



Crawley

Local Plan

Ref No:

Office use only

Crawley Submission draft Local Plan Representation

Please return your completed representation form to Crawley Borough Council.

Representations can be made via this form and emailed to strategic.planning@crawley.gov.uk or sent via post to: Local Plan Consultation, Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, RH10 1UZ. Alternatively, representations can be made online using the [eform](#) which allows attachments of documents.

This form has two parts:

PART A – Personal details

By law, representations cannot be made anonymously. All representations will be published alongside your name, company name (if applicable), and your client's name/company (if applicable). The Council will use the information you submit to assist with formulating planning policy.

Further information about Data Protection Rights in line with the provisions of the General Data Protection Regulations and Data Protection Act 2018, for example, how to contact the Data Protection Officer, how long information is held or how we process your personal information can be found at www.crawley.gov.uk/privacy. Specific reference to the Local Plan and planning policy related public consultation can be found [here](#).

PART B – Your representation

Please fill in a separate sheet for each representation you wish to make. You may submit multiple "PART B" sections with a single "PART A" completed.

PART A – Personal details

Please ensure that you complete all fields in 1. If a planning agent is appointed, please enter the Title, Name and Organisation in 1, and complete the full contact details of the agent in 2.

	1. Personal details	2. Agent's details
Title:	<input type="text"/>	<input type="text"/>
First name:	<input type="text"/>	<input type="text"/>
Surname:	<input type="text"/>	<input type="text"/>
Organisation:	<input type="text" value="The Ifield Society"/>	<input type="text"/>
Address line 1:	<input type="text"/>	<input type="text"/>

Address line 2:

Town/city:

Postcode:

Telephone:

Email:

PART B – Your representation

3. Please tick the document that you would like to make a representation on:

- Crawley submission Local Plan
- Crawley submission Local Plan Map
- Crawley submission Sustainability Appraisal
- Habitats Regulation Assessment Screening Report

4. Which part of the Local Plan does this representation relate to?

Paragraph: 4.67 -4.69

Policy:

Other:

5. Do you consider the Local Plan to be: (Please tick)

- 5.1. Legally compliant? Yes No
- 5.2. Sound? Yes No
- 5.3. Compliant with the duty to co-operate? Yes No

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

I consider the Crawley Local Plan (and Map) to be 'sound', but also consider the Plan would be more sound if my specific proposal of a Local Nature Reserve and Heritage Site- the proposed modification to CL8 (West of Ifield Rural Fringe) – is incorporated within it.

I submit the research document "Making the case for a Local Nature Reserve (LNR) and Heritage site on the West of Ifield Rural Fringe" to support my proposal.

If required, please continue your response on an additional piece of paper and securely attach it to this response

7. Please set out what modification(s) you consider necessary to resolve the issues you have identified above. You need to state why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to suggest how the wording of any policy or text should be revised. Please be as clear as possible. Any non-compliance with the duty to co-operate is incapable of modification at examination.

Proposed modification to CL8: Development Outside the Built-Up Area – West of Ifield Rural Fringe (Page 60)

"Proposals which respect this area of locally special rural fringe, the nature conservation and recreation value, its positive relationships with the urban edge, and links to the wider countryside will be encourage, ESPECIALLY THE PROPSAL FOR A LOCAL NATURE RESERVE AND HERITAGE SITE.

(see research document Making the case for a Local Nature Reserve and Heritage site....)

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Your representation should cover succinctly all the information, evidence and supporting

information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations. **After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues s/he identifies for examination.**

8. If your representation is seeking a modification, do you consider it necessary to participate in the public examination hearings? (Please tick)

No, I do not wish to participate in the examination hearings

Yes, I wish to participate in the examination hearings

9. If you wish to participate in the public examination hearings, please outline why you consider this to be necessary:

1. I have attended a number of public examination hearings relating to the West of Ifield for over 20 years.
2. I believe my knowledge and experience will be valuable
3. I am the compiler of the research document "Making a case...."

The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

If you would like to make a representation on another policy or part of the Local Plan then please complete a separate PART B section of the form or securely attach an additional piece of paper. Copies of the representation form can also be downloaded from the council's website at: www.crawley.gov.uk/localplanreview

Signature



Date

19/6/2023



Crawley Local Plan

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Policy: CL8

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NA

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Signature

[Redacted Signature]

Date

19/06/2023

**MAKING THE CASE
FOR A
LOCAL NATURE RESERVE [LNR] AND HERITAGE SITE
ON
THE WEST OF IFIELD RURAL FRINGE [POLICY CL8]**



FEBRUARY 2020 [REVISED JUNE 2023]

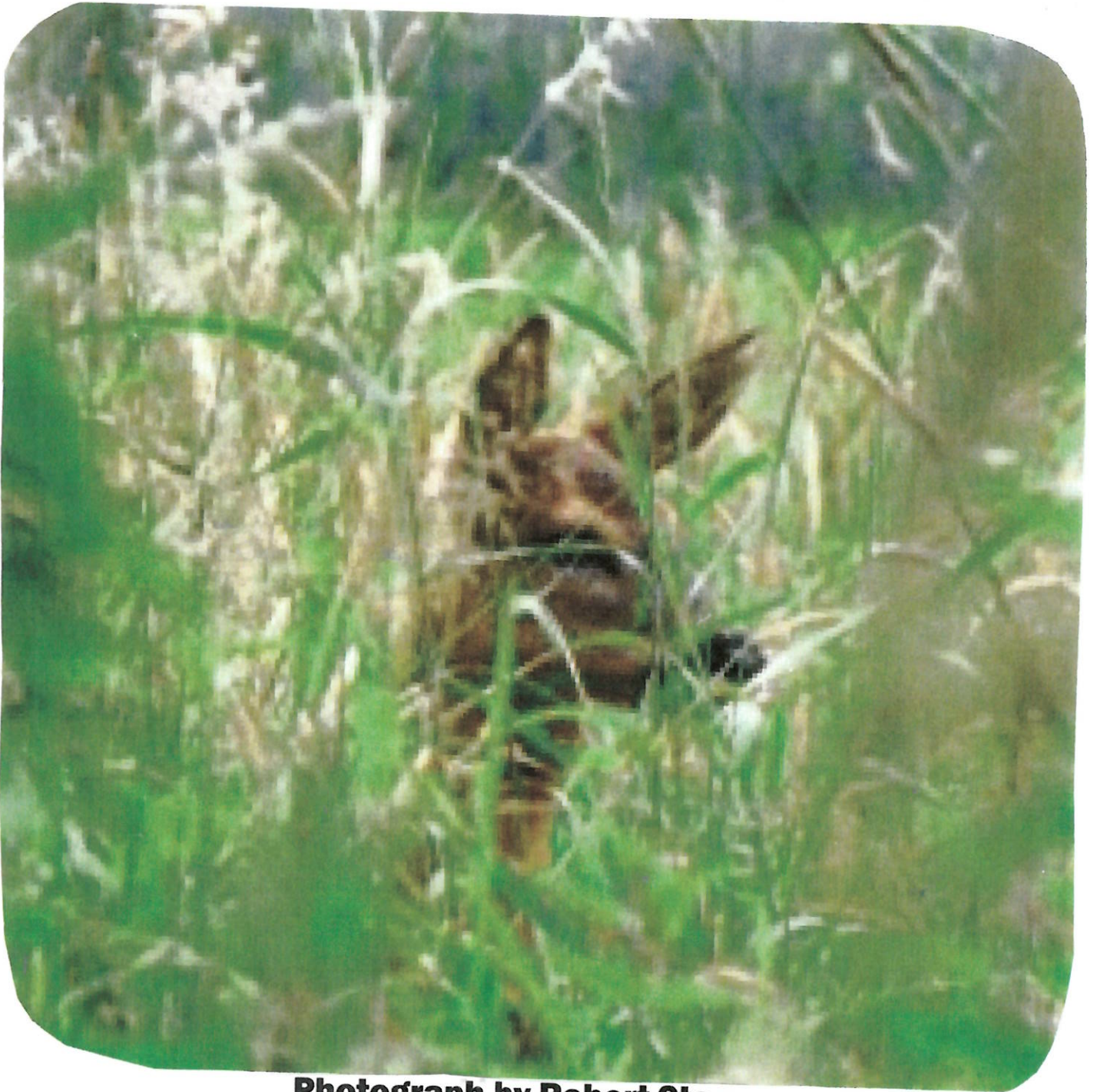
**MAKING THE CASE
FOR A
LOCAL NATURE RESERVE
AND
HERITAGE SITE**

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**COMPILED BY
DAVID MOON AND RICHARD W. SYMONDS
[IFIELD SOCIETY CO-FOUNDERS]**

1/1/00

INTRODUCTION



Photograph by Robert Stass

6/11...

INTRODUCTION

**By David Moon – Crawley
Community Award Winner 2016**

“THE DEATH OF RURAL IFIELD?”

The building of ten thousand homes west of Ifield is now being proposed. Three thousand of these are planned for Ifield Golf Course, with no plans for the replacement of this very important local amenity.

This development, one feels, has as much to do with the high levels of London house prices, as it is with any Gatwick expansion. Both threaten the peaceful rural nature of this ancient Parish, whose history goes back for at least one thousand years and some of whose wildlife still persists in the remaining pockets of ancient woodland among the quiet fields.

All of this gives refreshment to those who love the countryside and value the peace and beauty that it offers, whether this comes from breathing cleaner air or walking the dog, or simply from watching the wide diversity of living creatures in the area.

Rural Ifield, to those in the know, contains more than one-third of Britain's longhorned beetle species, some of Red Data Book importance. There is also an abundance of butterflies in variety, some of which are nationally local in their distribution, such as the Brown Hairstreak. Many bird species here are already in

7/...

decline; these include the Skylark, Grey Partridge, Reed Bunting, Willow Tit, Kingfisher, Tree Sparrow, Little Owl and Nightingale, all of which could once be seen some time during the year in this area, but which are now much scarcer or have gone altogether.

A new township on what is Horsham District Council land, with from 30 to 40 thousand more people living in this once-rural area, would place much greater pressure on Crawley facilities and bring with it all the additional needs and problems associated with any new community of that size – more road building, hugely increased volumes of traffic with its noise and air pollution, inevitably more crime and, therefore extra policing.

Building has already begun opposite Ifield Golf Course [The Maples – Ed] – and this new estate appears to be creeping northward towards the Ifield Brook Meadows Local Green Space [LGS] that we fought so hard to establish and protect. Discarded shopping trolleys were spotted in Ifield Brook only recently – at the Sept 7th Ramblette.

Ten years ago, large numbers of ugly ‘Private Land’ trespass notices were erected almost overnight across the green areas west of St. Margaret’s Church within the ancient Parish of Ifield, including land within the Crawley Borough Council boundary. These notices removed the right to walk along certain field paths used by generations of people (eg witness “The Miller’s Trail” – brochure leaflet on request – which dates back to at least the 17th century). Bridges were removed within Ifield Brook Meadows Local Green Space, once giving access to the woodlands along Ifield Brook – “probably the most beautiful short riverbank walk in Sussex”.

All of this was performed under the potentially-destructive ‘umbrella’ of the former Homes & Communities Agency (now, Homes England) which, only a few years later seemed to give it

the right to strip out 300 metres of ancient hedgerow – just to the south of the small community of Ifield Wood. A fellow local naturalist was reduced to tears when she first came across this once-familiar, now-devastated area. This act of senseless destruction deprived many birds of their natural habitats and nesting sites, nectar-feeding insects of a source of food, and the safe shelter and passage of many of these creatures across the fields to other hedgerows and woodland. Not only this, but the lower branches of the old oaks along the hedgerow were torn down and burned beneath the trees, killing some and damaging others by scorching their trunks. As a consequence of these activities the number of longhorn beetle species plummeted from around 20 kinds to only 3 or 4 because of the great loss of habitat. What else was lost? Now the wind blows unabated across the large open spaces.

