

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 September 2025 16:25:59 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 22/09/2025 4:26 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: Hope Cottage Nuthurst Road Monks Gate Horsham West Sussex

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- Other- Trees and Landscaping
Comments:	<p>I wish to object to the hybrid plan submitted by Homes England regarding the West of Ifield development.</p> <p>My primary objection is to the closure and loss of Ifield Golf Club. This is a well established members club which is thriving.</p> <p>According to the National Planning Policy Framework sports and recreational land should not be built on unless proved it is surplus and should be replaced by provision of equal or better quality and quantity or an alternative recreational use which outweighs the loss. Homes England are unable to prove that it is surplus to requirements and their aim to mitigate its closure by enhancing municipal courses such as Tilgate would not be an adequate replacement.</p> <p>There are already closures e.g Horsham Golf and Fitness, Rusper that have removed golf holes from the community. Therefore there is a need to maintain a well used and well run golf club for golfers in Horsham and Crawley.</p> <p>The applicant will also not achieve the Biodiversity net gain of 10% by destroying the high biodiversity site of the golf club. There are many rare species that are legally protected and their habitats will not be replaced.</p> <p>The loss of Ifield Golf course would represent a permanent and irreplaceable blow to golf in Horsham and Crawley. The mitigation proposed is inadequate and fails to address the deficit of provision of a members club that is nearly 100 years old.</p> <p>I strongly urge Horsham District Council to reject this application.</p>

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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