

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 September 2025 06:05:00 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 19/09/2025 6:04 AM.

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: 28 Holders Close Billingshurst

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Loss of General Amenity
- Overdevelopment

Comments: My objection in the main relates to the potential loss to the loss of Ifield Golf Club within this planning proposal. I have been a member of Ifield for a number of years and the closure of this course would be devastating to the 500 + members and thousands of visitors that play at Ifield every year.
Under the NPPF paragraph 99, I understand that Homes England are required to mitigate any potential loss of this facility. Either by 'proving' that Ifield is not surplus to requirements of by or by providing equal or better alternative facilities.
Within the application HE have indicated that Ifield is not surplus to requirements and produced a 'report' outlining their case. The report, at best can be described as inaccurate and blatantly misleading, this has obviously been written to support HE application rather than state the facts.
The facts are that within the last few years there have been a number of closures within the area - West Chiltington, Rusper, Rehill & Reigate, Wildwood, Effingham Park and potent

Kind regards

Telephone:

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