

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 October 2025 14:13:22 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 07/10/2025 2:13 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:	Jindalee Brighton Road Haywards Heath
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Loss of General Amenity- Overdevelopment
Comments:	<p>I object to planning application DC/25/1312 West of Ifield for the following planning reasons.</p> <p>The golf club that occupies a large area of the land is a popular and well loved facility used by both members and visitors. It provides a leisure and social hub, with over four hundred members, which means it is well used as a venue not only to play golf but as a meeting point for people to socialise.</p> <p>With well-being, fitness & health being an important topic, particularly amongst young people, the loss of yet another outdoor leisure facility would be contradictory to the importance that has been placed, by the government & health authorities, on the physical & mental benefits being outdoors & participating in activity brings.</p> <p>In addition to this, there have been several recent golf course closures in the local area including; West Chiltington, Rusper, Redhill & Reigate, Effingham Park and also the approved closure of Horsham Golf and Fitness.</p> <p>There has also been a reduction in golf course capacity at Mannings Heath and Cottesmore. Gatton Manor have applied for change of use, meaning it's closure is imminent.</p> <p>In total this represents the closure of 117 holes of golf in an area already under provided. Why force the closure of yet another, valued and well used facility?</p> <p>The club is of historical importance to the community too, in 2027 the club will be one hundred years old, it would be a travesty to see such a well established club lost to unnecessary development. Open, green spaces are vital to towns and the proposed building on this land will greatly impact this beautiful green area.</p> <p>The area has so much wildlife and the development would not only impact the wildlife but could cause harm to the significance of the Medieval moated site at Ifield Court (scheduled monument) and St Margaret's Church (Grade I listed)</p> <p>In addition to the above points, Thames Water has indicated that the foul water network in the area does not have sufficient capacity to support the proposed development.</p> <p>The extra homes in the local area will also bring a major increase</p>

in traffic, the roads are already extremely busy and can't sustain more vehicles. Of course, this will also have an impact on the environment and pollution levels.

Therefore, I strongly object to the proposed building of 3,000 homes on the land currently occupied & surrounded by Ifield Golf Club.

I respectfully urge Horsham District Council to refuse this hybrid planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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