

Questions to ask at the Homes England Consultations

N.B. your responses to Homes England do not count as responses to Horsham District Council's plans. Horsham Council now hope to publish their Local Plan for consultation in February 2023. We all need to respond to both.

And remember this is a proposal for 10,000 houses and a bypass. 3,250 houses is just Phase 1.

1. If you care about INFRASTRUCTURE

SEWAGE

Whose responsibility is it to ensure that there is sufficient capacity in the sewage system for a development of 10,000 homes? Given existing sewage capacity is barely adequate and the huge concern currently with water companies regularly discharging sewage into our seas and rivers, presumably Homes England have, at a minimum, assessed the situation and held discussions with the relevant water companies. Can you share those discussions with residents?

POWER

What assessment has been made of the likely additional demand on the National Grid this development will have? And what assurances have been received regarding the grid's ability to meet what is likely to be an increase demand of between 20-25% capacity to Crawley? What discussions have been had?

TRAFFIC

- What kind of traffic mapping has been done by HE, CBC or HDC? What are the scenarios being tested? When will the results be shared?
- What assessment has been made to ensure the roads surrounding the proposed development can cope with the extra strain of construction traffic, and that the roads actually cope with the size of these vehicles
- What evidence do you have that '15 minutes neighbourhoods' work in the UK? Is there not a huge risk that this model will fail and as a result your assumptions about car travel and parking provision will fail?

LINK ROAD = BYPASS

- Will the full link/relief road (bypass) go from Faygate to County Oak?
- How will each section be funded? Has there been any commitment by HBC, CBC and Gatwick Airport that they will be contributing to the cost?
- At what stage of the development will the part across Gatwick safeguarded land be completed?
- Does delivery of the 3,250 houses depend on funding for the full bypass? Will the central section through the 3250 development be delivered first to take construction traffic?
- What will the speed limit be on the road, and will it be the same in all areas?
- Will there be a 'bus gate' in Rusper Road and how will residents gain access to their homes?

IFIELD STATION

- Ifield Station cannot cope with the additional customer pressure that will arise from the West of Ifield development. What discussions are you having with the rail networks to ensure safe and adequate rail travel for all local residents and what are the outcomes of those discussions?
- What provisions are being made to allow adequate parking and cycle storage at Ifield Station?

2. If you care about HEALTHCARE

With the existing chronic under-supply of health and dental services in Crawley, Horsham and the surrounding area, whose responsibility is it to ensure adequate health provision (GPs, dentists, hospital space, ambulance service, pharmacists) is put in place to deal with the additional 23,000 people? What are you doing to ensure those discussions are happening, and to ensure the right outcomes will be delivered?

3. If you care about THE ENVIRONMENT

- 17% of the 10k site is designated as priority habitat, half of this is ancient woodland and includes a rare Site of Special Scientific Interest (House Copse). Plus all the rich hedgerows, shaws and pasture. How

will all this irreplaceable habitat be protected? Surely 10k houses and a bypass through the middle must destroy all wildlife corridors, connectivity and probably a large % of the woodland and hedgerows?

- Homes England say they will 'support the Nature Recovery Network'. How? What does this mean in practice?
- How will the Biodiversity Net Gain be achieved? Will it be on-site, or off-site in Sussex or elsewhere?
- What will you do to ensure that the West of Ifield development is carbon neutral and green?
- What are your specific plans to comply with Natural England's water neutrality requirements?

4. If you care about GOLF

- Ifield Golf Course is well used and has members and visitors from a wide area. Over 70% of members are Crawley residents – will they be taken into account in your assessment of whether IGC is 'surplus to requirements'?
- Why is a replacement golf course not in your plans?

5. If you care about THE RIGHT HOUSES IN THE RIGHT PLACE

- How will the WOI development improve housing affordability in this area?
 - How will Homes England 'intervene in the market to ... improve affordability', as per their mission?
 - What does that intervention look like?
 - What % of social housing will be delivered? And what % of affordable market houses? How will Homes England force their developers to deliver these %, and not reduce them using the financial 'viability' loophole?
- What are your specific plans to alleviate the very real risk of flooding in the area of the development?

6. If you care about CRAWSHAM

The gap between the 10k development (at Faygate) and the North of Horsham development will be less than 1 mile. Homes England claim they will 'Ensure the continued physical separation and distinct identity of the towns of Crawley and Horsham'?

- What does this mean?
- What does it look like in practice?
- How will it be monitored and maintained in the future?

When and where are the consultations?

Apple Tree Centre, Ifield Ave, Crawley RH11 0AF
Thursday 20th October 2022 1pm-7pm

Ifield Barn Theatre, 2 Ifield St, Crawley RH11 0NN
Friday 21st October 2022 2pm-7pm

Rusper Village Hall, Horsham Rd, Rusper, Horsham RH12 4PR
Saturday 22nd October 2022 10am-3pm

Online Webinar - Tuesday 1st November 2022 - 7pm-8pm. To sign up email your full name and postcode to westofifield@homesengland.gov.uk and you will receive the sign-up link 24 hours before the event.

And on a lighter note...! Join us for:

11th November 8pm – Brilliant **Bingo** at Ifield Cricket club. Cash prizes, bar open.

12th November 11am – The **Protect our Parish walk** - help Keep Rusper Rural. Meet at The Star Rusper.

See here for more details: <https://www.savewestofifield.co.uk/events>