I always believed that the law of the land gave one the right to walk field paths if they have been used by at least 20 people for at least 20 years; also, that it was against the law to remove ancient hedgerows. There appears to be one law for some, and not for others, where profit is involved.

This nightmare vision for our local countryside is a very undesirable exchange for a rural landscape of much greater spiritual value; but unless we fight to retain it, it will certainly be lost to these powerful and destructive agencies.

1. WILLOUGHBY FIELDS
Local Nature Reserve
[LNR]

From: richardsy5 <richardsy5@aol.com>

To: Richard W. Symonds <richardsy5@aol.com>

Subject: Intro

Date: Fri, 13 Dec 2019 17:53

The Willoughby fields is a nature reserve in West Sussex, England!

The Willoughby's is located in West Sussex . It goes onto farmland, woods, ancient oak trees, thick bushes and hedgerows (rich in berries), meadows and heathland for miles and miles, across Surrey. The river also flows through the country. Previously it was named a site of nature conservation importance but recently it has been named an official nature reserve.

All of the backgrounds on this web page were taken at the Willoughby's!

It is home to a diverse selection of wildlife,because it has been left to overgrow. Having spent all my life alongside it I have seen it's ups and downs and the drama of wild events taking place.

I have been trying to get photographic evidence of all the action that takes place at the Willoughby's with the wildlife, and show it to people for them to see that, if we respect wildlife, but take the time to study it...we can witness amazing things! We can behold the marvels of nature.

Penny Chetwood

**2. IFIELD BROOK
MEADOWS
Local Green Space [LGS]**

List of flora growing in the proposed housing development in Rusper Rd, Ifield - as classified in Rev. Keble Martin's 'Concise British Flora'. (revised, for classification order and to include common names, from 'The Illustrated Flora of Britain and Northern Europe' by Blamey & Grey-Wilson, 1989). Original list compiled by Barbara Coleman.

A. Dicotyledons

1. Stinging Nettle - *Urtica dioica*
2. Bistort = Snake-root - *Polygonum historta*
3. Common Sorrel - *Rumex acetosa*
4. Wood Dock - *Rumex sanguineus*
5. Good King Henry = Mercury - *Chenopodium bonus-henricus*
6. Nettle-leaved Goosefoot - *Chenopodium murale*
7. Fat Hen - *Chenopodium album*
8. Common Chickweed - *Stellaria media*
9. Greater Stitchwort - *Stellaria holostea*
10. Lesser Stitchwort - *Stellaria graminea*
11. Red Campion - *Silene dioica*
12. Wood Anemone = Wind Flower - *Anemone nemorosa*
13. Creeping Buttercup - *Ranunculus repens*
14. Meadow Buttercup - *Ranunculus acris*
15. Lesser Celandine - *Ranunculus ficaria*
16. Garlic Mustard = Jack-by-the-hedge - *Alliaria petiolata*
17. Cuckoo Flower = Lady's Smock - *Cardamine pratensis*
18. Shepherd's Purse - *Capsella bursa-pastoris*
19. Charlock = Wild Mustard - *Sinapis arvensis*
20. Weld = Dyer's Rocket - *Reseda luteola*
21. Wild Mignonette - *Reseda lutea*
22. Meadowsweet - *Filipendula ulmaria*
23. Brambles = Blackberries - *Rubus* species (many)
24. Dewberry - *Rubus caesius*
25. Field Rose & others - *Rosa arvensis* etc.
26. Agrimony - *Agrimonia eupatoria*
27. Herb Bennet - *Geum urbanum*
28. Silverweed - *Potentilla anserina*
29. Tormentil - *Potentilla erecta*
30. Creeping Cinquefoil - *Potentilla reptans*
31. Wild Strawberry - *Fragaria vesca*
32. Tufted Vetch - *Vicia cracca*
33. Common Vetch (var) - *Vicia sativa* subsp. *nigra* (= *V. angustifolia*)

List of notable insects observed in the area of Ifield threatened by development, 1981-2009 (compiled by B.R.&D.J.Moon, with important contributions from the field records of the late James R.Havers)

N.B. The list represents a relatively small selection from the total number of insect species to be found in this area, which probably runs into thousands.

Order Odonata (Damselflies & Dragonflies) *known to breed

- *1. Beautiful Demoiselle (*Calopteryx virgo*)
2. Banded Demoiselle (*Calopteryx splendens*)
3. Emerald Damselfly (*Lestes sponsa*)
- *4. Large Red Damselfly (*Pyrrhosoma nymphula*)
- *5. Blue-tailed Damselfly (*Ischnura elegans*)
- *6. Azure Damselfly (*Coenagrion puella*)
- *7. Common Blue Damselfly (*Ehallagma cyathigerum*)
- *8. Red-eyed Damselfly (*Erythromma najas*)
9. Southern Hawker (*Aeshna cyanea*)
- *10. Brown Hawker (*Aeshna grandis*)
- *11. Migrant Hawker (*Aeshna mixta*)
- *12. Emperor Dragonfly (*Anax imperator*)
13. Brilliant Emerald (*Somatochlora metallica*)
14. Broad-bodied Chaser (*Libellula depressa*)
15. Four-spotted Chaser (*Libellula quadrimaculata*)
16. Black-tailed Skimmer (*Orthetrum cancellatum*)
- *17. Ruddy Darter (*Sympetrum sanguineum*)
- *18. Common Darter (*Sympetrum striolatum*)

Order Orthoptera (Crickets & Grasshoppers)

1. Oak Bush Cricket (*Meconema thalassinum*)
2. Great Green Bush Cricket (*Tettigonia viridissima*) - one record
3. Dark Bush Cricket (*Pholidoptera griseoantera*)
4. Roesel's Bush Cricket (*Metriopectera roeselii*)
5. Long-winged Cone-head (*Conocephalus discolor*)
6. Speckled Bush Cricket (*Leptophyes punctatissima*)
7. Common Green Grasshopper (*Omocestus viridulus*)
8. Lesser Marsh Grasshopper (*Chorthippus albomarginatus*)
9. Common Field Grasshopper (*Chorthippus brunneus*)
10. Meadow Grasshopper (*Chorthippus parallelus*)

List of bird species observed 1972-2009 in the area of Ifield
threatened by development, and their present status. Compiled
by D.J.Moon, with additions from the records of the late James Havers

Key: a/w - autumn/winter visitor
b - breeding within the area
b e - breeding elsewhere (in Sussex and/or other parts
of Britain)
f - feral species
i - introduced into Britain by Man; now resident
nb - non-breeding in Britain
r - resident
s/s - spring/summer visitor

1. Grey Heron (*Ardea cinerea*) - r.be.
2. Mute Swan (*Cygnus olor*) - r.be.
3. Greylag Goose (*Anser anser*) - f.be.
4. Canada Goose (*Branta canadensis*) - i.be.
5. Mandarin Duck (*Aix galericulata*) - i.b.
6. Mallard (*Anas platyrhynchos*) - r.b.(more usually be.)
7. Eurasian Sparrowhawk (*Accipiter nisus*) - r.b.(as above)
8. Common Buzzard (*Buteo buteo*) - r.?b.(increasing in number)
9. Common Kestrel (*Falco tinnunculus*) - r.?b.
10. Eurasian Hobby (*Falco subbuteo*) - s/s.?b.
11. Peregrine Falcon (*Falco peregrinus*) - occasional visitor.be.
12. Grey Partridge (*Perdix perdix*) - r.b.(now declined)
13. Common Pheasant (*Phasianus colchicus*) - i.b.
14. Common Moorhen (*Gallinula chloropus*) - r.b.
15. European Golden Plover (*Pluvialis apricaria*) - occasional winter
visitor.be.(8 flying south over Ifield, 15 Feb 1994; 1 among
c.400 Lapwings in fields adjoining Ifield Brook, 23 Jan 1999-J.H)
16. Northern Lapwing (*Vanellus vanellus*) - r.b(declined - now be.)
17. Common Snipe (*Gallinago gallinago*) - a/w.be.
18. Little Gull (*Larus minutus*) - rare, normally coastal.nb.
(one record - 2.Feb 2008,
after gales)
19. Black-headed Gull (*Larus ridibundus*) - r.be.
20. Herring Gull (*Larus argentatus*) - r.be.
21. London Pigeon (*Columba livia*) = domesticated Rock Dove.f.be.
22. Stock Pigeon (*Columba oenas*) - r.b.
23. Common Wood Pigeon (*Columba palumbus*) - r.b.
24. Eurasian Collared Dove (*Streptopelia decaocto*) - r.mainly be.
25. Common Cuckoo (*Cuculus canorus*) - s/s.b.

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List of bird species observed 1972-2009 in areas bounding the area under threat of development; some species have probably occurred within the threatened area and some almost certainly fly over it.

Key: IE - Ifield East
 IG - " Green
 Iw - " -wood
 MPN - " Mill Pond North
 MPS - " " " South (Gossops Green/Bewbush)

1. Little Grebe (*Tachybaptus ruficollis*) - MPN&S
2. Great Crested Grebe (*Podiceps cristatus*) - MPN&S
3. Slavonian Grebe (*Podiceps auritus*) - MPS (rare visitor, for 1 week from 12 Jan. 2003)
4. Great Cormorant (*Phalacrocorax carbo*) - IE, MPN&S
5. Eurasian Wigeon (*Anas penelope*) - MPS (a small no. of winter records)
6. Gadwall (*Anas strepera*) - MPS (more frequent winter records during the early 1990s)
7. Eurasian Teal (*Anas crecca*) - Iw (swampy area, 7 March 1994 & 26 Jan. 2003); Ifield Pond, 27 Feb. 1994
8. Common Pochard (*Aythya ferina*) - MPS (more frequent winter records early in the recording period)
9. Tufted Duck (*Aythya fuligula*) - MPS (as for Gadwall & Common Pochard)
10. Osprey (*Pandion haliaetus*) - IE (a brief sighting in March, early 1990s - DJM; James Havers observed a bird flying between Holmbush landfill site & Bewbush, 2 Sept 2000)
11. Red-legged Partridge (*Alectoris rufa*) - IE (a bird killed by a vehicle in Warren Drive, 2007)
12. Water Rail (*Rallus aquaticus*) - MPS (winter records, most notably for 1994 & 2002 - J.H.)
13. Common Coot (*Fulica atra*) - MPN & S
14. Eurasian Woodcock (*Scolopax rusticola*) - Iw (17 Feb. & 10 March 1994 - J.H.)
15. Common Sandpiper (*Actitis hypoleucos*) - MPS (spring passage)
16. Mew Gull = Common Gull (*Larus canus*) - IE & Iw (Mount Farm) - many records
17. Lesser Black-backed Gull (*Larus fuscus*) - IE, IG, Iw & MPS (many records, usually of single birds)
18. Great Black-backed Gull (*Larus marinus*) - IE (one bird among winter gull flocks on Ifield campus, late 1980s)
19. Rose-ringed Parakeet (*Psittacula krameri*) - IG (2 birds, 5 Nov 1987 - DJM; also a bird at Ifield Pond, 23 Jan 1994 - JH)

**3. BEWBUSH WATER
GARDENS AND IFIELD
MILLPOND**

**Site of Nature
Conservation Importance
[SNCI]**

68/...

**Wildlife Observations
in the environs of
Ifield, Faygate & Colgate
1999/2000/2001**



**Field extracts provided by
James R Havers, Recorder, TQ23
Price £5.50**

Introduction

This booklet details the various observations that have been made at locations in the south-west part of Crawley and adjacent strategic gap, during the years 1999, 2000 and 2001. The 'recording area' can be divided into two distinct geological zones roughly in line with where the A264 dual carriageway passes through between Crawley and Horsham.

