

Sent: 13 October 2025 15:59
To: Planning
Subject: DC/25/1312

Categories: Comments Received

For the attention of Jason Hawkes esq. and Horsham District Council Cabinet and Councillors,

Dear Sirs,

West of Ifield site

I would confirm that I object to planning application DC/25/1312 for West of Ifield for the following planning reasons.

IFIELD GOLF COURSE

Reference NPPF - September 5, 2023

104. Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

We can see no evidence that HE satisfies any of these criteria.

Their proposals clearly show no respect for the enormous social and historical value and design quality of Ifield Golf Course.

Ifield is not a farmland course to be casually abandoned in exchange for developer's profit.

IGC is required as the most accessible golf course in the area because you can get there by car, bike, foot, bus and train.

Horsham District Council's December 2022 states "Supply is currently deemed to be sufficient to meet demand, however, it is also clear that **each facility is meeting a need due to current membership and usage levels**

Potential future demand provides further evidence that **each existing facility is required**".

HERITAGE

Heritage Assets are historical features that are valued. West of Ifield is an intrinsic part of the old parish of Ifield, of which Ifield Village is the centre.

In character the village and the development site are an organic whole.

The building of the proposed development does not take account of "the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring" (NPPF 190 b).

Neither does it take account of the role that this plays in local people's wellbeing (NPPF 92).

Without the fields, Crawley people have no direct access to countryside.

- Ifield Court Farm (surrounded by Wol) is a heritage asset of local historic interest, the fields of which will be lost.
- Ifield Village for many centuries lay at the centre of a rural parish. The village, now a conservation area, retains evidence of its rural routes by adjoining Ifield Court Farm.
- The nearly 100 year old Ifield Golf Course, was commissioned by Sir John Drughorn, and constructed by architects Hawtree and Taylor.

Ifield Court

The CWMMC road passes, at its closest, 15 meters from the southern side of the moated site (the side where its moat was flamboyantly extended).

This would harm its significance through erosion of its designed position and rural setting.

The Parish Church of St. Margaret

The area immediately surrounding the church would be retained as open space, protecting the buried archaeology here and retaining an immediate sense of openness.

However, construction of modern housing close to the church would lead to erosion and disconnect of the church with its wider rural setting.

Ifield village represents the rural edge of development in this area, with the church standing alone at its western edge.

Historic England notes that this application would lead to harm to nationally important assets and recommends that the issues outlined in their advice should be considered in order for the application to meet the requirements of the NPPF (paras 77, 208, 212, 213, 215 and 219).

For the above reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application.

[REDACTED]
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