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To:
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11 November 2025 14:42
Planning

Subject: SUBJECT: OBJECTION TO PLANNING APPLICATION D/C25/1312 -WEST OF IFIELD HYBRID APPLICATION

Categories: Comments Received

FAO: Mr Jason Hawkes

Dear Mr Hawkes

CONSTRUCTION TRAFFIC

Homes England's Construction Traffic Management Plan shows that the proposed route for construction traffic for Phase 1 of the build is to exit the A23 on to Gossops Drive, then to Overdene Drive, on to Tangmere Rd, then finally into Rusper Road and from the mini roundabout with Ifield Drive to continue along Rusper Road to the present golf club entrance. As set out in the Management Plan this would mean that for over 18 months - and possibly longer - there would be some 46 large HGV trips six days per week (excluding Sundays) on this route , including at least 20 tipper trucks and 10 cement mixer lorries. These are residential roads and include a commercial vehicle showroom, an Esso fuel garage, a railway station and a major school. There is also the fact that on Overdene Drive there is a bridge over the railway line and one must ask what provisions have been made to ensure that this structure can sustain such continuous heavy traffic? If it cannot, then serious disruption to train services - and not just locally but to the South coast - is a disaster waiting to happen.

This leads me to ask if any Homes England employee has ever visited the proposed route or has it just been plucked from a map of the area?

This route is within the Borough of Crawley except for the last 400 yards from Ifield Brook when that part of Ifield falls under the umbrella of Horsham District Council. Which again leads me to ask if any officials or members of Horsham District Council have actually visited the proposed route or know the area? I do not pose this question lightly but base it on personal experience. Some years ago, as did neighbours and fellow residents, I submitted written objections to the proposal by Martin Grant Homes to demolish 7 perfectly solid and habitable detached houses on Rusper Road and replace these with some 47 dwellings now known as 'Summerwood' and 'High Trees'. At a subsequent Council meeting where the proposal was discussed and voted through, I was disgusted to note from the discussions that only THREE of the councillors present had any idea where this proposed development was and how it would impact on existing residents. Few if any knew that this little pocket of Ifield came under Horsham District Council. Have matters changed or are we still an 'out of sight out of mind' outpost?

IFIELD RAILWAY STATION

According to new figures seen and broadcast by the BBC, Ifield Railway Station has the highest percentage of cancellations in the country. The data from August 2024 to August 2025 showed that 10.4% of trains did not stop at the station. Commuters have spoken of regular delays and cancellations leaving them to use buses and taxis to get to or from either Crawley or Three Bridges stations. Homes England seek to convince that the residents of these new homes will use bicycles and walk to the station but there would appear to be little point with such unreliability of the local train service.

HEALTH CARE

I am not aware of any plans to increase/improve existing facilities at Crawley or East Surrey Hospitals both of which already operate at full capacity. Surrey and Sussex Healthcare NHS Trust said East Surrey Hospital A&E in Redhill has admitted that it is under significant pressure due to staffing levels and high demand as it grapples with

and early increase in winter viruses and new variants of Covid. It has already had to apologise for holding patients in the main corridors and urged people with non-urgent conditions to use other NHS services, such as 111, their local pharmacy or GP, or nearby treatment centres at Crawley, Caterham Dene, Horsham and East Grinstead. Adding another 3,000 homes and occupants with no increase in healthcare provision is utter madness and will do nothing but exacerbate an already parlous situation.

WATER SUPPLY

Water neutrality would appear to be no longer an issue in respect of this proposed development. However a Southern Water spokesman stated recently that we are now receiving less rainfall than parts of North Africa and India and there are fears that Southern England could run out of water. And yet another major development is proposed by a government agency with no real thought to the long term future of water supplies.

HOMES ENGLAND

Last year I attended a Ruster Parish Council meeting to be addressed by the then Councillor John Milne, Deputy Leader and Cabinet Member for Planning and Infrastructure of Horsham District Council. To describe this as a 'car crash' would be kind. He had to admit that in spite of repeated requests on several important issues Homes England had failed continually to provide the Council with relevant information on their then proposals for the West of Ifield. Many questions were met with the somewhat weak response that he could not give detailed answers only council officer had the relevant information. By the end of the meeting it was clear that he had no clear answers to the many points raised during the evening to justify this development. In the circumstances is it unreasonable to assume that yet again Homes England are being deliberately disingenuous over the full scale of this latest hybrid application. One has only to look at the Homes England development at Northstowe, Cambridgeshire which will eventually see 10,000 new homes housing around 26,000 people - think Crawsham which no doubt is Homes England's long term goal - if this current application succeeds. Paperwork lodged by the developer with South Cambridgeshire District Council said a "community centre building will be provided" before the 900th home was occupied.. A sports pavilion, it added, "will be completed" before someone moved into the 500th home. But 6 years after the start of the development more than 1,200 homes had been occupied, with no shops or community facilities, beyond three schools. How then can Homes England be trusted?

For all of these reasons I ask that you, the elected representatives, heed the concerns of of those constituents who will be severely and dramatically impacted by these proposals, and refuse this hybrid Planning Application and send Homes England and their monstrous proposals packing.

Yours aye

[REDACTED]
'Greenacre'

Rusper Road
Ifield
Crawley
RH11 0LN

CC: Horsham District Councillors