The landscape on the weald clay to the north of this road consists primarily of mixed farmland with a patchwork of hedgerows, small woods and copses, the natural history interest here being somewhat enhanced by the presence of a sizeable landfill site (formerly Bewbush Pond) which over the years has yielded quite an impressive bird list, and also provides optimum conditions for a number of grasshopper species. Other notable wildlife haunts include those on the rural fringes of Ifield such as the old meadows present on the high ground at Hyde Hill and on the floodplain near St. Margaret's Church, and an area of water-logged common land near Oak Tree Farm, Ifieldwood which was once suitable for nightingales, now sadly just a distant memory. Notwithstanding its obvious aesthetic appeal, the 'old-fashioned' countryside to the west of Ifield, with its numerous blackthorn hedges and mature ash, has been recognised as being of some considerable importance for the brown hairstreak butterfly (see cover photo), the western weald holding one of the few large populations of this species in England.

To the south of the A264, the geology comprises mainly of sandstone, rising to a height of approximately 145 metres at Colgate. In a more 'natural' state, the landscape here would consist of broad-leaved trees such as beech and birch with areas of gorse and heather. Nowadays, much of the terrain has been planted with commercial timber, and has become infested with rhododendron. However, the mature stands of conifers do attract their own specialised avifauna, in particular the crossbill and firecrest which have been seen with some regularity in Holmbush Forest. One site of particular interest in this part of the recording area is the attractive pond adjacent to Holmbush mansion, which in certain years can hold outstanding numbers of dragonflies.

For added variety, a number of localities from within the built-up part of Crawley have been included in the text, for example Ifield Mill Pond & Woldhurstlea Wood at Gossops Green, the latter being of especial interest to the author as it borders on his garden!

With all the discussion of further developments in this part of West Sussex over the next few years - effectively destroying or degrading a number of the sites appearing in the main section - it is hoped that this booklet will, at the very least, give the reader some insight into what could be lost if these proposals become a reality.

James Havers
19th Jan 2002

WILDLIFE OBSERVATIONS

**in the environs of
Ifield, Faygate and Colgate**

**Field extracts from the notebooks of local wildlife
enthusiast James Havers including:**

- **Records of birds, insects and other fauna
for the period 01/01/99-31/12/01**
 - **Easy-to-read text in “diary” format with
site grid references**
 - **Eighteen quality photographs**
 - **Available early February 2002 at £5.50**
-

WILDLIFE
OBSERVATIONS
in the
Crawley Area



1994

Compiled by JAMES R HAVERS

113/...

HERITAGE SITE

**[Compiled by Richard W. Symonds
Ifield Society Co-Founder]**



2 November 2020

Planning Department
Horsham District Council
Parkside
Chart Way, Horsham
West Sussex
RH12 1RL

Planning Ref: EIA/20/0004

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Sir/Madam

RE: EIA/20/0004 West of Ifield

Thank you for consulting the Historic Environment Advisor to Horsham District on the above planning application.

Recommended refusal	
No historic environment objections	
Recommended Approval subject to attached conditions	
Further information required	
Recommend discharge condition	
Advice provided	X

The site known as West of Ifield, has considerable potential for archaeological remains to be present. The geophysical survey and previous fieldwork both in and adjacent to the site has established the presence of archaeological remains including a probable large settlement site spanning the period between the Late Bronze Age and the later Roman period, as well as number of other possible prehistoric/Roman enclosures. It can be anticipated that this will be accompanied by burials on the edges of the settlement or in the near vicinity. There is also the earthwork remains of a circular mound, the date of which is as yet unknown, although interpretations as a barrow, small motte and windmill mound have all been suggested. There are geophysical anomalies suggestive of iron-working pits, again of as yet unknown date, but they could be prehistoric, Roman or medieval in origin. There are also a number of areas of potential ironworking activity close to the River Mole and the Ifield Brook, and a possible bloomery. There is high potential for significant palaeoenvironmental deposits associated with both water courses, and their former routes.

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It is therefore recommended that the proposed Cultural Heritage Chapter in the EIA should comprise: -

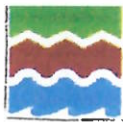
- A desk-based assessment of the proposed development area – this should utilise the information available in the West Sussex Historic Environment Record and historic cartographic and documentary sources. This should include an assessment of both the historic environment sites and the historic landscape setting.
- A re-assessment should be made of the aerial photographic evidence for the area, including the on-line digital data available on GoogleEarth. This should include rectification of both archaeological features and palaeochannels.
- An assessment should be made of the available LiDAR data for the application site and rectified plots produced of both archaeological and historic landscape features identified.
- If a geophysical survey is being undertaken it is recommended that a trial area is undertaken on an area of known archaeological deposits to assess its effectiveness prior to the remainder being surveyed.
- An assessment should be made of the available borehole and BGS data for the site in order to establish the potential for palaeoenvironmental deposits within the valleys of the Mole River and the Ifield Brook.
- An element of ground-truthing, in the form of trial-trenching, will be required to clarify the results of all of the surveys.
- The results of the above will inform the development of a mitigation strategy for both preservation *in situ* and/or preservation by record where this is not possible.

If planning permission is granted initially all those areas not previously trenched will require a programme of archaeological trial-trenching at a density of 5% (4% with a further 1% available for refining the results). This will inform the further development of the mitigation strategy.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Maria Medlycott MA, MCIFA, FSA



Sir/Madam Planning
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Direct Dial: 0207 973 3630

Our ref: PL00718982

27 October 2020

Dear Sir/Madam Planning

**EIA/20/0004 - LAND WEST OF IFIELD, WEST SUSSEX
REQUEST FOR EIA SCOPING: MIXED DEVELOPMENT**

We think it essential that an integrated *landscape approach* to assessment of heritage assets (both designated and undesignated) is undertaken and translated into the report.

The assessment should also take account of the potential impact which associated development activities (such as construction, servicing, maintenance, and associated traffic) might have upon perceptions, understanding, and appreciation of the heritage assets in the area.

The assessment should also consider the likelihood of alterations to drainage and ground water patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.

The Conservation Area, the majority of the Listed Buildings (Grade II), and other built heritage will be a matter for the Local Authority. Impacts on these heritage assets will however, also need to be examined within the heritage baseline assessment and ES chapter.

5. Asset specific advice

St Margaret's Church

The development has the potential to impact on the Grade I-listed St Margaret's Church.

We appreciate that the setting of the church is largely focused on the village and the densely vegetated Ifield Meadows area. However, as discussed at the pre-application stage, there are some incidental wider landscape views to the tower from a PRow to the south-west within the site, above the intervening tree belts.

The setting of the church and potential impacts of on its significance will need to be examined in detail within the heritage baseline assessment and the ES chapter.

Ifield Court moated site

The development has the potential to impact on this scheduled monument.

Impacts could occur from changes within its setting, and from disturbance of potential currently unrecorded associated non-designated below ground archaeological remains.

Understanding the setting of the moated site, and how the scheme would change this (including potential visual changes and disruption to tranquillity) and how this may

154/...AW



Historic England

also additionally expect the project to be creative in how it might offer opportunities for their enhancement, and how the project might deliver public (heritage) benefit.

Given the importance of the heritage assets within the area, we would expect to provide further advice in due course on this application.

Recommendation

We urge you to address the above issues, and recommend that production of an Environmental Statement should continue in accordance with national and local policy guidance, and following your expert conservation advice. If you have any queries about any of the above, or would like to discuss anything further, please contact me for further advice.

Yours sincerely,



Rebecca Lambert
Inspector of Ancient Monuments
rebecca.lambert@HistoricEngland.org.uk

**EIA/20/0004 - LAND WEST OF IFIELD, WEST SUSSEX
REQUEST FOR EIA SCOPING: MIXED DEVELOPMENT**

List of information on which the above advice is based

Request for scoping opinion from Horsham BC dated 22nd September 2020

West of Ifield EIA Scoping Opinion request [Homes England 22 September 2020]



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

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July 27 2022 - CBC Full Council

Richard Symonds – The Ifield Society

Please forgive the following preamble to my question, but it is critically important for context:

The question relates to that asked of this Cabinet on July 6 two weeks ago, and another question asked at County Hall last Friday, concerning a possible 3,500-year-old Bell Barrow burial ground to the West of Ifield.

My question also specifically relates to 'Specialist Archaeological Advice' by Place Services – advice given by letter two years ago in November 2020, another letter from Historic England on the same date two years ago, and a more recent Heritage Assessment by West Sussex County Council – all concerning SA101 Land West of Ifield.

The 'Specialist Archaeological Advice' includes this statement: "There is high potential for significant palaeoenvironmental deposits associated with both water courses [Ifield Brook and the River Mole], and their former routes".

This has been confirmed by County Hall's recent Heritage Assessment which identified an Oxbow Lake and five Palaeochannels.

Historic England also states – very disturbingly:

"We think it essential that an integrated landscape approach to assessment of heritage assets (both designated and undesignated) is undertaken... The assessment should also consider the likelihood of alterations to drainage and ground water patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments".

"Subsidence of buildings and monuments" I take to include St Margaret's 13th century Parish Church within the Ifield Village Conservation Area – and Historic England have confirmed this by stating: "The development has the potential to impact on the Grade 1 listed St Margaret's Church.

So, finally, my question is:

"AS STRONGLY ADVISED BY HISTORIC ENGLAND, HAS AN INTEGRATED LANDSCAPE APPROACH TO ASSESSMENT OF HERITAGE ASSETS BEEN UNDERTAKEN BY THIS COUNCIL?"

SUPPLEMENTARY QUESTION

"If this Council is genuinely committed to protecting the community's heritage assets and wildlife, why are you proposing to build a Link Road straight through Willoughby Fields Local Nature Reserve?"

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A Gündlingen type sword from the Polesfleet Stream in Crawley

By Jaime Kaminski

In 1952 a Late Bronze Age Gündlingen type sword was recovered from the Polesfleet Stream near Crawley, West Sussex. Cast from a low-lead bronze alloy, this sword is one of an above average number of Gündlingen type swords which have been recovered from rivers and other watery places. Microscopic examination of the sword blade reveals that it was undamaged when it entered the Polesfleet Stream and may have been made specifically for the purpose of votive deposition.

*in sacred places for religious purposes
i.e. burial grounds*

INTRODUCTION

In June 1952 workmen employed to canalise the Polesfleet Stream in Crawley discovered a Late Bronze Age sword at a depth of 60-90cm (see Fig. 1).¹ The works, close to the junction with the River Mole (TQ 2611 3944), north of what is now Langley Green, were carried out for the Crawley Development Corporation as part of the extensive works for Crawley New Town which had begun in the late 1940s.² The sword remained in the possession of the Crawley Development Corporation until its dissolution in 1962, when it was donated to Crawley Museum.

