

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 03 October 2025 15:30:58 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**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 03/10/2025 3:30 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

[Click for further information](#)

### Customer Details

**Address:** The Platt, Dorking Road Kingsfold Horsham

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity
Comments:	I object to planning application, DC/25/1312 West of Ifield for the following planning reasons

With particular regard to Ifield Golf Club national planning policy framework, (NPPF) paragraph 103 will be breached with regard to existing open space sports and recreational buildings and land, including playing fields and should not be built on.

Homes England have admitted they cannot prove the site is surplus to requirements and are opting for mitigation. Their mitigation is very weak, does not in any way replace the loss of Ifield Golf Course and consists solely of injecting money into Rookwood Golf Course, Tilgate Golf Course and Goffs Park Pitch and Putt. None of which are suitable alternatives for the present facility

Kind regards

### Telephone:

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



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