

# Land West of Crawley, Rusper



Site area:  
190 hectares

The site primarily comprises arable and pasture fields bounded by hedgerows and mature trees together with a golf course. The wider area of study is located north of the A264 from Faygate in the west and extends in an arc north west towards Crawley, Gatwick Airport and the A23. To the east, the site adjoins the neighbourhood of Ifield, in Crawley and Gatwick Airport is to the north.

Homes England have identified an area of search that sweeps from Faygate to the west of Crawley. Homes England suggest up to 10,000 homes could be delivered. Within the area of search, land immediately to the West of Ifield is being promoted for around 3,000 homes and Land to the West of Kilnwood Vale (not shown in the map above) is being promoted for around 800 homes. These would form part the 10,000 homes if the site were allocated for development. No housing would take place in the designated floodplain.

The site promoter has stated that if the site were allocated they would provide:

- 35% of all homes as affordable housing
- Land would be provided for a primary school, secondary school and special educational needs
- Community, open space, recreation and retail facilities
- Biodiversity gains and introduce flood alleviation measures
- The creation of 10,000 new jobs
- Electric vehicle charging points and commitments made to achieve energy efficiency
- A link road from the A264 to A23.

## Pros and Cons

- If allocated the site would help the Council to meet a significant proportion of the Government's housing requirements and would provide new facilities and services such as shops and schools and leisure facilities. Many of these could be delivered early in the development.
- Potential to provide new employment land.
- Development would be large scale and would lead to a very significant change in the settlement pattern and rural environment with potential for coalescence between Horsham and Crawley.
- The impact of nearby Gatwick Airport on noise and air quality will need to be considered.
- Further information is needed to understand how biodiversity gains could be provided and how the existing wildlife sites and the setting of listed buildings and Ifield Conservation area will be protected.
- A new wastewater treatment works may be required if 10,000 homes were to come forward.
- Development in this location will increase traffic and car use in the area. More work is needed to understand the precise impacts, but a key benefit of this scheme is the potential to bring forward a link road from the A264 to the A23.
- Joint working will be needed with Crawley Borough Council. This has taken place in the past, at Kilnwood Vale but it means that any decision making process may take longer.

Find out more and have your say by registering online at:

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