104 A GÜNDLINGEN TYPE SWORD FROM THE POLESFLEET STREAM IN CRAWLEY

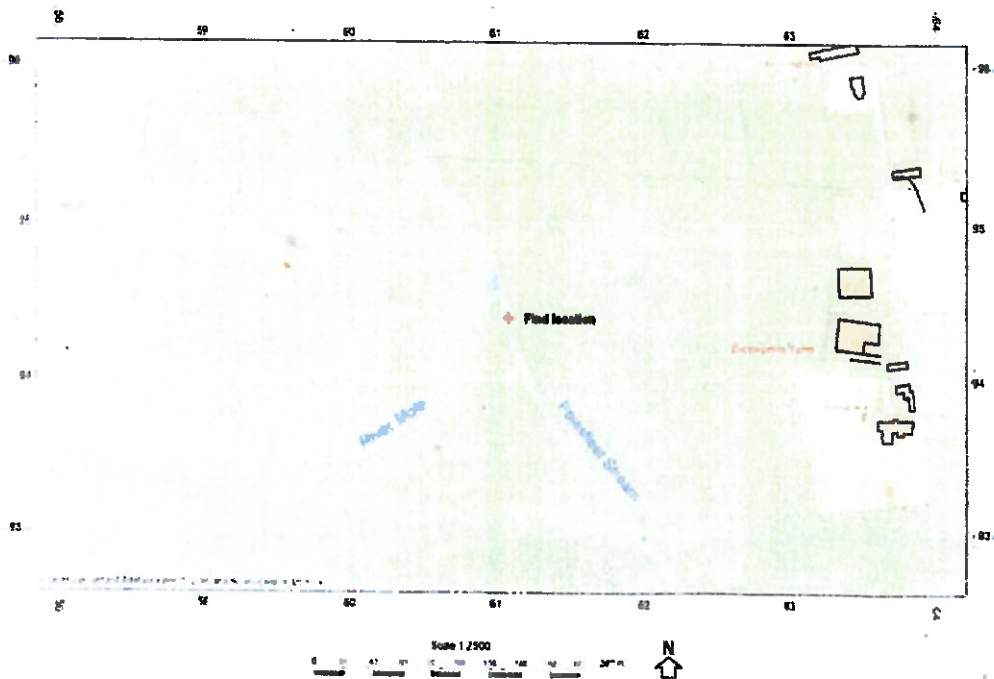


Fig. 1. The find spot of the Crawley sword.



Fig. 2. The Crawley sword (front and reverse views, scale in cms).

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Richard W. Symonds
The Ifield Society



Is this a 3,500 year old Bell Barrow?
Burial Ground

CONCLUSION

**By David Moon –
Naturalist and Ifield
Society Co-Founder**

“THE DEATH OF RURAL IFIELD?”

[written June 2023]

The observations recorded in this research document were penned and prepared some years ago. Since then, the plan for a new road – possibly a dual-carriageway – to link North Crawley/Gatwick to Horsham has reared its ugly head.

Perhaps this helps to explain the removal of ‘obstacles’ such as trees and hedgerows long in

advance of the plan being put into full destructive effect.

Road-building means development into the very areas still rich in wildlife which have been threatened by excessive house-building from Homes England and their 'associates' for some time.

In short, it speeds up the reduction of the remaining biodiversity.

The people who profit most from such ventures often live abroad in tax havens and cannot care about British wildlife, which – based on recent surveys – has already lost 53% of its native flora, with a knock-on detrimental effect on the native fauna.

It makes a nonsense of Homes England's claim to increase biodiversity by 10%!

It makes as much sense as providing the residents of every new housing estate with their own giant zoo, complete with all the animals [insects to mammals] + 10%; or their

very own Eden Project with all the lost flora + 10%!

It is impossible to replace ancient woodland and old hedgerows by sticking a few saplings in a field and calling this a 10% increase in overall biodiversity! Great Crested Newt

It has become increasingly apparent that some of the principal organisations supposedly dedicated to wildlife conservation have become compromised in various ways...

Perhaps the Sussex Wildlife Trust has been coerced into declaring the areas of Rural Ifield as 'not particularly important for wildlife'?

And yet this area contains many rare species of bats, butterflies and beetles: examples include the Bechstein Bat, the Brown Hairstreak Butterfly, the Great Crested Newt and more than a third of all Britain's species of Longhorn Beetle.

Horsham District Council [and Crawley Borough Council?] is supposed to have a Wildlife Conservation Group, which has been strangely silent about the wildlife riches of Rural Ifield – the very Council which has jurisdiction in this

area – and which could sway away from allowing undue housing development to take place next to Crawley.

It seems there may be some ‘hidden agenda’ which would be happy to see another Croydon to the south of the North Downs – with all the problems of a large metropolis thrown in...one more negative contribution to global warning through reduced oxygen, increased CO2 and other forms of air and water pollution.

Recent wildlife findings in Rural Ifield give hope that, in spite of...the reduction in numbers of some species, their populations and habitats could recover given time.

The often covert operations of government agencies such as Homes England - and their ‘associates’ – would certainly destroy such hope.

APPENDICES

1. “Stenocorus Meridianus’ Longhorn Beetle discovered in area of lost hedgewows on West of Ifield Rural Fringe – Ifield Society/Crawley Observer”

2. Timeline

2001 – “Mass turnout halts meeting” – Crawley News – December 19 2001

2001 – 3 Aims of Ifield Society [founded by David Moon and Richard W. Symonds] and ‘Ramblettes’ [short walks] launched.

2009 – “Consortium eyes up golf land for homes” – Crawley Observer – April 15 2009

2016 & 2018 – “Not Currently Developable” – Horsham District Council [regarding Land West of Ifield]

2019 – “Homes England plans £3bn garden village” – Estates Gazette – July 29 2019

2019 – Erection of ‘Private Land’ signage in Ifield Brook Meadows and beyond

3. Proposed Ifield Parish Map [twinning the ancient Parishes of Ifield and Rusper]

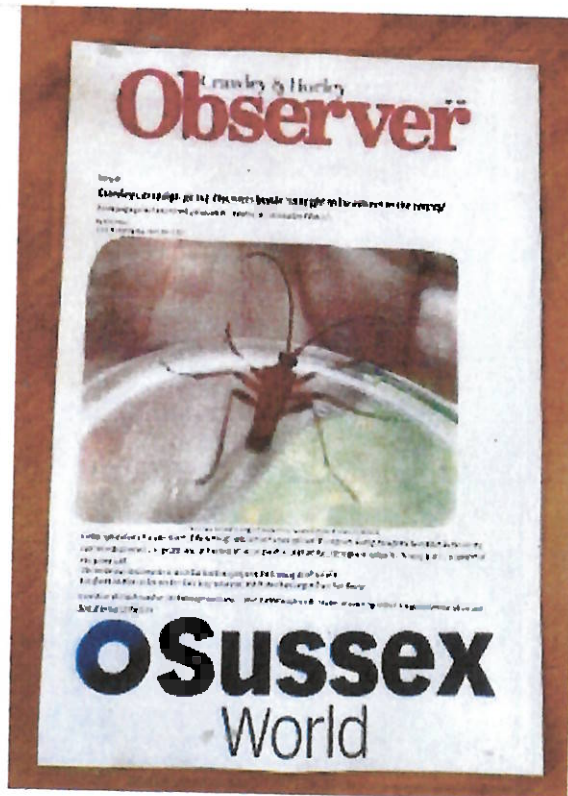
The Ifield Society

Aim – To protect and preserve this ancient Parish of Ifield for present and future generations to enjoy – especially Ifield Brook Meadows

Menu ▾

MAY 30 2023 – 'STENOCORUS MERIDIANUS' LONGHORN BEETLE DISCOVERED IN AREA OF LOST HEDGEROWS ON WEST OF IFIELD RURAL FRINGE

Richard Symonds / May 30, 2023 / Ancient Parish of Ifield



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December 19, 2001

Crawsham: Residents reject Structure Plan

Mass turnout halts meeting

RED-FACED county council bosses were forced to abandon a meeting on the town's future attended by 400 people because they thought only 30 people would show up.

When asked a few days before the meeting why they had only booked the 140-seater Hawth Studio for the meeting, a West Sussex County Council spokesman said: "We've held these functions before when only 30 people have shown up."

But after just five minutes, with about 250 people unable to get into the hall, chairman Sally Greenwell, who is also cabinet member for education, axed the meeting until a bigger venue could be found.

One member of the public

heckled: "If they can't organise a meeting how do you expect them to organise a town?"

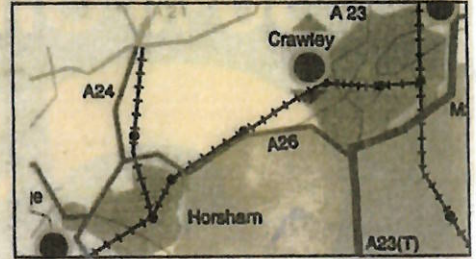
County councillor David Dewdney was at the meeting. He said: "It's good to show the county council that the people of Crawley do care."

Mr Dewdney agreed with Mrs Greenwell's decision to abandon the meeting and said: "It's better to have one full meeting than two half meetings. I do hope we can have a meeting that is a constructive one. I love criticism as long as it is informed."

"The houses will not be in Crawley because Crawley is full. If we have more houses associated with Crawley it will be to the west of Crawley and not in Crawley."

WEST Sussex County Council's draft Structure Plan gives details about plans to build 2,500 new homes to the west of Ifield as well as 2,700 new homes to the north east of Crawley.

With the consultation period for these plans due to end on February 15, KAREN DUNN went along to the latest public meeting



Future developments: This could be the future for Crawley and Horsham

Council tax revolt?



Campaigner: Richard Symonds is opposed to the proposed developments

Photo No: 27608/24 by Stuart Douglas

A WELL-KNOWN campaigner has warned county councillors that their development plans have awakened a sleeping giant in the people of Crawley.

Richard Symonds, of Lavington Close, Ifield, believes the council could find itself facing a council tax revolt if they fail to listen to the views of the people.

Mr Symonds, who stood unsuccessfully for the county

council at the last election, held a protest outside The Hawth as residents poured in to attend the public meeting.

He spoke to a number of people who were on their way out when the meeting was abandoned.

He said: "There were a lot of angry people coming out. Somebody did talk to me and said he was thinking of a council tax revolt. If enough people say

enough is enough they will have to listen. The result of last night is there could well be a council taxpayers' revolt.

He said of the meeting: "I consider it a bit symbolic of the West Sussex County Council's attitude towards Crawley — very uncaring and a big miscalculation on its part."

Mr Symonds is angry with Crawley Borough councillors for not objecting to the county

council plans for development, including those on playing fields such as at the old site of Ifield's First School.

Mr Symonds continued: "They are doing an injustice to the pioneers of the town who built the town as a new town. It was lauded in the 1950s as visionary. "All they are doing is selling us short and selling our children short. All we are becoming is a ghettoised concrete jungle."

People's views on Structure Plan 'shambles'

Dawn Wilkinson-Ledger, of Ardingly Close, Ifield, was one of hundreds who tried to squeeze into the Studio to attend the meeting.

She said: "Hiring a hall for 140 people capacity when the subject of building 2,500 houses is on the agenda is not good planning. History has shown that Ifield residents have always been vocal about their environment."

Mrs Wilkinson-Ledger accused both West Sussex and Crawley Borough planning committees of not caring about the people of Ifield and of being content to dump an enormous allocation of housing on Crawley's doorstep.

She continued: "Time and again unelected employees of councils are sticking pins and putting toy houses on maps in every available space, as far away from county hall as they can get."

"Crawley used to be rural and, while without building I would not live in the house I live in, there must come a time when enough is enough."

James Scott, of St Margaret Road, Ifield, asked why councillors have not opposed plans to build to the west of Ifield and on school playing fields.

Mr Scott also questioned the announcement by councillor Doug Murdoch that only the usual 30 minutes would be set aside for public question time at the next meeting of the executive where the Structure Plan will be debated.

Mr Scott said: "Could it be that Crawley Council is already committed to this crazy plan but knows there is no popular support for its collusion, knows indeed that a stunning 98 per cent of residents oppose the very expansion

which the borough council is hell bent on promoting?"

"What else would explain the major democratic deficit which has opened up in our town? What price local democracy when the wishes of town residents are treated with such cavalier disdain?"

Mr Scott warned: "Might the borough councillors just find that the so eagerly desired unitary status is a very bitter pill to swallow in the hands of the sort of people whom disillusioned electors inevitably turn to?"

Diane Pratt, of Ifield, said: "It was a complete and utter shambles. I think they planned it just before Christmas because they thought people would not come. They didn't reckon on the people of Ifield."

A spokesman for Crawley Council said: "At the moment it's a West Sussex County Council matter. Our people were there because we have an interest in it. At the end of the day the decision has to be made as to where these houses go."

Ornithologist James Havers described the Structure Plan meeting as "a complete shambles" because he says it ignores heritage.

