

From: Planning@horsham.gov.uk
Sent: 24 September 2025 16:41
To: Planning
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 24/09/2025 4:40 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: 32 The Millbank Crawley

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity

Comments:

Re: Objection to Planning Application DC/25/1312 - West of Ifield

Dear Mr. Hawkes

I object to planning application DC/25/1312 West of Ifield for the following planning reasons.

First and foremost, the proposed development would result in the loss of Ifield Golf Course, a vital recreational facility in an area already suffering from a severe shortage of golf leisure parks. Recent closures in the nearby region, including West Chiltington, Rusper, Redhill and Reigate, Effingham Park, and the approved closure of Horsham Golf and Fitness, along with reductions in holes at Mannings Heath and Cottesmore, and the imminent closure of Gatton Manor due to its application for change of use, represent the loss of 117 holes of golf in total. This has left the area significantly underprovided for golf enthusiasts. Golf provides numerous health benefits, including improved life expectancy, prevention of chronic diseases such as type 2 diabetes, heart attacks, and strokes, as well as enhanced mental health for people of all ages and abilities. Reports claiming Ifield Golf Course is surplus to requirements are misleading, as they fail to account for the realistic catchment area, where at least 70% of members live outside Horsham District. Furthermore, this proposal contravenes the National Planning Policy Framework (NPPF) Paragraph 99, which states that existing open space, sports, and recreational buildings and land should not be built on unless an assessment shows it to be surplus to requirements, the loss is replaced by equivalent or better provision, or the development provides alternative sports provision whose benefits outweigh the loss. Homes England has not demonstrated that the golf course is surplus and has provided inadequate mitigation through equal or better alternative facilities.

Additionally, the application fails to adequately address the impact on local water resources. The region is already facing strained water supplies, and adding 3,000 new homes would exacerbate these issues, potentially leading to shortages and increased pressure on existing infrastructure without sufficient evidence of how this will be mitigated.

Similarly, concerns over sewage infrastructure have not been properly resolved. The additional load from thousands of new residents risks overwhelming the current systems, increasing the likelihood of pollution, overflows, and environmental damage to local waterways.

Traffic congestion is another major issue. The development of 3,000 homes (as part of a larger masterplan for up to 10,000) will generate substantial additional vehicles, leading to increased congestion, pollution, and safety risks across the Crawley and Horsham areas. The plans underestimate car usage, with inadequate public transport options-such as limited services at Ifield ("Highest rail station in the country for train cancellation" - ref. BBC from Office of Rail and Road), and Faygate stations, insufficient bus routes that get stuck in traffic, and lack of round-the-clock operations. Parking provisions in the designs are also insufficient, raising questions about where residents will park when commuting or visiting local amenities. Biodiversity would suffer irreparable harm. The site includes priority habitats like ancient woodland (e.g., House Copse, a Site of Special Scientific Interest) and is part of the Low Weald habitat in the upper Mole Valley, home to Sussex rare species and crucial for the Nature Recovery Network. The proposed bypass and housing would destroy wildlife corridors and connectivity. The claimed biodiversity net gain is discredited, often a tick-box exercise with off-site compensations that do little to offset the loss of irreplaceable habitats.

Flooding risks are heightened by developing on greenfield land, which currently acts as natural absorption for rainwater. Building near areas like Ifield Brook Meadows could increase flood vulnerability for new and existing residents, with insufficient evidence in the application to show how this will be prevented.

Heritage assets would be permanently damaged. The development threatens the setting of the 13th-century Church of St Margaret and the Ifield Village Conservation Area, erasing the rural historic landscape of small fields, meadows, woodlands, and streams. Historic footpaths, used for centuries, would lose their rural charm, becoming routes through urban estates.

On housing tenure, the proposal focuses on the wrong types of homes. While there is a need for housing, the emphasis should be on affordable and social housing to address the affordability crisis, not market-rate properties that inflate prices and benefit developers.

Government targets force excessive development in high-price areas without considering genuine local needs based on housing registers, demographics, and employment.

Finally, the application is undemocratic and speculative in nature. It is not allocated in Horsham District Council's existing 2015 Local Plan, and the draft plan including the site was

halted by a government inspector. Homes England previously assured it would not submit a speculative application, yet this hybrid proposal proceeds without full local plan backing, raising serious issues of trust and accountability. It relies on vague promises and glossy presentations rather than robust, evidence-based planning.

Secondly, the proposal to position the school and its local access onto a part of Ifield golf course, (thus closing it), and, across the existing Rusper Road at the very early development stage - as proposed - thereby closing this road to through traffic from the East to the West, and diverting this considerable amount of traffic through Ifield village and into Ifield Wood Road to enable it to access Lambs Green, Rusper, Faygate, and the Horsham environs. With the existing Homes England land North of Ifield golf course and Rusper Road, this new school could easily be encompassed within it and leave the golf course to exist and Rusper Road to remain open.

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

Yours sincerely

[Redacted Signature]

Kind regards

Telephone:

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**Horsham
District
Council**

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