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Sent: 22 December 2025 10:57
To: Jason.Hawkes; Planning
Cc: [redacted]

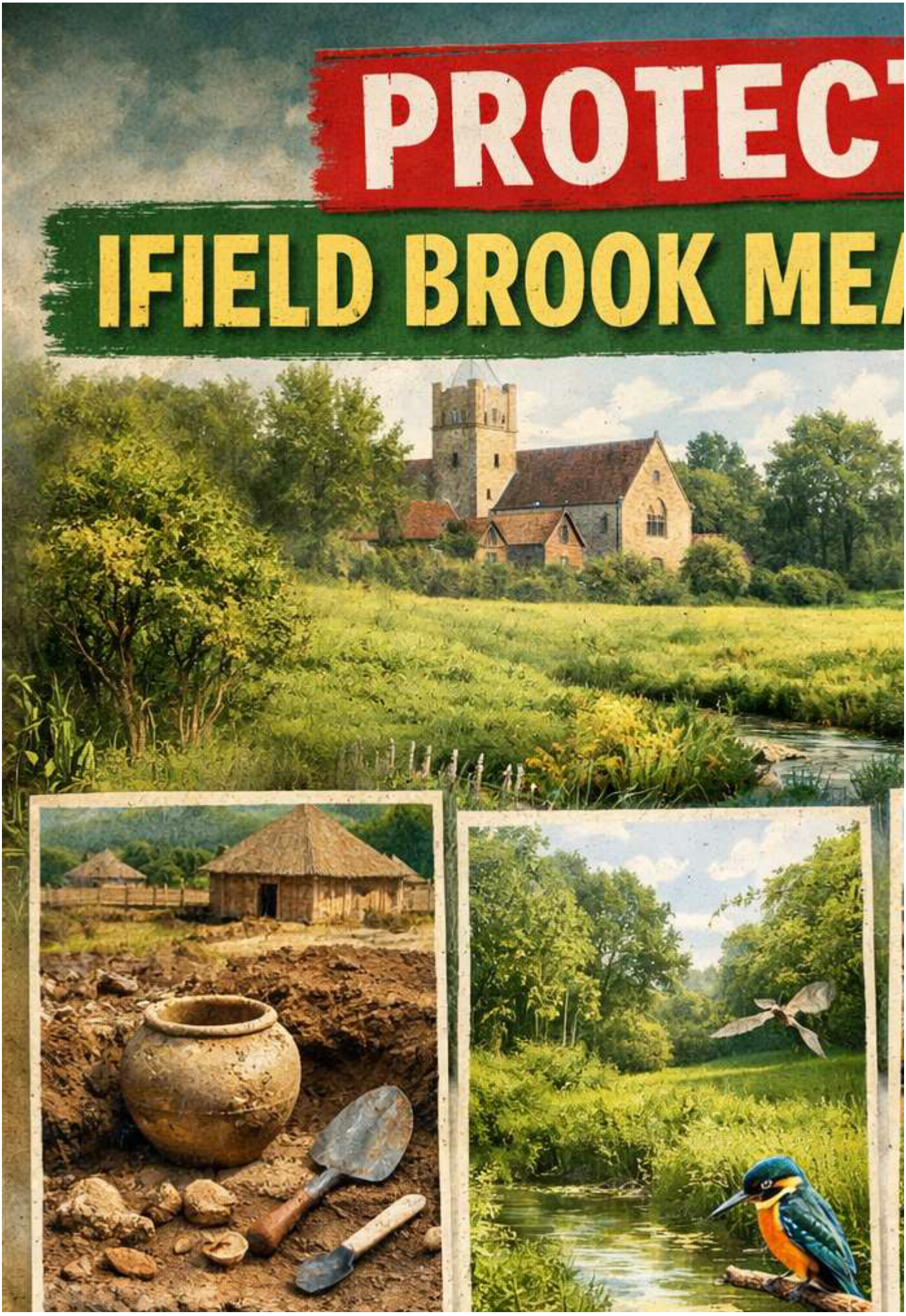
Subject: THREE FURTHER OBJECTIONS TO HOMES ENGLAND'S WEST OF IFIELD PLANNING APPLICATION IN THE LIGHT OF ITS STATEMENTS REGARDING IFIELD BROOK MEADOWS AND BEYOND