Mr Havers, of Hurst Close, Gossops Green, has been taking an interest in the wildlife of the Ifield Court Farm area for the last 15 years and believes the area's natural history is barely even touched upon in the draft plan.

He said: "It is an archetypal piece of English countryside — there is a sense of timelessness about the place and to do what the council proposes to do would be an act of sheer vandalism."

"We have already seen many acres of similar countryside go under the

bulldozer at Ifield Mill Pond with no thought of properly integrating the habitats that were there into the built environment."

Mr Havers was not surprised so many people are appalled at the thought of Ifield Court Farm becoming a housing estate and believes the scheme should be put on the back burner until at least 2015.

He said of the meeting: "The authorities are obviously completely out of touch with public feeling — particularly with regard to the proposals for the land west of Ifield."

"Presumably they thought nobody would turn up on a dreary December night but unfortunately the venue turned out to be woefully inadequate for the disgruntled members of the public and the council reps ended up with egg on their faces."

West Sussex County Council has rescheduled the meeting to discuss the draft Structure Plan.

It will be held on Monday January 14 in the Hawth Theatre at The Hawth from 7.30-9pm. The council will be writing to all those who left their names and addresses at the postponed meeting.

Views and comments should be sent within the official deposit period between January 4 and February 15 to the County Council Planning Officer (ref: Splan), Planning Services, West Sussex County Council, County Hall, West Street, Chichester, West Sussex PO19 1RH. Contact 01243 777042.

Sally Greenwell, cabinet member for education and the arts, who was due to chair the postponed meeting said: "We are very pleased such a lot of interest is being shown in the draft Structure Plan by Crawley residents."



AN ARMY of angry residents branded a public County Council meeting a shambles after was abandoned when too many people turned up.

Hundreds of residents packed into the Hawth Studio on Wednesday to learn more about the outline proposals to build 2,500 homes near Ifield, but the hall only seats 140 people. And that left more than 100 people who were stranded outside and others sat on the floor.

Due to fire and safety regulations, Chairman and West Sussex County Councillor Sally Greenwell asked folk who didn't have a seat to leave and give their names and addresses so a second meeting could be held, but residents protested and demanded an explanation.

Cries from crowd included: "It's not good enough it's an absolute shambles."

And: "Crawley's a town not a village."

"If you can't even organise a meeting then how will you be able to organise a massive pro-

ject like this?"

Dawn Wilkinson-Ledger of Ardingly Close, Ifield, rag

"Hiring a hall for 140 people when the subject of building 2,500 homes is on the agenda is not good planning — per-

haps the Planning Committee don't care about Ifield and its residents."

Lieutenant Colonel Pemberton, a Councillor for Strate Environmental Services explained: "We were to hold the meeting before Christmas to give Crawley residents plenty of time to make representations and had had previous meetings."

"It was wonderful to see so many people turn up — we are sorry it had to be postponed. We hope everyone will be happy with the rearranged meeting."

The rescheduled meeting will be held Thursday, January 11 at the Hawth from 7.30pm to 9pm

CONTACT THE NEWS AND HAVE YOUR SAY

Were you one of the hundreds of residents who went along to the meeting only to be turned away? What do you think of that poor piece of organisation and also what are your views on the WSCC's draft Structure Plan? Contact us on 01293 605800, write to 31-33 High Street, Crawley RH10 1BQ or email us at editor@crawleynews.co.uk

HOMES MEETING TURNS INTO FARCE

December 19, 2001

OBSERVER

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The Ifield Society

2001

3 Aims:

1. To enjoy and preserve the open character and heritage of Ifield
2. To bring together Ifield's diverse groups and individuals on to a "common platform of agreement" so as to speak together with one, clear powerful voice.
3. To harness and galvanise support so as to ensure West Sussex County Councils Local Structure Plan for Ifield is not adopted in its present form.

Do you wish to support the Ifield Society and its Aims? YES No

According to County Council rules, if the Ifield Society has the support of 100 or more electors, it can demand a meeting with any Cabinet Member at any time.

Would you support the Ifield Society in this endeavour? YES No

Name:

Address:

Contact number:

Please return this form to: Richard Symonds, The Ifield Society, 14 Lavington Close, Ifield, Crawley, West Sussex RH11 0HX. Tel: 01293 535778

informally set up in 2001. 40 *informed* members who completed forms. *in response* *After a WSCC-commissioned Report concluded* *described the current Parish as an* *"Area lacking in Heritage Character"*

S. Any offers of help would be very much appreciated. Thank you

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Society ramblette

**AN IFIELD Society Ram-
blette - "Our Hidden Gem :
The Ifield Brook Meadows
Conservation Area" - will
take place this Saturday
(April 18).**

**This short walk around
the ancient Parish - in trib-
ute to the late James
Havers - will start (and fin-
ish) at the Plough, in Ifield
Village : from 11.00 to Mid-
day (One Hour).**

**Two-legged and four-
legged animals are very
welcome - except elephants
- it might be a little muddy
in places.**

*Richard W. Symonds
The Ifield Society*

Consortium eyes up golf land for homes

Developers want to concrete over Ifield golf club

ALEX-CHRISTIE-MILLER

**POPULAR golf club could
be threatened after its
owners revealed they have
talked with developers hoping
to build there.**

**Years ago campaigners
tried to save Ifield Golf and
Country Club after it fell under
the control of housing planners looking
to build 2,500 new homes
in Crawley.**

**Despite the golf course last year
was rejected in favour of another
field Golf Club Ltd, the com-
pany which owns it, revealed it has
recently held talks with a consor-
tium of developers Welbeck Land,
Hove Borough and Horsham
District Councils also confirmed last
week that they too had held discus-
sions with a consortium over the fu-
ture of the course.**

**Golf Club Ltd secretary and
vice-chairman Richard Dawborn said:
"We had discussions with Welbeck
Land and I know they are looking to**

put people in this area."

**Asked if the club would be open to
selling the course, he said: "I think
the shareholders would sell up if
they were given the choice.**

**"These were originally people liv-
ing around here and were members
of the golf club, but over 50 years
most do not live anywhere near here,
and I think they would like the
money."**

**He added: "These things move very
slowly and I wouldn't believe any-
thing until it starts happening."**

**The long term lease of the Ifield
Golf and Country Club, which runs
the course, is due to expire in 2022.**

**In a statement confirmed by Hor-
sham District Council, a Crawley
Borough Council spokesman said:
"It is very early days.**

**"There is a consortium promoting
development west of Ifield as a site for major
housing development.**

**"The consortium is speaking to
both councils and this dialogue will
inform both authorities' Core Strat-
egy Reviews. This happens for all
major potential developments."**

**Heritage campaigner and Ifield So-
ciety co-founder Richard Symonds**



**said local club members and resi-
dents would fight the plans.**

**He said: "Myself and others are
angry but will fight the threat. Many
residents think they have already
saved this ancient area. They'd be
mistaken."**

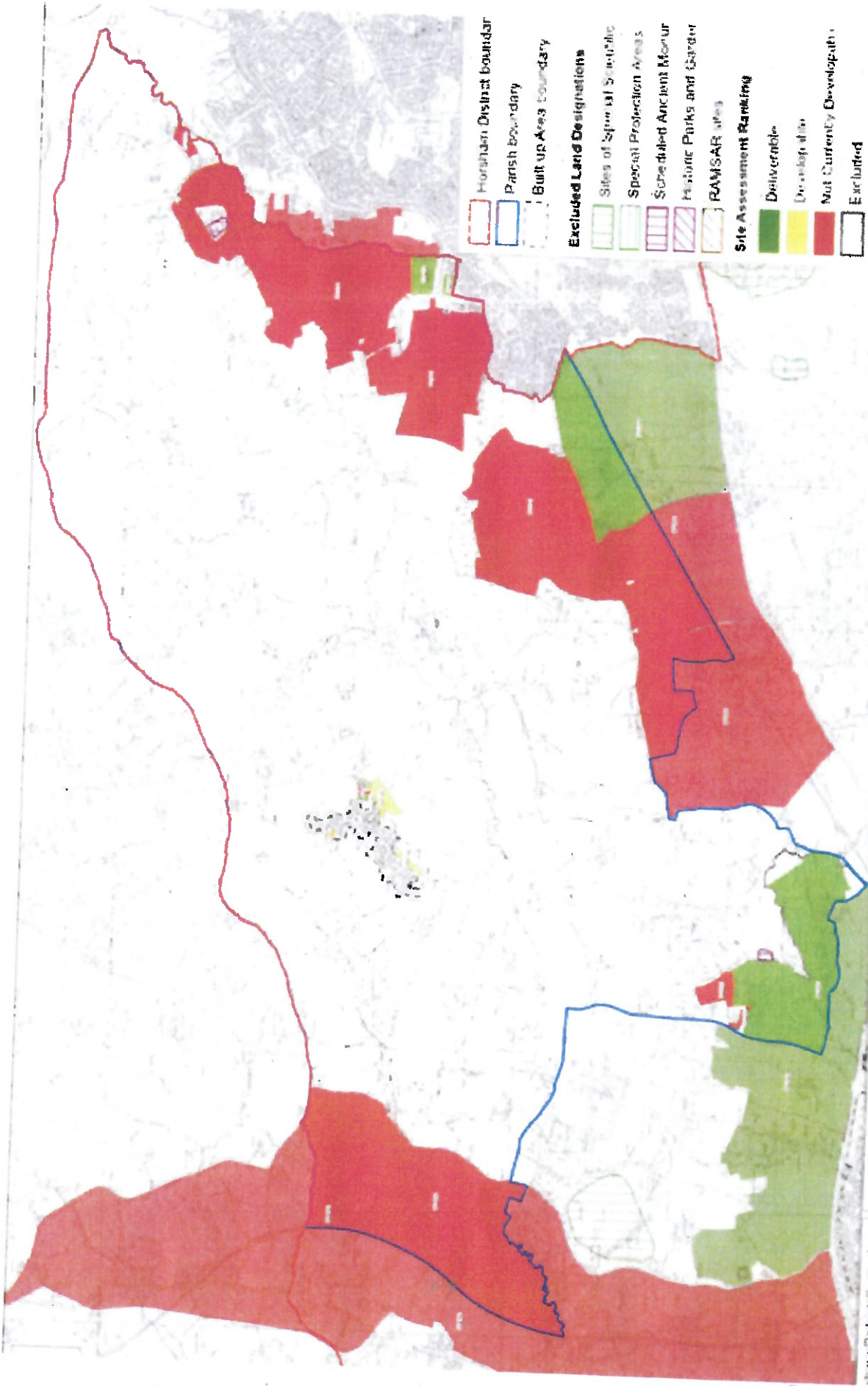
**A spokesman for Welbeck Land
Limited said: "A consortium which
comprises Welbeck Land Limited,
subsidiaries of Howard De Walden
Estate, Waites Development and
Rydon Homes has formed a joint
venture with Ifield Golf Club Lim-**

**ited to promote the site for a new
neighbourhood surrounding an
existing Crawley between now and
2026.**

**"We have not had discussions yet
with the golf club itself but we intend
to do so as soon as possible.**

**"It is very early stages. At the pre-
sent moment, which is very early
days, we are drawing up plans to
promote the neighbourhood between
Crawley and Horsham before the
core strategy review in both Hor-
sham and Crawley."**

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“NOT CURRENTLY DEVELOPABLE”

[Horsham District Council 2016 & 2018]

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Homes England plans £3bn Crawley garden village



Emma Rosser

29/07/2019



Homes England has agreed to acquire 160 acres at Ifield Golf Club, in a major step to deliver a new £3bn garden village outside of Crawley, Sussex.

It is planning to deliver 3,250 homes in the first phase at the 480-acre Ifield site, and will create a masterplan for a 10,000-home village on a wider 1,483-acre footprint in future phases.

