

[REDACTED]

Sent: 25 September 2025 21:44
To: Planning
Subject: Concerns Regarding West of Ifield Development Plans – DC/25/1312

Categories: Comments Received

Dear Planning Department,

I am writing to raise a number of concerns about the proposed West of Ifield development. While I recognise the need for new housing, While I recognise the need for new housing, I feel the current plans pose serious challenges for existing residents and the wider community.

1. **Access to Rusper** – The proposal to block Rusper Road will cut off an important connection, making travel between Ifield and Rusper far more difficult. Although a new connecting street is planned, it will be very hard to access given the increased traffic volumes. This is also significant because Rusper is where we vote, and cutting off this route will separate communities unnecessarily.
2. **Traffic on Ifield Avenue** – Ifield Avenue is already heavily congested at peak times. The addition of 3,000 new homes will add a huge volume of traffic. Rather than creating new routes, the plan appears to remove more than it adds, which will only worsen congestion.
3. **Access to Ifield Station** – The route from the new development to Ifield Station runs along a very narrow road, with no clear plans for improvement. This is particularly concerning, as residents of the 3,000 new homes will also rely on this route. At present, Ifield Station is already one of the worst for cancellations and has limited services — will any improvements be made to support the increased demand?
4. **Local Infrastructure** – While the plans refer to shops, schools, sports facilities and healthcare provision, there is widespread concern that these facilities will not be delivered in full or in time. This has been a common problem with other large-scale developments, leaving local services overstretched.
5. **Water Supply** – There seem to be no clear plans on whether there will be enough water supply to support such a large development. What steps are being taken to mitigate this risk?
6. **Loss of the Golf Course** – It is a real shame that a much-loved golf course and green space is set to be removed. Developments of this scale should protect community assets where possible.
7. **Impact on Crawley's Infrastructure** – Although the site sits within Horsham District Council, it feels as though the plan relies heavily on Crawley's existing infrastructure and transport links to meet Horsham's housing targets. At present, we can travel directly to Horsham, but under the new plans we would be forced to drive into Crawley and around, which is both inconvenient and counterproductive.
8. **Feasibility of the Development** – It seems as though Homes England purchased this land without fully considering the feasibility of the project or the impact on local infrastructure. Would it not be better to focus on building new, properly planned towns rather than adding unsustainable pressure to already overstretched existing ones?
9. **Horsham Council's Previous Position** – In 2016, Horsham District Council itself stated:

“Not only are parts of the site considered ancient woodland and Sites of Scientific Interest, but the proposed site would be too intrusive on the character of the landscape and in particular would lead to coalescence of Horsham and Crawley along the A264 corridor. The site is also relatively remote from the centre of Crawley. The site is therefore not considered suitable for development. The availability of the site is also likely to be a limiting factor in the short term, as much of the site is safeguarded for a possible western relief road around Crawley. The site is therefore assessed as not currently developable.”

What has changed since then to make the Council now support the development of this same site? Many of these concerns — especially coalescence, remoteness, and infrastructure limitations — still seem highly relevant today.

I would strongly urge the planning team to reconsider aspects of this proposal, particularly with regard to transport connectivity, station capacity, water supply, and the guaranteed delivery of supporting infrastructure. Without these, the development risks creating significant long-term problems for both existing and future residents.

Thank you for your time and consideration.

Yours sincerely,



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