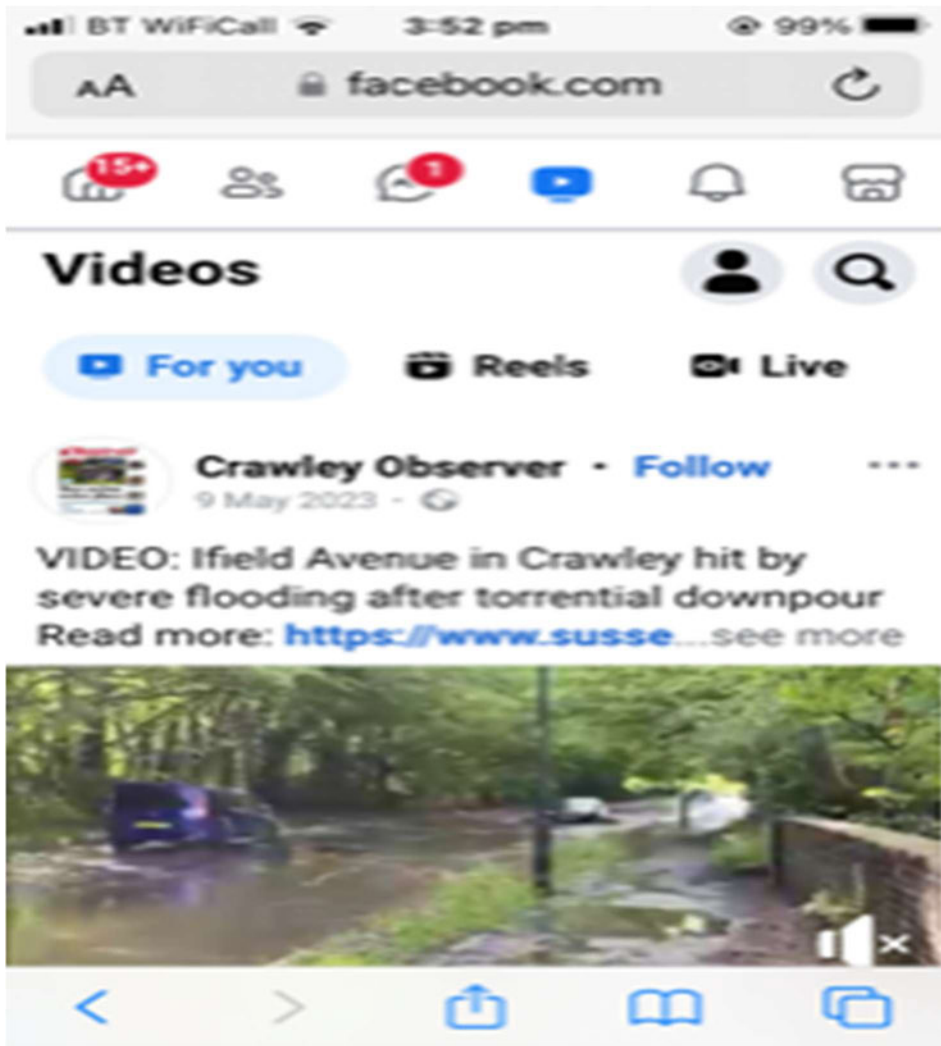


PHOTOS from 2024 LETTER

Cancelled Ifield Walk due to flooding



Ifield Allotment flooded



Ifield Avenue flooded