Categories: Comments Received

[redacted]

Land West of Ifield
West Sussex

Archaeological Evaluation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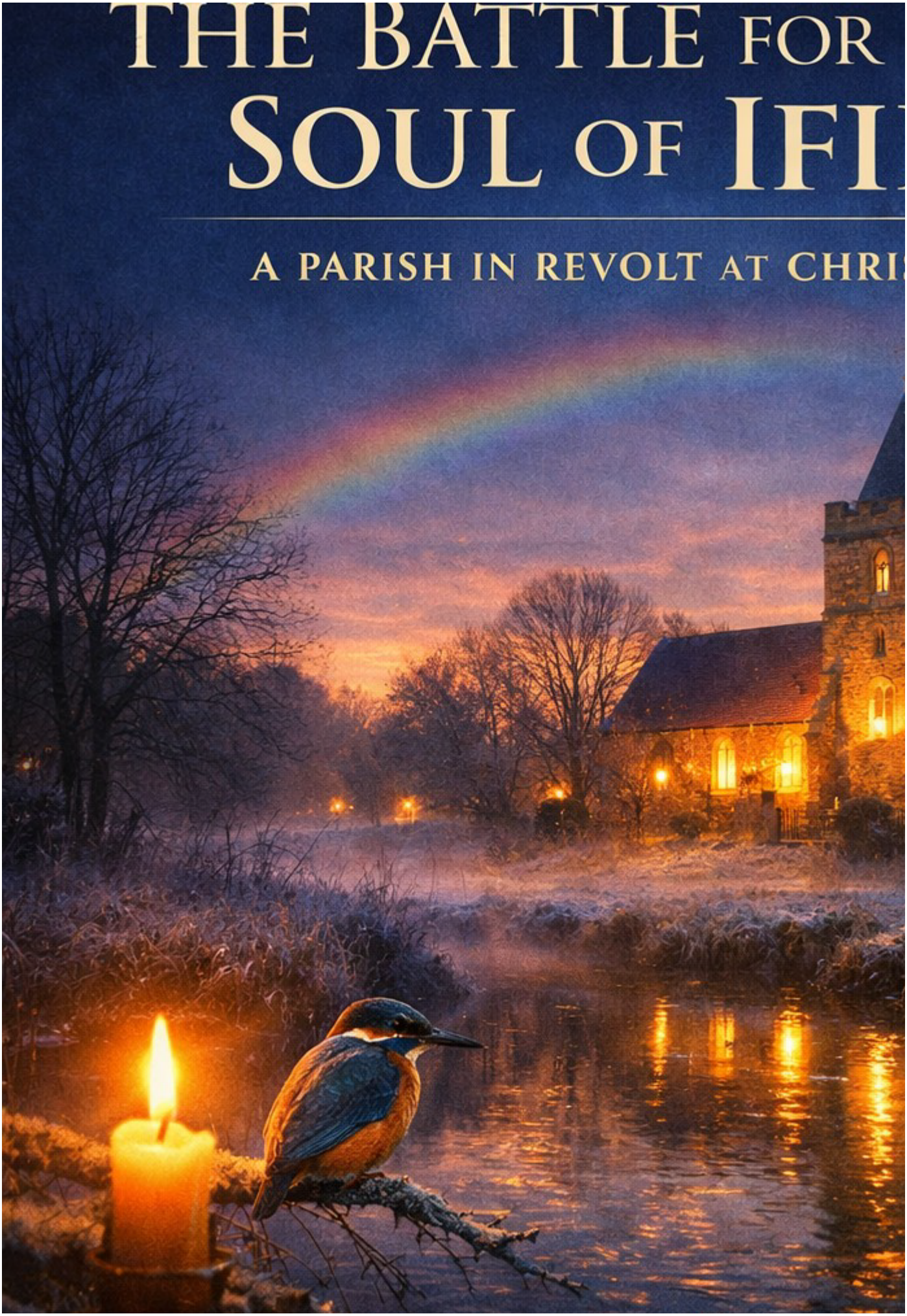
