

**From:** Planning@horsham.gov.uk  
**Sent:** 23 December 2025 18:01  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1312

**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/12/2025 6:01 PM.

### Application Summary

**Address:** Land West of Ifield Charlwood Road Ifield West Sussex

**Proposal:** Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.[cr]

**Case Officer:** Jason Hawkes

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### Customer Details

**Address:** 5 Wright close Crawley

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

Comments: Dear Members of the Planning Committee.

I am writing as a concerned Crawley resident regarding the Homes England planning application for the Ifield Golf Club site. I ask you to give this application very careful scrutiny and to represent the views of your local residents by opposing the scheme unless major changes are made.

This proposal would not only remove one of our town's remaining large green spaces, it would destroy a long-standing community resource that currently provides essential services to many local people. I set out my principal concerns below.

1) A vital community facility for training and social contact

Ifield Golf Club is regularly used for training and recreation by local people of all ages. For many older residents the club acts as one of the few accessible places where they regularly meet others at a reasonable distance from their homes, providing structure, social interaction and a sense of belonging. The loss of this community facility will reduce opportunities for physical activity and social engagement - factors which are critically linked to positive mental health - and, in turn, will place further pressure on already stretched local NHS and social-care services.

2) Community and charity activity

The club supports local charities and helps raise awareness of important issues such as autism support. For example, it recently hosted a charitable event for children affected by autism and their families, with activities, raffles and community engagement - a valuable, locally delivered resource that would be difficult to replace elsewhere. These benefits extend well beyond club members and contribute to the social fabric of our town.

3) Young people's sport and training

The facilities are used for coaching and development programmes for young golfers. Removing these will reduce sporting opportunities for children and teenagers in the area at a time when accessible youth sport is critically important for physical and mental wellbeing.

4) Impact on vulnerable workers

Local staff, including those of pension age or approaching pension age, are employed at the club. Loss of employment for these workers - who may find it difficult to secure comparable local roles - may increase demand on NHS services, the benefits system and, in some cases, contribute to housing instability for vulnerable individuals.

5) Wildlife and ecology

The site supports wildlife including deer and [REDACTED] and mature trees and plant communities that provide measurable ecological services (habitat, biodiversity and air quality benefits). Loss of mature trees and established habitats cannot be quickly reversed, and national planning policy emphasises the importance of protecting biodiversity and delivering Biodiversity Net Gain. Mature natural space contributes to air quality and community wellbeing and aligns with wider ecological and government environmental objectives.

6) Mental health, NHS pressures and social costs

Closing an important social hub that supports physical activity, community participation and engagement for both young and older residents will have direct and cumulative impacts on mental health and social isolation - outcomes that inevitably lead to increased demand on NHS and other public services.

7) South East water scarcity and infrastructure

The South East of England - including our local region - is subject to long-term water scarcity challenges due to population growth, climate pressures and limited reservoir capacity. Recent regional water supply planning documents confirm long-term supply pressures and a need to develop additional sources of water to maintain supplies in the face of increasing demand and environmental constraints. Any major housing allocation should be contingent on robust evidence that water infrastructure can sustainably support additional residents without exacerbating local supply constraints or further restrictions on residents.

In addition, Crawley and the surrounding area have already experienced significant recent and planned housing growth that relies on the same regional water infrastructure. Forge Wood (Crawley's 14th neighbourhood) began planning around 2011, with residents moving in from 2015-2016, and is expected to deliver up to approximately 1,900 homes by 2026. Kilnwood Vale has approval for approximately 2,500-2,750 homes in total, with around 600 further homes planned in future phases beyond 2031, alongside other recent permissions including smaller schemes such as 69 homes approved in March 2025. These developments

are well underway and continue to add sustained pressure on local infrastructure. Both Forge Wood and Kilnwood Vale fall within the supply area of Southern Water, which has itself acknowledged long-term water scarcity challenges across the South East. When the existing commitments from these developments are considered alongside the proposed number of homes at the Ifield Golf Club site, the cumulative impact on water resources becomes a critical concern. The combined scale of these developments raises serious questions about whether the local water supply can realistically accommodate further large-scale housing without worsening shortages, restrictions, or service reliability for existing residents.

8) Market challenges and unsold new-build homes

National reporting in 2024-25 has highlighted slowdowns in housebuilding activity and examples of completed but unsold new-build homes, indicating that demand may not match supply at current price levels and that new-builds do not necessarily find ready buyers. This issue is not limited to London. There have been widely reported examples of unsold new-build homes and slowed sales in other parts of the UK, including major regional cities and growth areas such as Manchester, Birmingham, Leeds and parts of the Midlands and North of England. In some cases developers have delayed later phases or paused projects altogether due to affordability constraints, mortgage conditions and reduced buyer demand. These trends raise legitimate concerns about whether large greenfield developments will genuinely address housing need, or instead contribute to further unsold stock while permanently removing valuable community and environmental assets.

9) Traffic, emergency access and operational infrastructure

Our local area already faces significant traffic congestion, especially on key routes such as Ifield Avenue, the A264 and the A23. A major housing development will worsen traffic, air quality and road-safety risks. It should also be noted that this open space has been used as a reliable landing site for NHS emergency helicopters during medical emergencies requiring rapid response - a community service whose availability must be considered before permitting its permanent removal.

10) Alternative housing opportunities

There are empty buildings and brownfield sites in the Crawley area that could be redeveloped to help address the housing crisis without sacrificing green space, sports facilities and community resources. Before permanently losing this valuable greenfield site and recreational space, it is essential to fully explore these alternatives and require clear evidence that greenfield development is necessary and unavoidable.

Requests

I respectfully ask you to:

Raise these material concerns formally and, if it has not yet been done, call the application into planning committee for full public consideration.

Insist that Homes England demonstrates - with independent evidence - how the proposal will replace the club's sports, social, charity and community functions prior to any permitted loss.

Require an independent assessment of water resource implications and guarantee infrastructure will be in place to support additional residents.

Require realistic, independently verified modelling of traffic, air quality and emergency service implications (including continued medical helicopter access).

Explore alternatives that prioritise brownfield redevelopment and use of empty buildings within the town before approving development on this greenfield recreational site.

This proposal will permanently alter our community and risk undermining local wellbeing, ecological integrity and infrastructure resilience. I urge you to represent local residents' interests robustly and to oppose any permission that does not adequately protect our community facilities, green space and vulnerable residents.

Thank you for your attention. I would welcome any guidance on how I (and my neighbours) can support the council's work on this matter.

Yours sincerely,



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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**



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