

Sent: 26 September 2025 11:39
To: Jason.Hawkes
Cc: Planning
Subject: PART II - IFIELD SOCIETY OBJECTION TO HOMES ENGLAND'S SPECULATIVE WEST OF IFIELD PLANNING APPLICATION - DC/25/1312
Attachments: logos.jpg; Historic-England.png; Screenshot-2022-11-02-at-18.59.32.webp; AA1NhHrr.jpg; download.webp; OIP.webp
Categories: Comments Received

PART II OBJECTION TO HOMES ENGLAND'S SPECULATIVE WEST OF IFIELD PLANNING APPLICATION - BREACH OF WATER NEUTRALITY AND ENVIRONMENTAL/ECOLOGICAL SAFEGUARDS [NATURAL ENGLAND AND HISTORIC ENGLAND]

Dear Mr. Hawkes,

I write to lodge a further formal objection to Homes England's speculative West of Ifield planning application DC/25/1312. This application represents a flagrant attempt to bypass legally-binding requirements [eg Natural England] and to disregard fundamental environmental and heritage safeguards [eg Historic England].

1. Water Neutrality [Natural England] – A Legally Binding Requirement

Natural England has made it absolutely clear that new large-scale developments in this region are contingent upon achieving full water neutrality. This requirement is not advisory; it is legally binding. Homes England's application provides no credible, sound strategy for meeting this obligation. Any approval in its current form would therefore leave Horsham District Council open to legal challenge [eg Judicial Review].

2. Disregard for Environmental and Ecological Warnings [Historic England]

Historic England has repeatedly raised serious concerns regarding the impact of this proposal on the historic landscape of Ifield. Ifield Brook Meadows and its wider setting encompass a wealth of heritage assets—from the Scheduled Ancient Monument of Ifield Court Moat to the parish's medieval field systems and archaeological sites that remain under-researched but highly significant. To dismiss or downplay these warnings is not only reckless but contrary to, for example, the Council's statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Environmental and Ecological Harm

Ifield Brook Meadows is a designated Local Green Space, and a vital ecological corridor within the River Mole catchment and Biodiversity Opportunity Area [BOA]. It provides habitat for protected species and serves as a floodplain buffer for Crawley and surrounding communities. Homes England's speculative masterplan threatens irreversible damage to this delicate environment. In doing so, it undermines both Horsham's own Climate and Ecological strategies and the national commitments to halt biodiversity loss.

4. Speculative and Premature

Homes England has sought to push this development forward despite the acknowledged uncertainties and concerns about 'fit-for-purpose' deliverability. This application is therefore speculative, premature, and contrary to the democratic principles of plan-led - not developer-led - development.

Conclusion

For these reasons, I urge Horsham District Council to reject this deeply flawed application in its entirety. Approval would not only contravene binding legal requirements but also betray the Council's duty of care to the natural and historic environment of Ifield Brook Meadows and beyond it.

This community will not stand by while a government-controlled master-developer seeks to bulldoze through planning protections for the sake of political expediency and profit.

I therefore respectfully request that these objections are placed on record and given full weight in your deliberations.

Yours sincerely,



Co-Founder, The Ifield Society

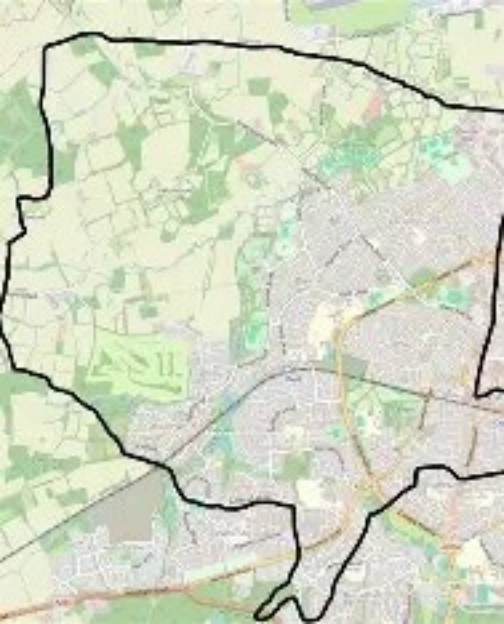


Environment
Agency

NATURAL
ENGLAND



Historic
England







Key:

- 1 Neighbourhood Centre
- Meadow View
- 3 Hillside and Woodlands
- River Valley

