

**Sent:**  
**To:**  
**Cc:**

21 October 2025 10:48  
Planning  
[REDACTED]

**Subject:** Objection to Planning Application DC/25/1312 - West of Ifield Hybrid Application  
**Categories:** Comments Received

**For the attention of Jason Hawkes**

Dear Sirs,

we are writing to object to planning application DC/25/1312 for West of Ifield for the following planning reasons:

As the development would impact negatively for the most part on Crawley's population and infrastructure, Horsham District Council have an obligation to treat Crawley's views with particular respect.

It seems that Horsham District Council are disregarding their obligation to engage constructively with Crawley.

Crawley Borough Council has confirmed that it does not support this proposed site, especially because of the unplanned, disastrous effect on the existing infrastructure, including roads, doctors' surgeries, hospitals, water supply etc.

The CBC Local Plan requires the character of the countryside surrounding the town to be protected. This development site is the last remaining area of Crawley with direct access to the rural landscape acting as a 'green lung'.

Crawley councillors have repeatedly spoken out against the proposed development.

Sadly, it seems that Horsham District Council have simply disregarded Crawley Borough Council's strongly held view on the development, i.e. that CBC simply does not want it!

At the moment, the farm fields and the Golf Course support deer, foxes, birds of prey (Red Kite, Buzzards, Kestrels and Sparrow Hawks), Yellowhammers, Little Egrets, Tawny Owls, etc.

Homes England is proposing to cover 50% of the site with school buildings, flats, warehouses, offices, redundant playing fields, shopping precincts and a 35 metre wide estate road.

HE proposes to destroy all of this land and overshadow Ifield Wood Nature Reserve, Ifield Brook Meadow and Ifield Conservation Area.

At the moment the countryside west of Crawley remains the only part of the town with direct access to the rural landscape rather than a firm boundary.

This proposal flies in the face of the Government's intentions.

HE fails to protect the landscape.

It fails to recognize the character and beauty of the countryside, including trees and woodland.

It fails to prevent harm to wildlife-rich habitat and to restrict development in open countryside.

It fails to direct homes to where they are better served by suitable infrastructure and therefore protect our countryside and environment.

Homes England have not managed to demonstrate, in accordance with NPPF 104 clause a), that Ifield Golf course is clearly surplus to requirements.

It is clearly required by the more than 550 members of the only membership club in Crawley and by the nearly 1500 society players and nearly 4000 green fee golfers who played last year.

IGC is clearly needed as a quality golf course which is confirmed by the number of visitors shown above.

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

There are no alternative courses within the local limit that could come near to taking on the number of players that would be displaced.

For these reasons, we respectfully urge Horsham District Council to refuse this hybrid planning application.

Yours faithfully,

[REDACTED]

Meadowlands

Rusper Road

Ifield Crawley

West Sussex

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