

Dear Jason [Hawkes]

Thank you for your acknowledgement[s] - appreciated very much.

Kind regard



NB Have submitted this [below] to the Crawley Observer/West Sussex County Times today - may I put this in the form of a Consultation Response [Part IV]?

Dear Editor

Following Homes England's Section 106 attack on Ifield Brook Meadows via its speculative West of Ifield planning application [.Warnings disregarded – Crawley Observer, Oct 1], the Ifield Society is launching its Autumn–Winter 2025 campaign:

‘Standing Up For Our Ancient Parish’

Section 106 obligations are being used as a bargaining chip — turning Ifield Brook Meadows into a piece of “mitigation land” rather than recognising its true value as a living, historic green space. This is not protection, but exploitation.

The Ifield Society believes that:

- Ifield Brook Meadows is part of an ancient parish landscape and must be preserved as a whole, not broken up or traded away.
- Section 106 deals are being used to justify massive, speculative housing schemes that threaten both our natural heritage and community integrity.
- The warnings of Natural England, Historic England, and local voices must be heeded — not bypassed.

The West of Ifield planning application must be rejected — without hesitation.

This campaign is about more than democratic planning law. It is about the soul of Ifield. We call on residents, councillors, and MPs to stand with us and resist this Section 106 exploitation.

Yours sincerely

[Redacted signature]

The Ifield Society

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Letter to the editor: Full public scrutiny of Homes England's West of Ifield planning application within the ancient parish



Homes England's Head of Planning & Enabling Chris Bearton states ['Homes England to submit application for 3,000 homes in West of Ifield', Crawley Observer/West Sussex County Times, May 7/8 2025]:

"Even if the [Horsham] Local Plan falls away, we're still anticipating to submit that planning application"

Bring it on, Mr Bearton!

This Head of the Government property developer further states:



Ancient Parish ['West of Ifield']

"It [the West of Ifield planning application] would still go through the level of scrutiny and assessment that any other planning application would need to"

Indeed, Mr Bearton, and more so as you are a housing quango appointed by a Government elected by us, the people - and accountable to us, the people.

So, we look forward to fully scrutinising and assessing your West of Ifield operations - not least your land deal in and around Ifield Golf Club ['Homes England plans £3bn Crawley garden village', Estates Gazette International - EGI, July 29 2019].



Ancient Parish of Ifield [outlined in black] - showing Ifield Brook Meadows and Ifield Golf Club across the centre of the picture]

The Ifield Society

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Related topics: [Crawley Observer](#)[Horsham](#)