Homes England will apply to central government for the site to be recognised as distinct new settlement, with its own community facilities and eligible for state funding.

The acquisition builds on the department's legacy ownership of 320 acres. It comes as the agency seeks to significantly expand its land and development business, recruiting up to 150 professionals and boosting its strategic land operations to deliver 10,000 homes a year.

Stephen Kinsella, chief land and development officer for Homes England, said: "This is a significant new settlement. It will have a secondary school, two primary schools, employment and local facilities. It's an area of high affordability pressure, and a great place to build homes – there is huge demand."

Homes England will review at a later date if it will work with landowners or step in and acquire more land.

Kinsella added: "The agency is prepared to acquire further landholding. There is a commercial decision for us if we acquire the land, there is an element of risk. It is a long-term play."

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Homes England acquired the initial holdings as part of its inherited land ownership from the Commission for New Towns in the 1960s.

The site currently faces a number of challenges, including the potential expansion of Gatwick to the north, the requirement of a large road to alleviate traffic and facilitate growth, and servicing and technical work to prevent flooding.

Homes England will invest £100m in the site, and has estimated that work on the relief road and flooding issues would cost in the region of £70m.

The agency is promoting the site to be included in the 2020 Local Plan, subject to consultation.

If successful, it will then submit a planning application for phase one and create a masterplan with the infrastructure and capacity for the full 10,000 homes subject to future local plans. It will begin infrastructure works in 2021, with the first homes expected for completion in 2023.

Kinsella said: "This is a big statement demonstrating how we are scaling up as a master developer. It is also a big opportunity for Crawley and Horsham. We can help to deliver the growth of employment by creating places to live for people who work locally."

Homes England's land and development department currently owns 20,000 acres of land with the capacity to deliver 70,000 homes.

Since 2016 it has acquired 70 sites for housing delivery, with a focus on large strategic sites with capacity for more than 1,500 homes in the South of England and the regions. Other schemes of note include its 8,500-home Northstowe development in Cambridge, and the 3,000-home Burgess Hill site.

To send feedback, e-mail emma.rosser@egi.co.uk or tweet [@EmmaARosser](https://twitter.com/EmmaARosser) or [@eslalesgazette](https://twitter.com/eslalesgazette)

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[Liverpool appoints director of city development](#)

177/...

Private Land

**Please use the public rights of way.
Use of any other permissive path is
at the sole risk of the user and with
express consent which Homes England
can withdraw at any time.**



**Caution
Deep water**



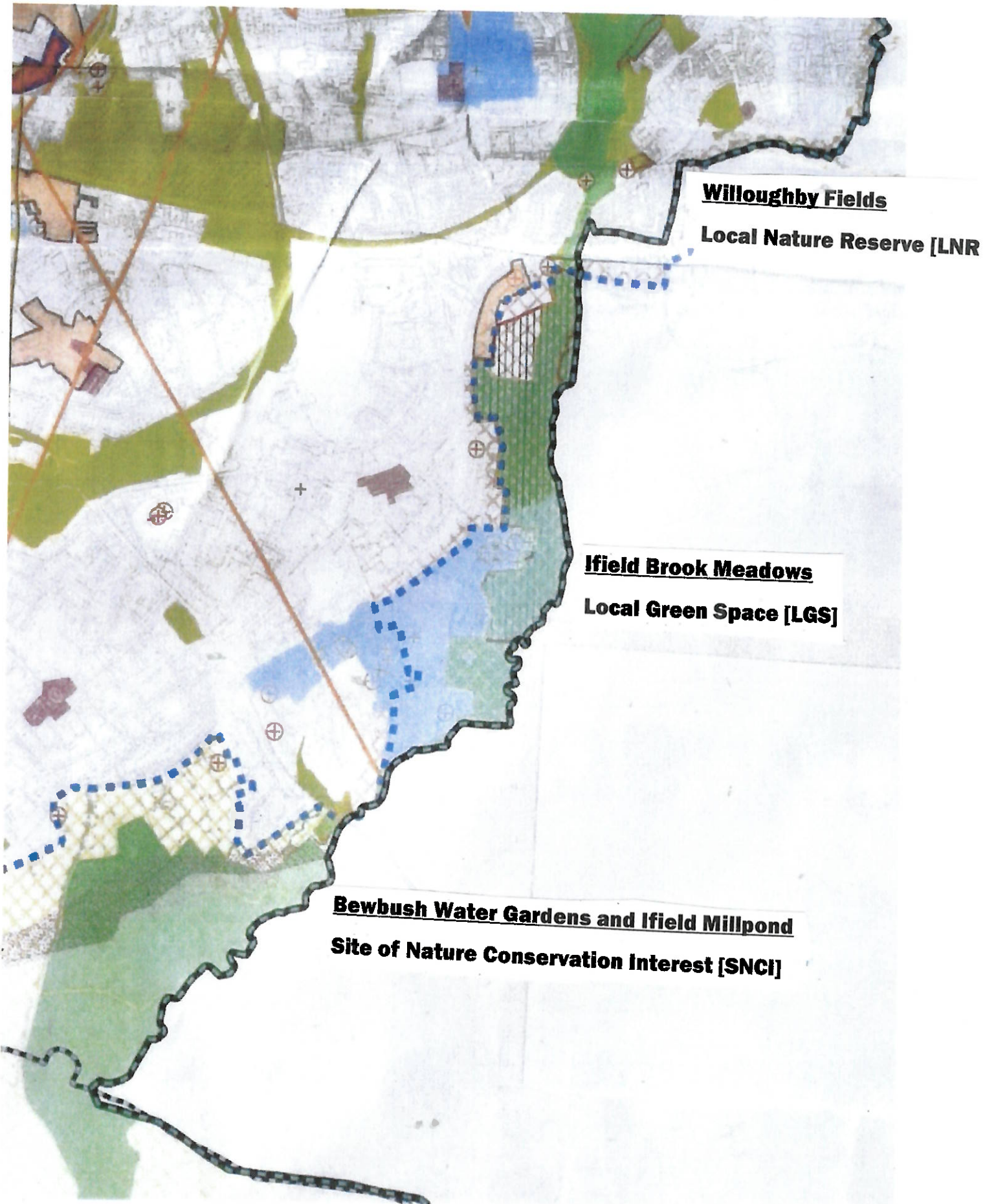
Uneven Ground



**No motorcycles
or quad bikes**



**Smoking and naked
flames prohibited**



Willoughby Fields
Local Nature Reserve [LNR]

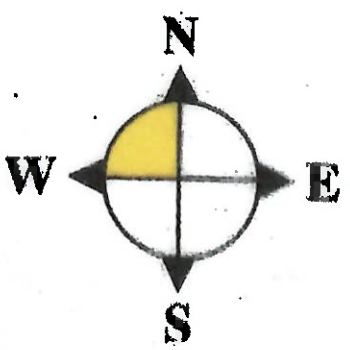
Ifield Brook Meadows
Local Green Space [LGS]

Bewbush Water Gardens and Ifield Millpond
Site of Nature Conservation Interest [SNCI]

2/11/...



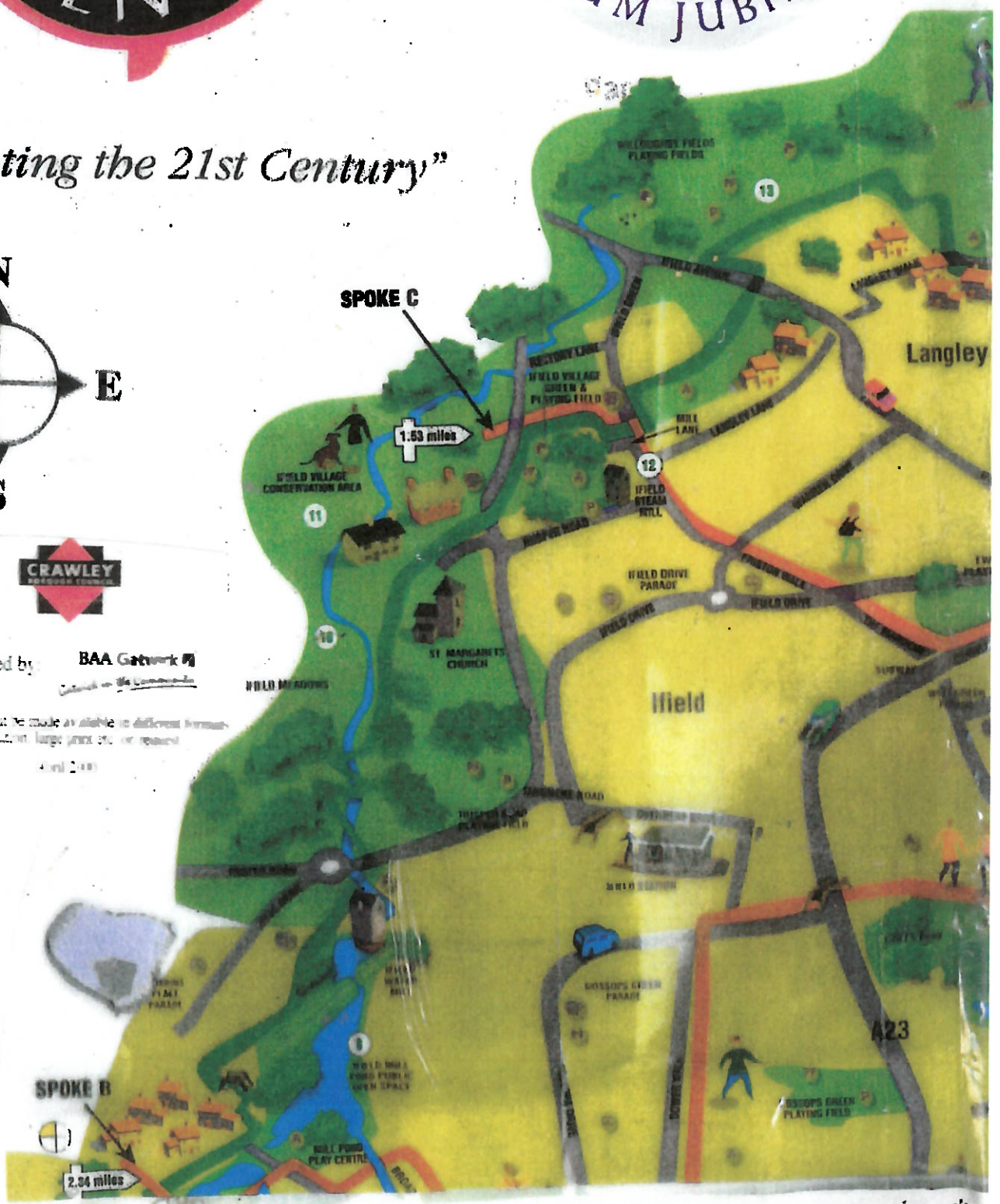
“Celebrating the 21st Century”



