

From: [REDACTED]
Sent: 03 September 2025 11:00
To: Planning
Subject: West of Ifield DC/25/1312

Categories: Comments Received

I am aware that Holes England (HE) have submitted a hybrid planning application for the land named as west of Ifield.

As a resident of Crawley and an active member of Ifield Golf Club I object to the plan to build 3,000 homes on this land at the extreme edge of Horsham District Council (HDC) territory.

The key reasons for my objection are:

The benefits of building all fall to HDC while the problems created by development will be Crawley's.

Construction traffic and ultimate occupiers traffic will inevitably create further congestion in the area as the link road design is inadequate to cope with the increased flow as vehicles enter and leave the access points.

Services provision must be a given for such a large development. Water neutrality protections must be enacted as it represents a huge extra demand plus the foul drainage through Thames Water will be impossible through their local sewage works which are at capacity and have recently been penalised for dumping waste.

The biodiversity claims clash with the real world of an area healthily populated by many species. A walk around the golf course allows views of deer, water fowl, buzzards, woodpeckers, pheasant and evidence of bats.

The removal of a sporting amenity at a time of increasing population flies in the face of planning law's protection of such assets. Golf is a "game for life" allowing participation from youth through to old age thus helping activity within the growing elderly demographic. The golf club membership and casual usage has a broad social base with more than two thirds from the Crawley council area. I note that HE accept that the golf course is not surplus to demand (even before the potential loss of Horsham Golf & Fitness 18 holes) and seek to mitigate the impact of loss through mitigation. The only mitigation that makes sense is the provision of a new 18 hole course within the neighbourhood. Even before the current planned population growth the usage of the Ifield golf course is very heavy reflecting the need of such a facility. The loss of two 18 hole golf courses will result in a large geographic gap in this sport provision.

The feeling locally is that this development is a precursor to the creation of a single municipality rather than the separate Horsham and Crawley each with their own identity.

The demand for new housing has stagnated with the current crop of new housing developments on slow. The volume of new developments is astonishing and while I recognise central governments push for extra housing it needs to be the right type of development in the right place.

HE has publicly stated the 3,000 homes could extend to 10,000 and as part of this plan they have already agreed options on adjacent farmland. It therefore makes sense to draw out their intentions and consider the protection of the golf course set within an extended development.

Finally, it seems to me that better located and easier serviced developments are within the reach of HDC and the refusal of this application will not only be the correct decision but highly popular one with Horsham and Crawley residents.

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