

**From:** Planning  
**Sent:** 22 October 2025 09:47  
**Subject:** FW: FW: Homes England Plannig Statement

**Telephone:**  
**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton

**Sent:** 12 October 2025 12:55  
**To:** Strategic Planning  
**Subject:** Homes England Plannig Statement

Dear Ms Howe,

#### INCORRECT AND MISLEADING STATEMENTS IN HOMES ENGLAND PLANNING STATEMENT

As long ago as 29<sup>th</sup> September 2021 I complained to Tony Hogben about a misleading statement about the ownership of Ifield golf course in your golf assessment and asked him to correct it.

Now I find myself in a similar position regarding the Homes England planning statement.

When deciding how to vote on an application or whether or not to object it is important to be provided with accurate information. In the Loss of Ifield Golf Course section of their Planning statement Homes England included statements which gave the impression that Ifield Golf Club members had promoted the sale of the golf course and sold it to Homes England. This is untrue and people who read it will think that the members of Ifield golf club got [REDACTED] for the course and now they want people to support them to keep it.

The actual words in para 7.6.5 and 7.6.6 are-

“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 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.”

It is easy to see how such a mistake can happen because one word LIMITED makes all the difference but Homes England should have known better.

The golf course was bought by The Ifield Golf Club Ltd' 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.

Ifield golf club members greatly appreciate the short term lease from Homes England which allows them to keep playing golf. However, they are entitled to a fair playing field in the planning process

Would you please arrange for the statements to clearly show that the members of Ifield golf club did not canvass for the sale of the golf club or get a share [REDACTED] . People should be made aware of the change and more time should be allowed for objections.

Best regards

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