

From:
Sent:
To:

28 December 2025 10:34

Subject: "PROCEDURALLY UNSAFE" - FURTHER LETTER MAKING THE CASE FOR WITHDRAWAL/REJECTION OF HOMES ENGLAND'S WEST OF IFIELD SPECULATIVE PLANNING APPLICATION

Categories: Comments Received

"Procedurally unsafe" - Homes England – West of Ifield Planning Application

Making the case for Withdrawal /Rejection / Pause / Deferral on Grounds of Democratic and Procedural Unsafety

Dear Jason Hawkes

I write regarding Homes England's West of Ifield planning application and, in particular, the premature closure of Ifield Golf Club prior to lawful determination of the application.

I respectfully submit that Horsham District Council cannot currently make an informed or safe planning decision on this proposal, for reasons of process, transparency, and democratic integrity.

1. Prematurity and pre-determination

The closure of a long-established community asset ahead of determination creates a clear perception of inevitability. Planning policy and case law are clear that development outcomes must not be treated as foregone conclusions before proper consideration of all material considerations.

Proceeding in these circumstances risks undermining:

- Public confidence in the decision-making process
- The Council's position at appeal
- The integrity of the development management system

2. Suppression of material information

It is a matter of public record that Golf Club officers and staff have been required to sign Non-Disclosure Agreements.

This raises serious concerns that:

- Persons with direct, material knowledge of land history, operations, and impacts are legally prevented from speaking
- The public, and potentially the Council, are denied access to relevant information
- The evidential base is therefore incomplete

A decision of this scale should not proceed under conditions of enforced silence.

3. Long and opaque land assembly history

The site has been subject to:

- Developer option agreements
- Joint-venture promotion arrangements
- Strategic land assembly over many years

During this period, the public was repeatedly told the land was “not sold”, while its future was increasingly directed toward development. This history is directly relevant to:

- Public trust
- Weight to be given to representations
- Assessment of community harm

4. Risk to decision safety

Taken together, the above points mean that:

- The application is procedurally unsafe to determine
- Any approval would be highly vulnerable to legal challenge or call-in
- Any refusal made later, after irreversible steps such as closure, would be significantly weakened

In such circumstances, deferral or refusal is not obstructionist — it is the lawful and prudent course.

Request

I therefore formally request that Horsham District Council:

1. Pauses determination of the West of Ifield application
2. Treats the closure of Ifield Golf Club as a material consideration demonstrating prematurity
3. Records clearly that the application cannot presently be determined safely

4. Supports ministerial scrutiny if local determination cannot proceed with confidence

Conclusion

This is not an argument against housing, but an argument for proper planning.

Where democratic confidence has broken down, the correct response is not acceleration, but pause.

I trust the Council will act to protect the integrity of its decision-making process.

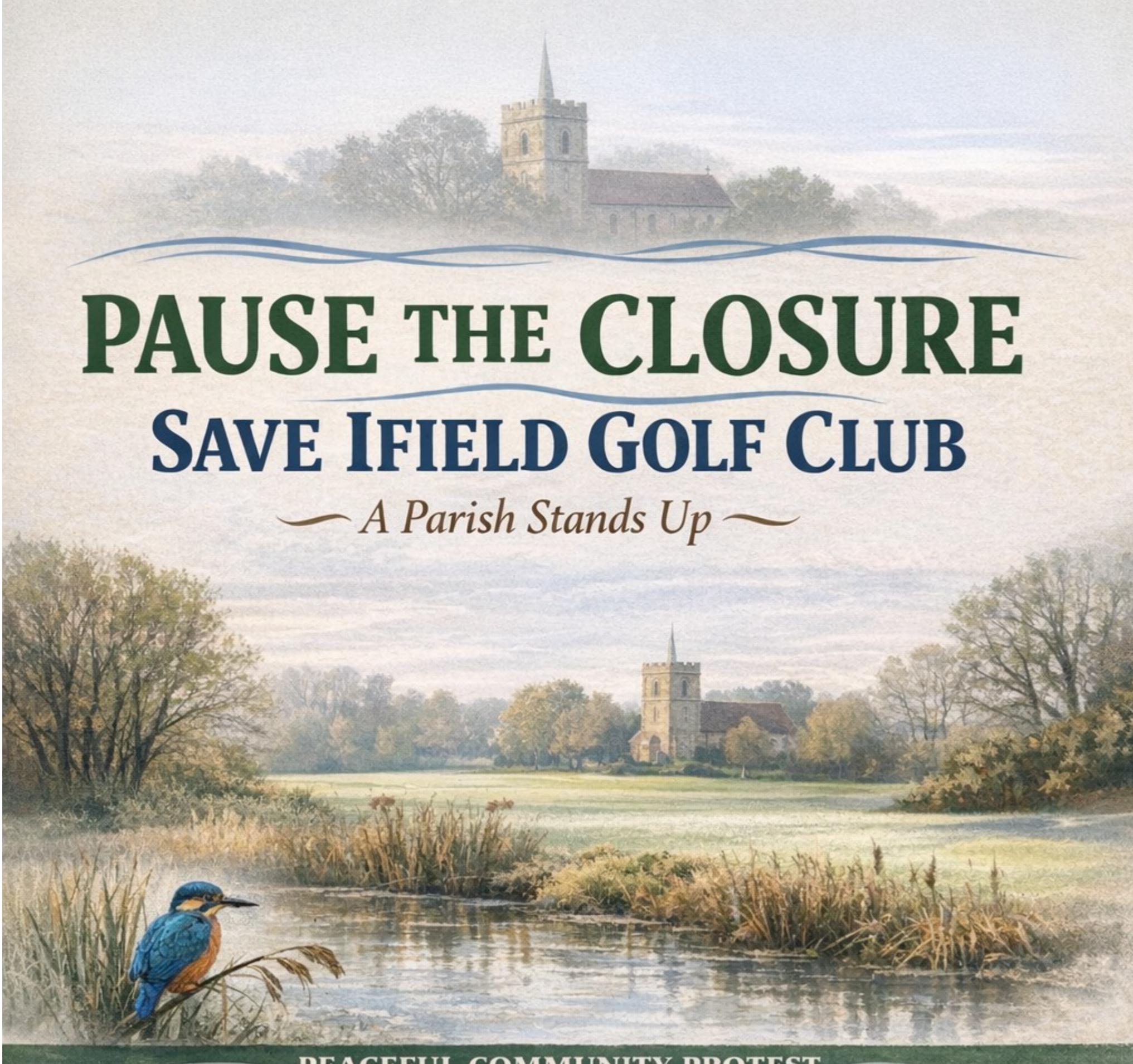
Yours sincerely,

[REDACTED]

The Ifield Society

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Ifield Street, Ifield Village
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PAUSE THE CLOSURE SAVE IFIELD GOLF CLUB

— *A Parish Stands Up* —

PEACEFUL COMMUNITY PROTEST

© Ifield Golf Club

The Ifield Society

aim - To protect and preserve this ancient Parish of Ifield for present generations to enjoy - especially Ifield Brook Meadows

Crawley Observer

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Wreaths laid for threatened golf course

2

By Stacia Baldock

A LOCAL campaigner laid Remembrance Day wreaths outside Ifield Golf and Country Club to highlight the threat of redevelopment.

The Ifi

*Aim – To protect and preserve this
generations to enjoy -*

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