

All newsletters can be found here: <https://www.savewestofifield.co.uk/newsletters>

Please email us with comments and to receive future editions via email: savewestofifield@gmail.com.

Dates for your Diary

Having Your Say

- 20th April – **Rusper Annual Parish Meeting** 7.30pm Rusper Village Hall. This is not an AGM but more of a public meeting to discuss issues that matter. West of Ifield is on the agenda and Horsham councillors should be there so please come and make your voice heard, or just find out more.
- 4th May – **Polling day** for local elections. Why not ask your local candidates whether they will work to oppose the scale of WOI if they get into office?



Can you help with SWOI leafletting during March and April? Please get in touch: savewestofifield@gmail.com.

Spreading the word

We'll be busy this year at local events and would love to say hello, or have your help. In the calendar so far:

- Saturday in April tbc – **stand in West Street Horsham**
- 1st May – **Ifield May Fayre**
- 7th May – **Rusper Coronation celebration**

Putting the fun in fundraising!

Save these dates in your diary to come and have a good time and raise money for a good cause at the same time.

- **Pub Quizzes** 1st March and 29th March – The Plough Rusper 8pm. Please call to book a table 01293 871215.

Cleaning Up!

- 4th March – **Ifield Litter pick** – meet The Plough Ifield 10.30am. Bring your own equipment. Organised by Ifield Community.
- 2nd April – **Rusper Litter pick** – meet Rusper Sports Ground 10.30am. Equipment provided. Organised by Rusper Parish Council.



Save West of Ifield Film

If you are young, old, somewhere in between, a dog walker, a golfer, a nature lover, a concrete hater, in fact, anyone...please read on!

To complement the wonderful videos you've been sending explaining why you love this beautiful area, **we now need short interviews with as many people as possible** about their feelings on the potential West of Ifield development. We'll send questions in advance.

Filming will take place on 26th March 2023 in Ifield and Rusper.

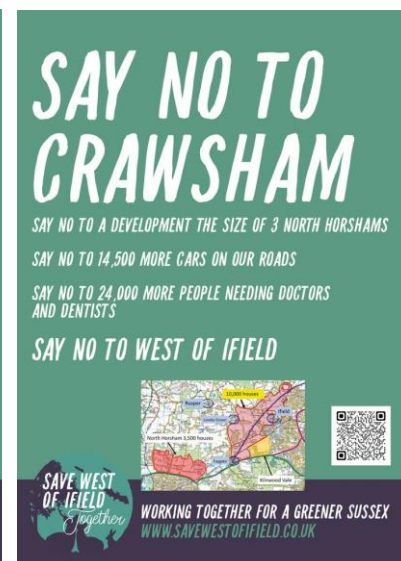
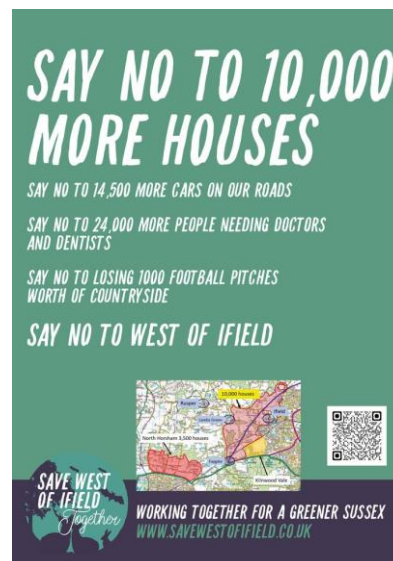
If this is something you can help with please email savewestofifield@gmail.com indicating the area you live in, and if you have any particular interests (walking, golfing etc).

Thank you so much!

Placard Alert!

Do you live somewhere where you could put a SWOI placard (similar to below) that is highly visible by foot or car? Awareness is growing but there's more work to be done, and placards are a great way to catch people's attention.

New placards are being printed – if you were able to cover the cost of production by donating £20, that would be amazing. If you want a placard but aren't in a position to donate, then do still please get in touch: savewestofifield@gmail.com.





