

[REDACTED]
Sent: 02 October 2025 15:09

To: Jason.Hawkes [REDACTED]

Subject: PART III OBJECTION - IFIELD SOCIETY OBJECTION TO HOMES ENGLAND'S SPECULATIVE WEST OF IFIELD PLANNING APPLICATION - DC/25/1312

Dear Jason Hawkes

It is becoming increasingly clear Homes England cannot be trusted to protect Ifield Brook Meadows within the ancient Parish - West of Ifield - despite their reassurances ['Warnings disregarded', Crawley Observer-Sussex World, Oct 1].

"The proposed off-site pedestrian/cycle link through Ifield Brook Meadows is within CBC's [Crawley Borough Council's] administrative boundary and form part of the off-site mitigation package for the Proposed Development. Ifield Meadows is within Homes England's ownership, as shown in the Land Ownership Plan, and therefore its delivery will be secured via a specific Section 106 obligation in association with the planning application. Please see the submitted Draft Heads of Terms" [Source: West of Ifield - 'Homes England response to Rusper Parish Council - Questions proposed at meeting on 18th September 2025' - Section h. 'CBC - no planning application for Meadows Ped/Cycle link'] "...specific Section 106 obligation"

Homes England has told the local community that planning permission for development in Ifield Brook Meadows will be "secured via a specific Section 106 obligation."

The Ifield Society warns this claim is misleading and potentially unlawful.

Section 106 or Section 6?

The only legal mechanism for planning obligations is Section 106 of the Town and Country Planning Act 1990. Section 6 is an internal contractual clause in Homes England's own agreements with developers. Neither has the power to override Natural England's water neutrality rules or Historic England's heritage warnings.

Prejudging the Decision

By saying planning permission "will be secured," Homes England is pre-determining Horsham District Council's decision and misleading the public into thinking the Meadows' future is already decided - which it is not.

Ifield Brook Meadows is:

- A Local Green Space, with protection equivalent to Green Belt under the National Planning Policy Framework.
- Part of the Ancient Parish of Ifield, containing nationally significant heritage assets.
- Subject to legally-binding water neutrality requirements that Homes England has yet to satisfy.

No "obligation" can lawfully make unacceptable development acceptable.

Richard W. Symonds, Ifield Society's Co-founder Ifield said:

"Homes England's language is designed to reassure, but it hides the truth: they intend to force development through in Ifield Brook Meadows by legal sleight of hand. They are misleading both the public and the councils. This cannot be allowed to stand"

The Ifield Society calls on Horsham District Council to demand that Homes England:

1. Clarify what they mean by “specific Section 106 obligation.”
2. Acknowledge that statutory protections — water neutrality and heritage — cannot be bypassed by contract.
3. Respect the democratic planning process and stop prejudging outcomes before decisions of councillors have been made - and voices of the community have been heard.

It is also becoming increasingly clear - after scrutinising consultation responses from primary statutory consultees such as Historic England, Thames Water and the Environment Agency - that Homes England’s speculative West of Ifield planning application to Horsham District Council is reckless and irresponsible - and a waste of time, money and energy for many concerned.

The West of Ifield planning application from this government master developer should be rejected - without hesitation.

Yours sincerely

[Redacted Signature]

The Ifield Society

2 Lychgate Cottages
Ifield Street, Ifield Village
Crawley, West Sussex
RH11 0NN

[Redacted Address Line]
[Redacted Address Line]

PROTECT

IFIELD BROOK MEADOWS



JEWEL IN THE CROWN
WITHIN THE
ANCIENT PARISH