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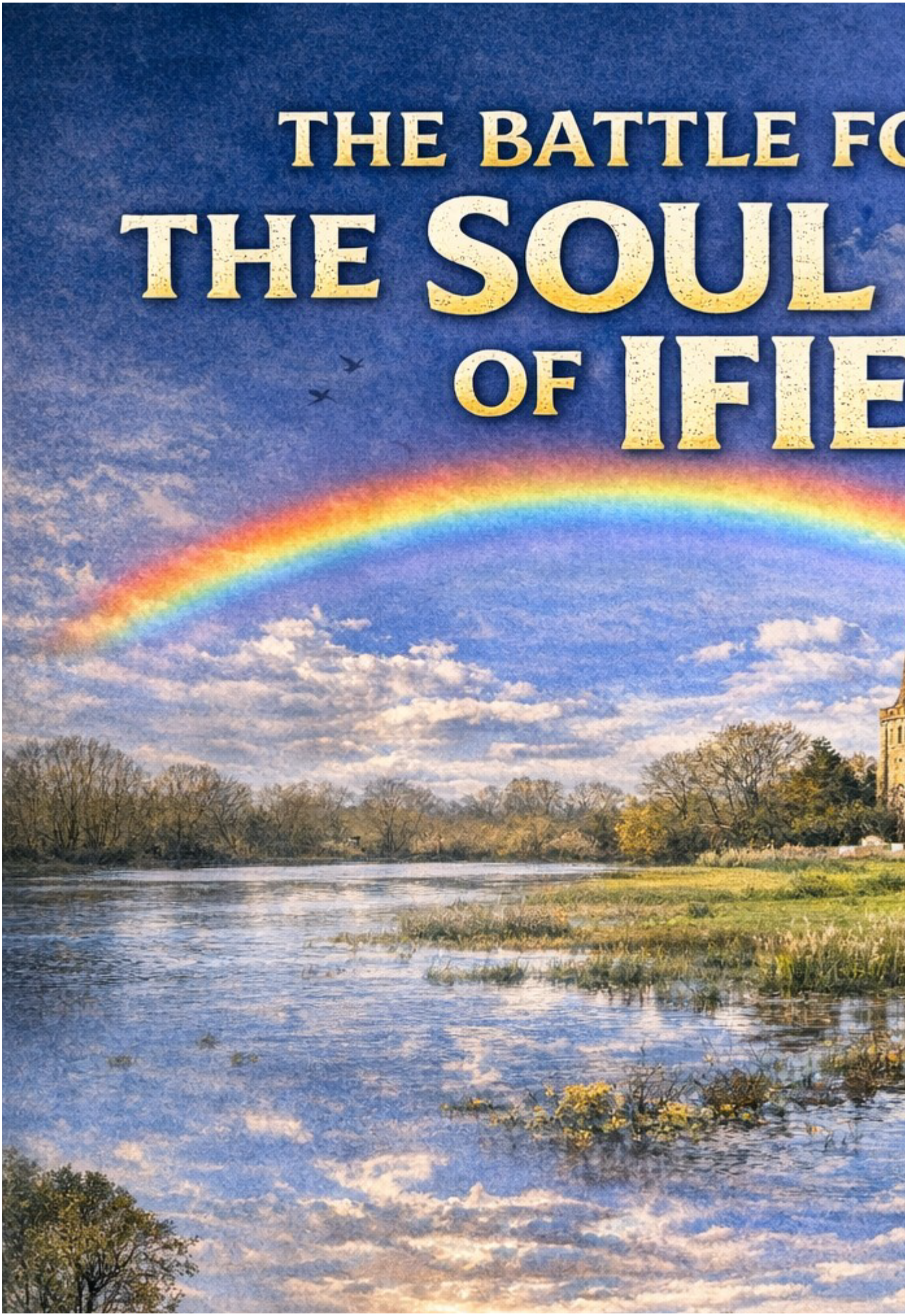
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Dear Jason Hawkes and HDC Team