Supported by **BAA Gatwick**
Contract on the Ground

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April 2022



3/11/22

*A
4 mile walk
Ifield & Beyond*



*A taste of the
Sussex Countryside*

THIS LEAFLET HAS BEEN FUNDED BY



**Horsham
District
Council**

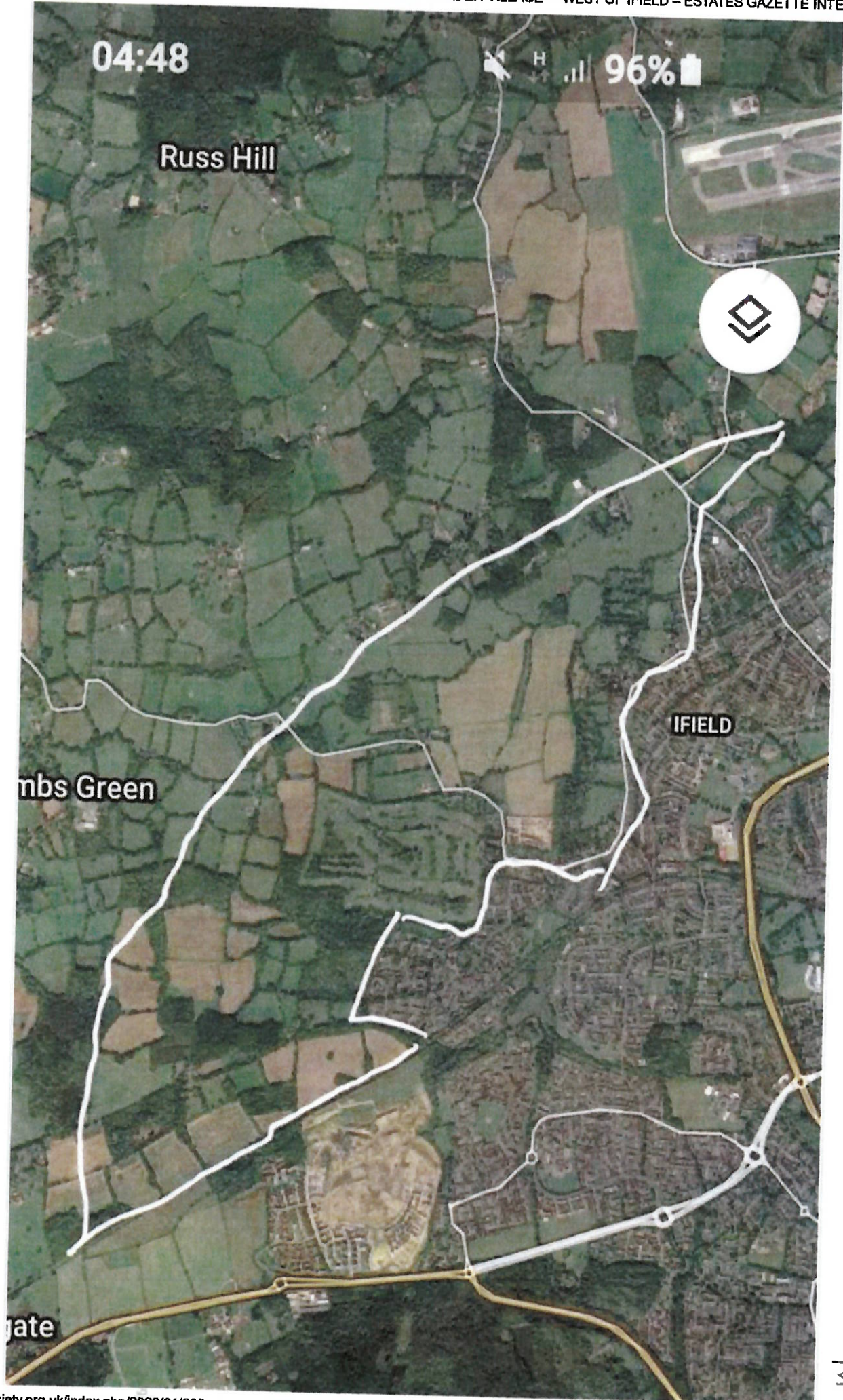


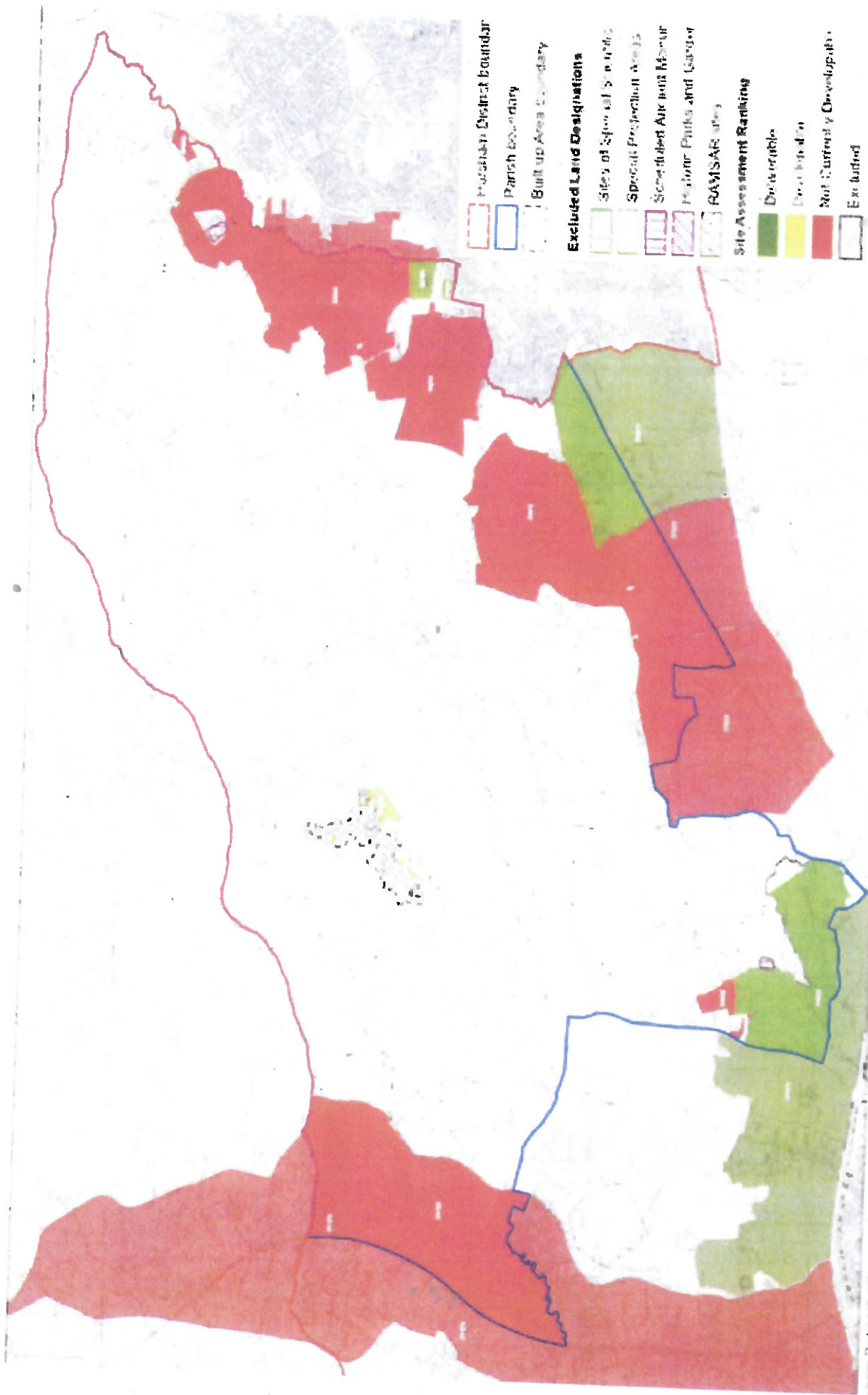
The Horley-Crawley Project is supported by Surrey County Council, West Sussex County Council, Crawley Borough Council, Horsham District Council, Mole Valley District Council, Reigate & Banstead Borough Council and Gatwick Airport Ltd. with assistance from the Countryside Agency.

10k 3/96 Printed on Recycled Paper

3/... (b)



