
Sent:

02 January 2026 12:35

To:

Jason.Hawkes

Cc:

Subject:

FURTHER OBJECTIONS TO HOMES ENGLAND'S WEST OF IFIELD SPECULATIVE PLANNING APPLICATION: HOMES ENGLAND DOES NOT HAVE PLANNING PERMISSION TO BUILD ON LAND WITHIN THE ANCIENT PARISH OF IFIELD - INCLUDING THE GOLF CLUB

Attachments:

thumbnail - 2026-01-02T105047.189.jpg

Categories:

Comments Received

[HOMES ENGLAND DOES NOT HAVE PLANNING PERMISSION TO BUILD ON LAND WITHIN THE ANCIENT PARISH OF IFIELD - INCLUDING THE GOLF CLUB](#)

Dear Jason Hawkes

Claims that development west of Ifield is inevitable - and the parish Golf Club will definitely close - are unfounded.

[Homes England](#) does not benefit from any extant planning permission for residential development on land within the Parish of Ifield - including the Golf Club. Land ownership does not confer development rights, and material such as masterplans, consultations, exhibitions, or speculative planning applications carries no determinative weight in planning terms.

In accordance with the National Planning Policy Framework [NPPF], Homes England's planning application cannot be treated as approved or inevitable in advance of determination of planning permission, and refusal or objection on grounds of prematurity remains lawful in the limited circumstances recognised by paragraph 49. Any assessment must proceed only through a sound, legitimate plan-led process (paragraph 35) and a transparent, reasoned decision-making framework that maintains public confidence in the democratic planning system (paragraph 38).

Until lawful consent is granted through the statutory process, the proposal remains unapproved, undetermined, and fully subject to democratic scrutiny and objection.

This is not opposition to democracy, but insistence upon it. Communities are entitled to speak up and speak out before permission is granted, not after. That is how planning law is meant to work.

Until consent is lawfully secured, this development within the ancient parish is not inevitable - nor the golf club closure.

For these reasons, and many others, residents and parishioners will be holding a peaceful walk and protest this Monday morning, January 5. The walk will leave at 9.45am from the Plough in Ifield Village, meeting up with the public protest on public land at Ifield Parish Golf Club at 10.45am.

One primary aim of this action by the community is straightforward: to restate that there is no planning permission, no inevitability, and no lawful basis for treating this parish land as already surrendered.

It is not a 'done deal' - far from it.

Yours sincerely

[REDACTED]

The Ifield Society

2 Lychgate Cottages

Ifield Street, Ifield Village

Crawley, West Sussex

RH11 0NN

[REDACTED]

[REDACTED]

**HOMES ENGLAND DOES NOT HAVE
PLANNING PERMISSION
TO BUILD ON THE PARISH OF IFIELD.**

**HOMES ENGLAND MUST ABIDE BY
THE DEMOCRATIC PLANNING PROCESS**

**THIS DEVELOPMENT IS NOT INEVITABLE
IT IS NOT A 'DONE DEAL'**