SORTING THE FACT FROM THE FICTION

It's a done deal

NO. HDC may like to think it's a default option for satisfying targets, and Homes England may behave as if it will happen, but the Planning Inspectors will decide, and we will present a strong case to them. As Henry Smith has said: "West of Ifield is neither inevitable nor desirable"

The development would only affect Crawley

NO. It will cover 25% of rural Ruspur Parish and will encroach onto the outskirts of Horsham. The gap between Horsham and Crawley will be down to just over ½ mile.

Manor Royal and Gatwick will provide plenty of jobs. Put the houses next to them.

NO. Crawley job availability is limited and is changing as office space is being demolished and replaced with warehousing, usually with fewer jobs available. These jobs tend to be low-skilled and lower paid jobs.

Gatwick is expanding – more jobs means more houses needed

NO. It is far from clear how much expansion will be taking place at Gatwick at all and the trend is for more self-service and automation requiring fewer workers. Again, the jobs tend to be lower paid and so a mismatch for the housing being built.

There is a need for new housing

NO. Local need is much much lower than the numbers of new houses being built, but we do need social and affordable housing which is not being built. Many of the houses being built are to satisfy demand from investors – developments around Horsham are being marketed in the far east! And to people moving out of London.

Building more houses will bring prices down

NO. There is no evidence to support this. Research by economists in government and academia repeatedly shows that increased housing supply does not bring down prices, but instead house prices primarily respond to interest rate change. [Bank of England](#), [Oxford University](#), [UCL](#).

The countryside West of Ifield is already degraded and lacking in biodiversity

NO. 75% of the site is identified as Biodiversity Opportunity Area - rich Low Weald habitat with House Copse SSSI at its heart, surrounded by a network of ancient and priority woodland, shaws and hedgerows. At least 130 hectares of priority woodland would be destroyed or impacted, of which 60 hectares is designated as ancient woodland. Many rare and protected species have been recorded, including colonies of Bechstein's bats.

Lack of water supply will stop the build

NO. The need to reduce water use will slow the build rate for a few years, but solutions are being put in place and developers will be pushing to make up for lost time.

The western link road will make it easy for Horsham people to get to Gatwick and Manor Royal

NO. Homes England's designs for Phase One (3,000 houses) don't provide a through route at all, propose a 20 mph speed limit along the length of the road, and close-off the Rusper Road at the Crawley end. There is no funding for the full Link Road from Faygate to Manor Royal, and no evidence that this is even necessary.

Crawley's infrastructure can cope with the extra people and traffic

NO. Crawley's GP and Dental surgeries are already over-subscribed and national health staff shortages make change unlikely. There are no plans for a new hospital.

The extra traffic (up to 14,500 vehicles) would increase existing congestion and parking pressure in Crawley and Horsham, as well as making the rat-running through villages and residential neighbourhoods (Roffey, Langley Green, etc.) even worse.

Homes England's proposal of a 15-minute neighborhood will mean that people won't use cars much

NO. Let's get real. A working parent who has to drop children at school before being at work for 09.00 will not walk 10 minutes to school for 08.30 then 10 minutes home before driving to work. Public transport is not good enough to mitigate the need for cars.

This claim is nothing more than green-washing and an attempt to reduce the cost of providing adequate parking spaces. According to Crawley Police and Borough Council parking is already the number one reason for neighbour disputes. This proposal will literally build on the same problem.

Crawley people are being NIMBYs

NO. Crawley people are not NIMBYs, they are the victims of NIMBYs. They are the backyard our neighbours dump in.

In recent years, neighbouring authorities, (who all have huge amounts of land available to them) have placed significant amounts of housing right up to their borders, away from their own residents. Mid Sussex have built 600 at Pease Pottage, with 2,300 more planned for Cophorne. Horsham have built 2,500 at Kilnwood Vale and plan a further 10,000 West of Ifield. In other words, not in their own backyards but in Crawley's! With Gatwick in the north, this almost encircles the town and represents an increase in the size of Crawley of over 30% - Crawley residents want a say in this!!