THREE FURTHER OBJECTIONS TO HOMES ENGLAND'S WEST OF IFIELD PLANNING APPLICATION IN THE LIGHT OF ITS STATEMENTS REGARDING IFIELD BROOK MEADOWS AND BEYOND

1. Unacceptable Heritage Harm and Inadequate Assessment

The proposed development, as described and supported by Section 3.9.2 of the Design and Access Statement, relies upon and/or implies access, connectivity and potential future intervention affecting Ifield Brook Meadows. The applicant's own evidence within the Design and Access Statement confirms the presence of extensive archaeological remains forming part of a connected historic landscape associated with local watercourses.

However, the application fails to adequately assess the significance of these archaeological assets within their wider landscape and hydrological context, and fails to demonstrate that direct, indirect and cumulative impacts arising from access, movement, ground disturbance, landscaping or increased footfall would be avoided or appropriately mitigated.

In the absence of such assessment and justification, the Local Planning Authority cannot conclude that the proposal would conserve archaeological remains which are finite and non-renewable.

The proposal is therefore contrary to Policies CH1, CH2, CH3, CH4 and CH5 of the Crawley Borough Local Plan 2015–2030 and paragraphs 199–202 and 200 of the National Planning Policy Framework.

2. Harm to Green Infrastructure and Biodiversity through Uncertain and Uncontrolled Impacts

The proposed development, by reason of the reliance upon and/or implication of access, connectivity and future management affecting Ifield Brook Meadows, would introduce uncertainty and risk of harm to a key component of Crawley's green and blue infrastructure network, which functions as an established ecological corridor associated with the Ifield Brook watercourse.

The application fails to provide sufficient information to demonstrate that such impacts would be avoided, minimised or mitigated, and does not adopt a precautionary approach commensurate with the sensitivity of the habitats and ecological networks affected.

As a result, the Local Planning Authority cannot be satisfied that the proposal would not lead to fragmentation, disturbance or degradation of biodiversity assets.

The proposal is therefore contrary to Policies GI1 and GI2 of the Crawley Borough Local Plan 2015–2030 and paragraphs 174–176 of the National Planning Policy Framework.

3. Procedural Unsoundness and Lack of Planning Control

The application, as supported by the Design and Access Statement, seeks to rely upon or anticipate access to, connectivity with, or functional use of land lying outside the application red-line boundary and wholly within Crawley Borough, without the submission of a separate, explicit planning application to Crawley Borough Council.

In the absence of clear, enforceable controls and without the benefit of full assessment or public consultation within the appropriate local planning authority area, the Local Planning Authority cannot be satisfied that the impacts of the proposal have been properly assessed or that adequate planning control could be exercised.

The proposal is therefore procedurally unsound, undermines the plan-led system, and is contrary to the Crawley Borough Local Plan 2015–2030 and the principles of the National Planning Policy Framework.

For the reasons set out above, the Local Planning Authority should consider that the applicant has failed to demonstrate, on the balance of probabilities, that the proposed development would not result in harm to heritage assets, green infrastructure and biodiversity, or that the proposal can be lawfully and appropriately controlled through the development management process.

Homes England's West of Ifield planning application should therefore be refused or withdrawn.

Yours sincerely

[redacted]

