

Dear Mr Hawkes

my e-mail to you of 11 October 2025 below, copied to Horsham District Councillors, sets out my objections to Homes England West of Ifield Hybrid Application. In that I wrote that I had first attended a Homes England presentation in early 2020 and since that date have kept up to date with their various proposals. To be honest I have found their answers to many of the questions raised to be at best evasive and somewhat disingenuous. None more so that their Planning Statement in which they have given the impression that Ifield Golf Club **MEMBERS** had promoted the sale of the Golf Course. This is untrue and one must wonder if this is yet another tactic by Homes England to discourage protests against their development in that it would give the lie to the fact that the members, having pocketed £26 million, now want the money and their Golf Club. In this they are not alone in that Horsham District Council in their Golf Assessment gave the impression that Ifield Golf Club Members owned the course, and as far as I am aware this has not been corrected.

The actual wording used by Homes England in their statement in paras 7.6.5 and 7.6.6 are as follows:

“an element of the Site was previously owned by Ifield Golf and Country Club (a private members club).”

“it subsequently sold the site to the Applicant.”

“that Ifield Golf and Country Club was previously part of a consortium promoting the site for redevelopment prior to its acquisition by the Applicant.”

The incorrect impression is given again in para 7.6.19 which says “This assessment applies regardless of the decision by the Ifield Golf and Country Club’s decision to sell the land beneath the course.”

In fact the golf course was bought by The Ifield Golf Club Ltd¹ which was incorporated on February 28, 1952. There were 55 holders of ordinary shares in the company. Ifield Golf Club paid a peppercorn rent.

Since then it has been controlled by the members but they have **NEVER** owned the course. Original shareholders, who were avid golfers have mostly died and left the shares to family members who were not interested in golf. These are the people who would have canvassed for the sale of the golf course and received the sale proceeds.

Having gone through a sales process Homes England knew fully the true situation regarding ownership and that **Ifield Golf Club has never owned the land of Ifield Golf Course and that it was not theirs to sell. They also knew that Ifield Golf Club did not canvass for the sale of the golf course.**

Further evidence of Homes England's duplicity is the fact that the West of Ifield Site is NOT allocated in Horsham' District Council's adopted local plan which means that their present application is 'speculative'. Homes England had made it clear previously that they would NOT seek to avoid the full and proper scrutiny of the Local Plan process in this way, and yet here we are!!! This is totally undemocratic and not the underhand tactics one would expect from a government agent who would seek to further their agenda at any cost.

For these additional reasons, as well as those detailed below, I would ask that Horsham District Council refuse this hybrid planning application,

Yours aye

[REDACTED]
'Greenacre'
Rusper Road
Ifield
[REDACTED]
[REDACTED]