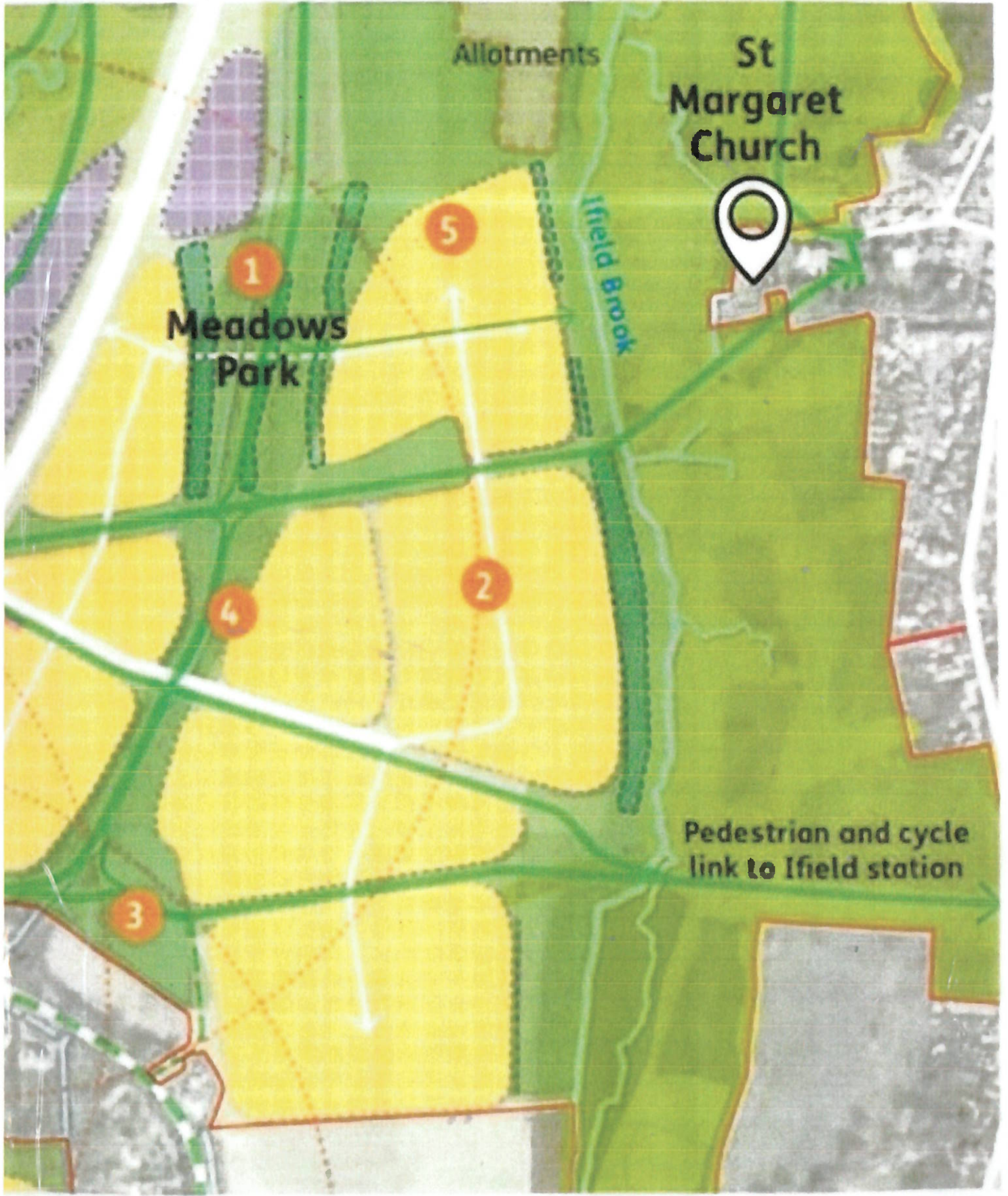




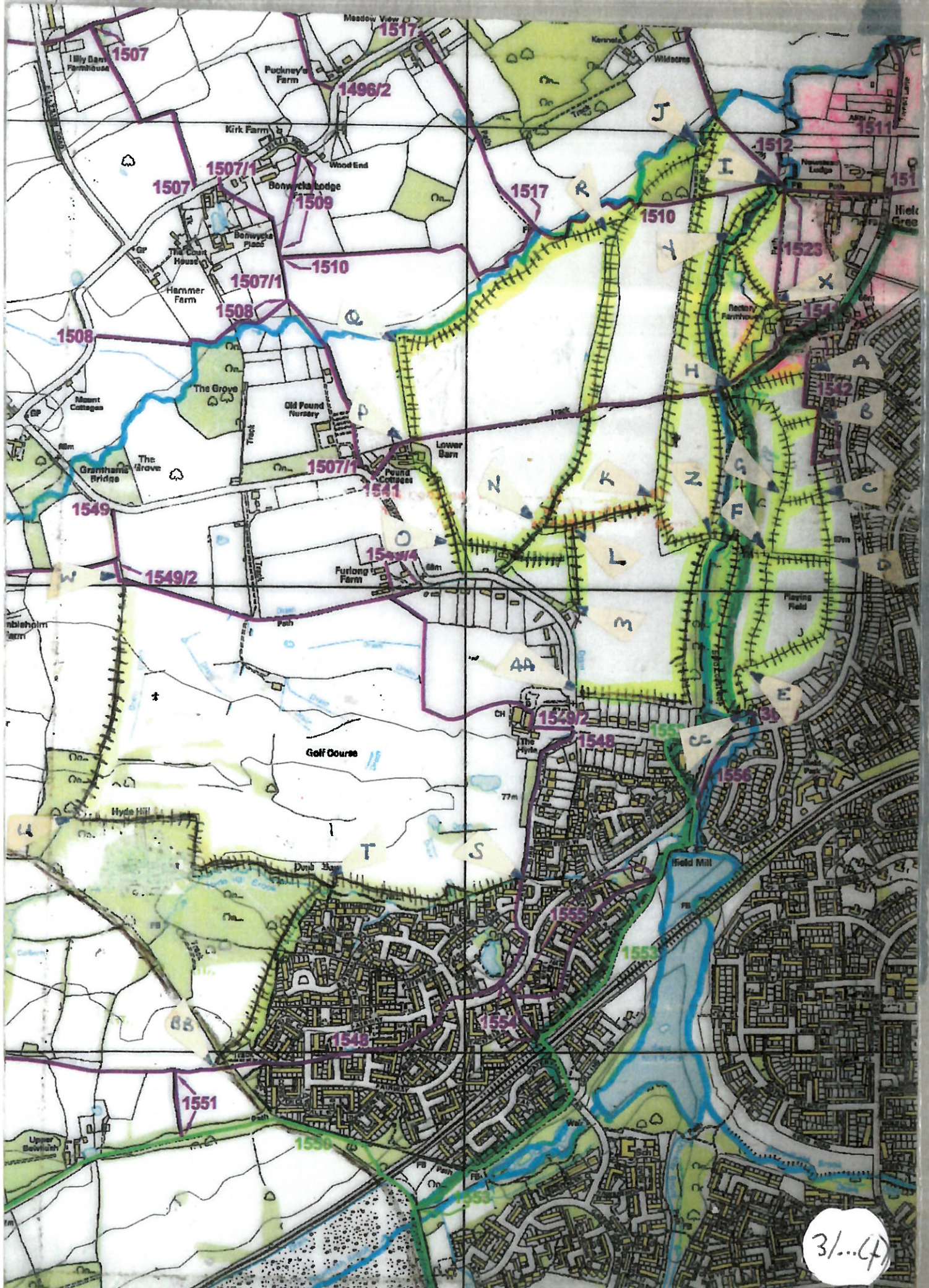
“NOT CURRENTLY DEVELOPABLE”

[Horsham District Council 2016 & 2018]

3/... (d)



B/... (e)



3/...47

Responding to flood risk

Development will avoid areas at risk of flooding and will not increase flood risk elsewhere.

HOMES ENGLAND
CLIENT 2
PROJECT
**LAND WEST
OF IFFIELD**



- KEY**
- Site boundary
 - Public Right of Way
 - Rivers, drains and ponds
 - Flood Zone 2
 - Flood Zone 3

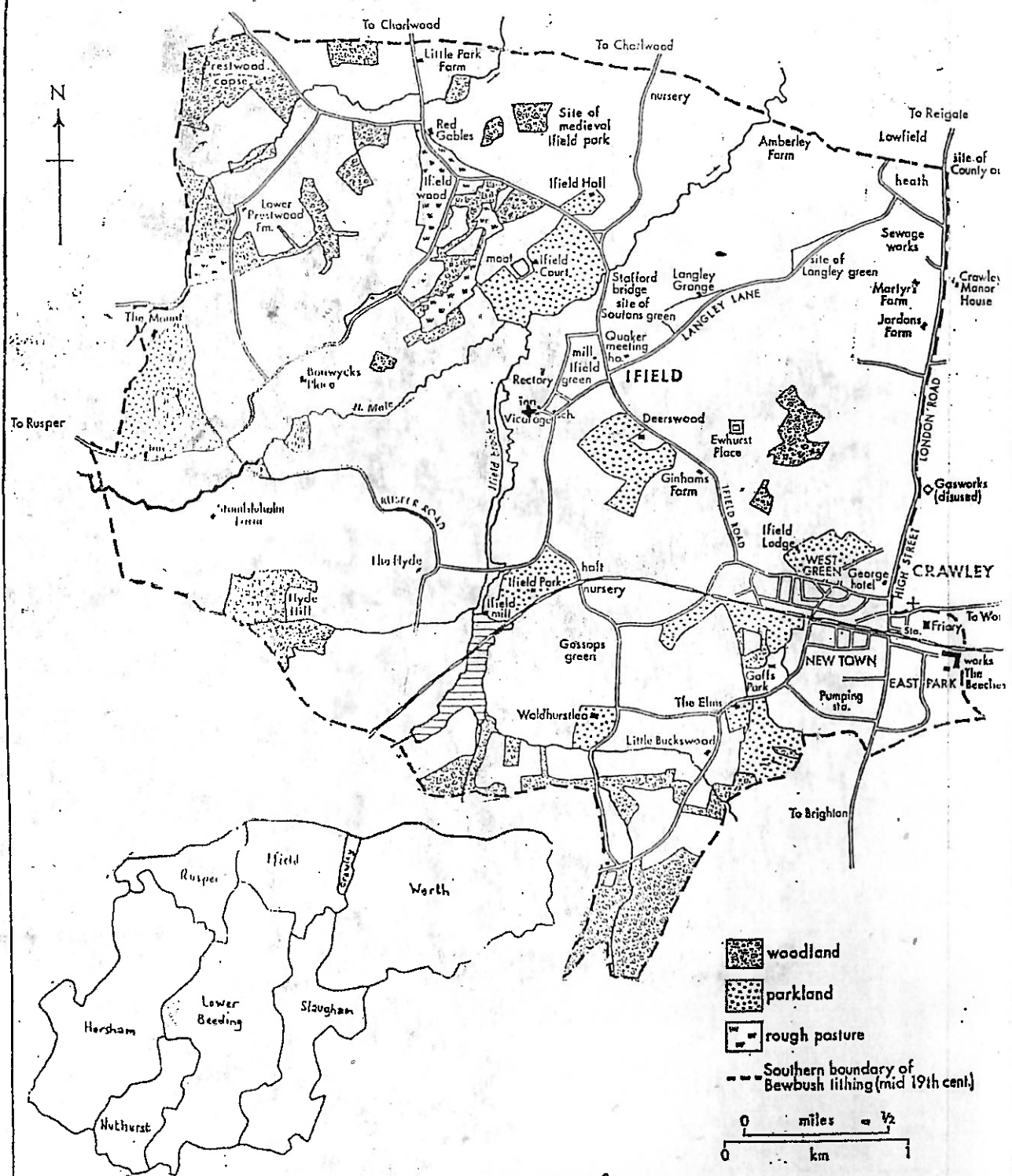
#MakingHomesHappen



3/... (9)

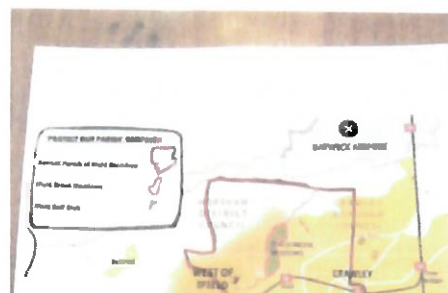
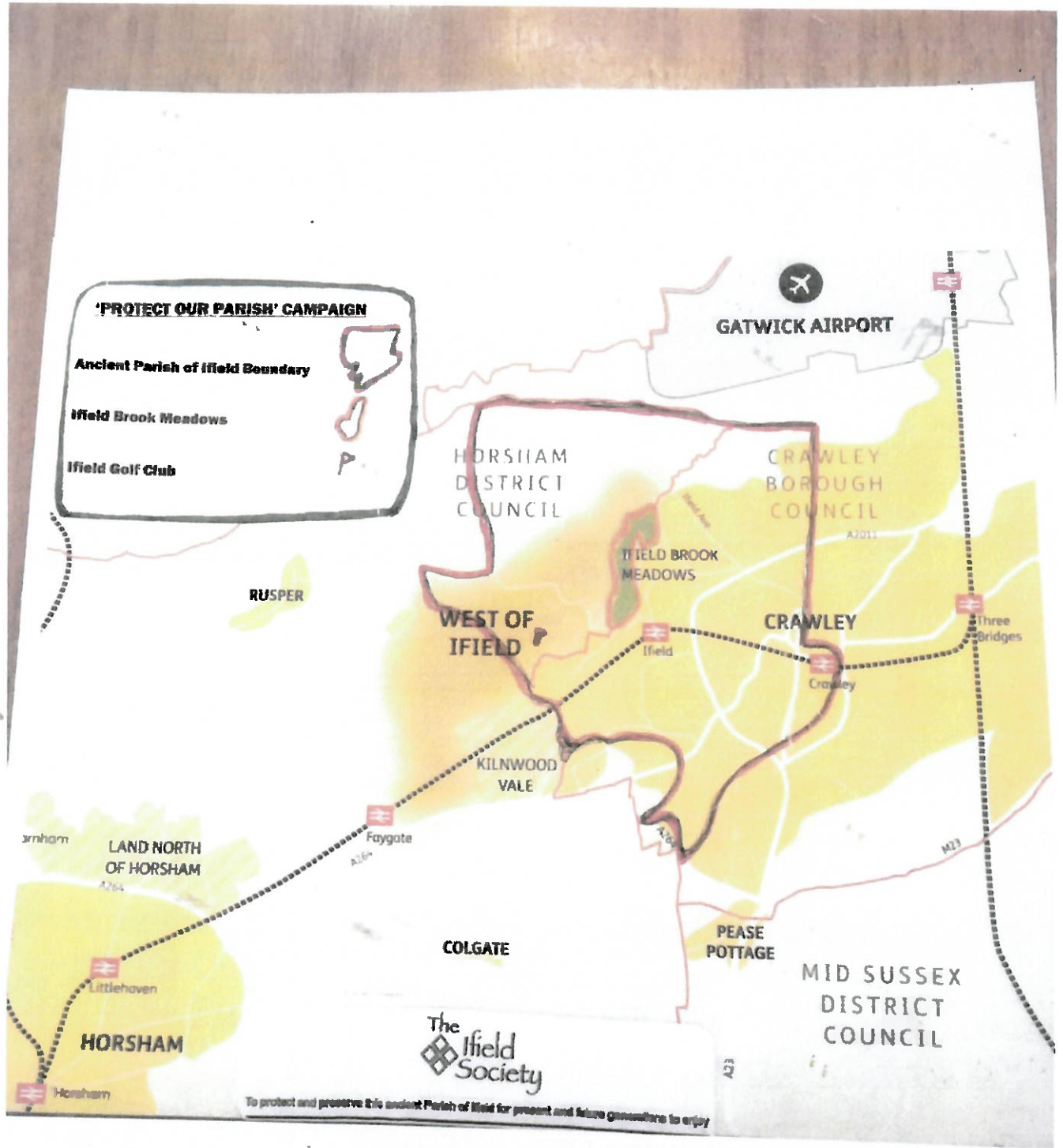
The Parish Map of Ifield

c. 1910



"MAKE HISTORY"

4/1000



S/11