The Ifield Society

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

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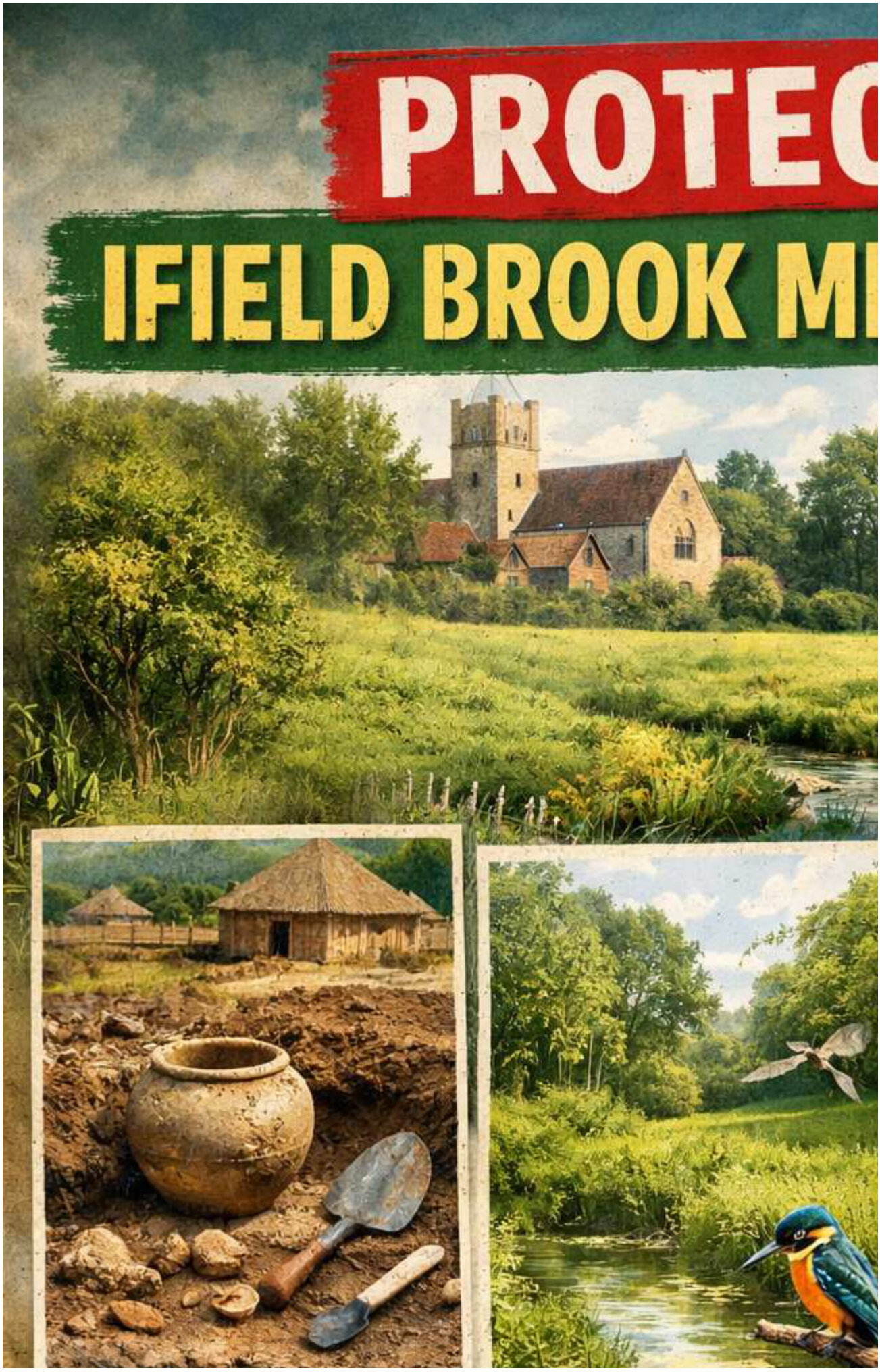
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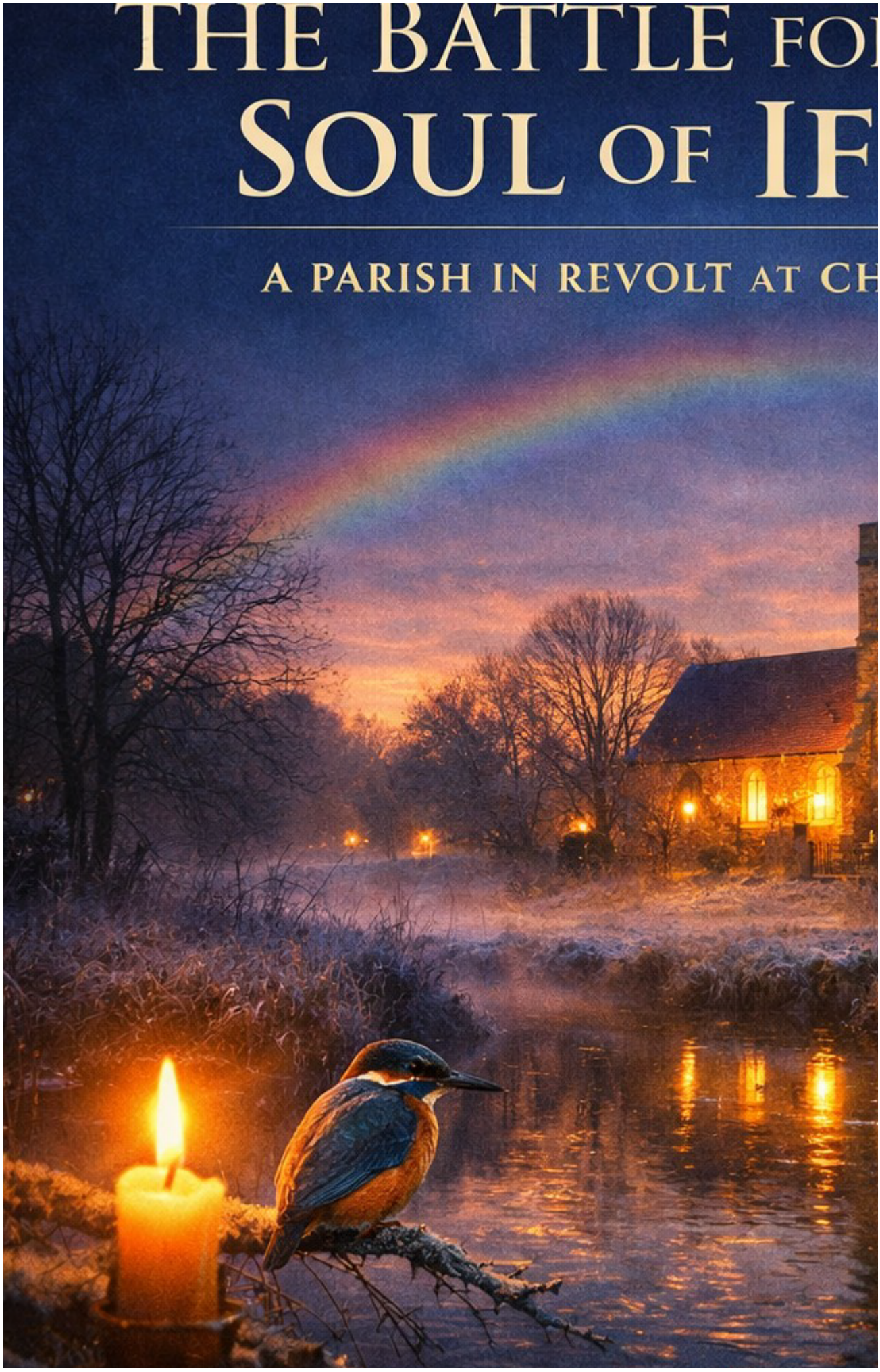
