

**Sent:** 13 December 2025 16:58  
**To:** Planning  
**Cc:** Jenny Frost  
**Subject:** Planning Application DC/25/1312

**Categories:** Comments Received

The Tweed, Tweed Lane,  
Ifield, Crawley, West Sussex  
RH11 0NH

Attn: Jason Hawkes

### Objection to Planning Application DC/25/1312

Dear Jason,

I object to the Planning Application DC/25/1312 submitted by Homes England on the grounds that the hydrology and drainage assessments submitted as part of the application have not considered the potential impact on Listed Properties in the Ifield Village Conservation Area arising from alterations to drainage patterns within the joint flood plain of The Mole and Ifield Mill Stream.

We have lived in Ifield since February 1988 at The Tweed in Tweed Lane. It is a Grade 2 listed property (originally listed in 1946 I believe) and one of several listed properties inside and along the western edge of the Ifield Village Conservation Area.

It was originally built around 1675 (according to a local building historian) as a pair of labourers' dwellings on the waste of the Manor. Structurally, it was oak and wattle/daub under, we believe, a Horsham slate roof with no chimneys. In 1737 the exterior was (i) refaced with brick walls of varying thicknesses but the interior oak structure was retained (ii) extended further westwards, and (iii) a chimney stack was added at the southern elevation. We suspect that it was at this time that a 'proper' foundation was installed comprising padstones in a shallow clay trench with a couple of brick courses to bring it to ground level. We have no damp course and we have no idea when the slate roof was replaced with clay tiles (wooden pegged). Since then, at unrecorded times, a further chimney stack was added on the northern elevation with evidence of a bread oven within and the house was further extended in a westerly direction in two stages with inferior foundations - one being but rubble - and it became a single dwelling. Since its listing the house has essentially remained unaltered. So, in effect our house, with poor foundations, floats on the clay subsoil; we know that it moves very slightly according to the height of the water table and the prevailing ambient temperature. The house is 45 metres from the River Mole, 30 metres from a drainage ditch which flows into the River Mole and the water table is around 2-3 metres below ground level.

So I read with more than a little interest the Woodland Trust objection to the planned development as we have at least 70 trees bounding our property within the Conservation Area, all within 5 metres of either the River Mole or Ifield Mill Stream - the confluence of the two is at the western edge of our property. Towards the conclusion of their objection the Woodland Trust specifically raise the question of Drainage and SUDs particularly with regard to ancient woodlands and hydrology; I quote:

*"The ancient woodlands are in close proximity to numerous wetland areas, streams and ponds. Ancient woodland ecosystems are sensitive to disturbance, and alterations to the surrounding hydrology can impact on soil moisture levels and the ecological condition of the woodland. Alterations to drainage patterns upstream of a woodland can cause changes to the hydrological regime for the woodland. Implementation of SUDs could change surface or ground water flows, in turn impacting the woodland.*

*The standing advice is clear that sustainable drainage schemes should only be approved if any changes to the water table do not negatively affect ancient woodland.*

*The hydrology and drainage assessments submitted as part of the application do not appear to have considered the potential impact on ancient woodland arising from alterations to drainage patterns."*

My concerns immediately focussed on our own dwelling and for that matter all the properties, listed or not, down the western edge of the Conservation Area, including Grade 1 listed St Margaret's Church which will be c.25 metres from the new housing development. It would appear that in the Applicant's quest for 'Water Neutrality', the hydrological regime along the entire western edge of the Conservation Area would be adversely impacted, potentially damaging both trees and ancient listed buildings in the Conservation Area.

By way of support for this concern I turn now to the detailed advice given to Horsham District Council Planning Committee by Historic England. They bring to your attention your "*statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting*".

On the basis of the advice from both the Woodland Trust and Historic England, what more would you expect of the Applicant to ensure the longterm preservation of trees and listed buildings, such as ours, within the Conservation Area?

We respectfully request that Planning Permission is **not** granted as the Applicant has neither demonstrated awareness nor appropriate mitigation regarding your statutory duties under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Kind regards,

A large black rectangular redaction box covering the signature area.