

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 December 2025 19:14:05 UTC+00:00
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 13/12/2025 7:14 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: 31 Tylden Way Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity
Comments:	<p>I wish to register my objection to this planning application.</p> <p>The closure of Ifield Golf Course is contrary to government planning guidelines. It has not been proven that Ifield Golf Course is surplus to requirements. The mitigation proposals suggested by Homes England do not replace Ifield Golf Course by equivalent or better provision in terms of quantity and quality.</p> <p>The mitigation proposals to somehow improve the facilities at Rookwood and Tilgate Forest suggested by Homes England are inadequate. Ifield Golf Course is highly regarded and of very good quality, and has recently hosted Sussex County Championship events, notably the Sussex Amateur Championship in 2023, the Sussex Senior Championship in 2025 and the Sussex Open in 2025. Neither Rookwood or Tilgate Forest golf courses are of sufficient quality or in a position to hold Championship level events, even with the modest improvements Homes England have suggested, of which there may be no way of substantiating. The mitigation proposals therefore fail the 'like for like' quality test.</p> <p>The mitigation proposals are analogous to suggesting Crawley Town or Horsham Football clubs could be closed and their games played at the local park.</p> <p>Planning approval must be rejected until Homes England can provide a like for like quality golf course to replace Ifield. No access to the Ifield Golf Course for any kind development should be allowed until the Ifield Golf Club members are accommodated at a new venue with comparable facilities to those they currently have.</p> <p>Please reject this planning proposal.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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