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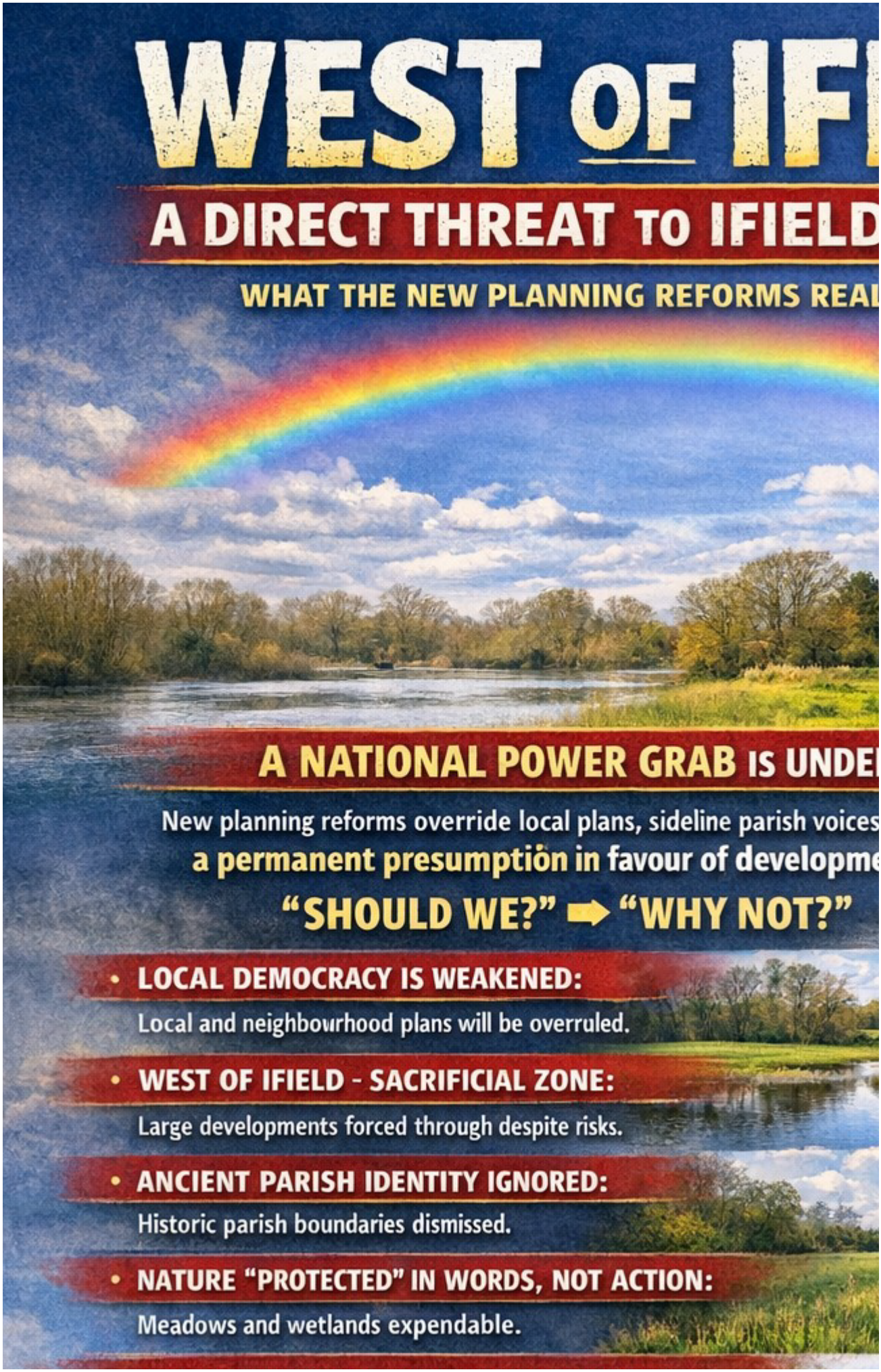
WEST OF IF
A DIRECT THREAT TO IFIELD
WHAT THE NEW PLANNING REFORMS REAL
A NATIONAL POWER GRAB IS UNDE
New planning reforms override local plans, sideline parish voices
a permanent presumption in favour of developme
"SHOULD WE?" ➡ "WHY NOT?"
• LOCAL DEMOCRACY IS WEAKENED:
Local and neighbourhood plans will be overruled.
• WEST OF IFIELD - SACRIFICIAL ZONE:
Large developments forced through despite risks.
• ANCIENT PARISH IDENTITY IGNORED:
Historic parish boundaries dismissed.
• NATURE "PROTECTED" IN WORDS, NOT ACTION:
Meadows and wetlands expendable.