



West of Ifield, Crawley Golf Course Assessment

WOI-HPA-DOC-GOL-01
Version 1 - Planning submission

July 2025





Introduction

This Golf Course Assessment (“GCA”) has been prepared as part of a Hybrid Planning Application for the development at West of Ifield (the “Proposed Development”).

The southern part of the Site comprises the Ifield Golf and Country Club (ICB), which whilst owned by Homes England, is currently operating as an 18-hole golf facility that is leased to Ifield Golf Club, with the exception of Dormy House (existing residential block), which is not owned by Homes England and is located outside of the red line boundary.

IGC was historically jointly promoted during both the preparation of Horsham District Planning Framework 2015, and the “current” emerging Horsham Local Plan by Welbeck Land (Ifield) Limited, Rydon Homes Limited and Wates Developments Limited (“The Consortium”). Homes England was sold IGC as part of a package of land acquisitions needed to holistically deliver the West of Ifield masterplan, alongside existing land ownership by Homes England’s predecessors dating back to the 1950’s.

The Proposed Development will result in the loss of the existing golf course facility.

The loss of existing open space, sports and recreational buildings is restricted at Paragraph 104 of the National Planning Policy Framework (‘NPPF’) (2024) unless the following can be demonstrated in a planning application:

- “a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- “b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- “c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”*

Policy 42 of the Horsham District Planning Framework (2015) also protects existing community, leisure and recreational facilities.

The assessment of Paragraph 104 of the NPPF (2024) and Policy 42 of the Horsham District Planning Framework is set out in Chapter 7.6 of the Planning Statement, prepared by Prior + Partners.





The assessment demonstrates there are a number of realistic options for mitigating the loss of the golf course facility in line with national and local planning policy, including consideration of the contribution of the IGC and any impact of its closure. This GCA consists of a number of constituent parts to support the planning case set out in the Planning Statement for the loss of Ifield Golf Club, pursuant to the Proposed Development of Land at West of Ifield by Homes England.

The GCA includes the following documents which should be read holistically:

1. **Part A:** Golf Needs Assessment, prepared by Sports Planning Consultants. Part A examines the current supply and demand of golf facilities within an established catchment area of Ifield Golf Club. The assessment has been informed by evidence and guidance prepared by England Golf, Sport England, Horsham District Council ("HDC") and the NPPF (2024). It also takes into account a number of recent planning application decisions, appeals and legal judgments which are pertinent to the determination of the planning application at Land West of Ifield, not limited to:
 - a. Maidenhead Golf Club (application reference 24/00091/OUT)
 - b. Gatley Golf Club (appeal ref. 3349825)
 - c. Mapledurham Judgement (Case No: CO/3744/2018)
 - d. Horsham Golf and Leisure (application ref. DC/23/1178) - At the time of submission of Land West of Ifield, this planning application has recently been subject to an Inquiry (appeal ref. 3355546) against Horsham District Council's refusal of planning permission. Critically, the loss of the existing golf course was not cited as a reason for refusal by HDC.
2. **Part B:** Sport Strategy, prepared by Sports Planning Consultants. This strategy considers the demand for indoor and outdoor sports facilities and open space generated by the proposed development to inform the masterplanning process for Land West of Ifield. It draws upon sports and recreation evidence base documents prepared by HDC, Crawley Borough Council ("CBC") and Sports England. The preparation of the strategy was informed by extensive engagement with local and national sports organisations and governing bodies. It also sets out where existing demand for sports and recreation could be accommodated within the proposed masterplan to complement the creation of a sustainable community at Land West of Ifield, by provision of facilities which are in excess of the directly generated by the need of the proposed development.
3. **Part C:** Potential Golf Investments following the closure of Ifield Golf Club, prepared by FMG Consulting. FMG Consulting Limited were appointed by Homes England to review a list of potential improvements at Tilgate, Goffs Park and Rookwood Golf Clubs. The proposed works have been informed by improvements plans prepared by the operators of these facilities, which are leased from CBC and HDC. These improvements are being considered as part of a package of mitigation





measures related to the loss of Ifield Golf Club, to meet the requirements of Paragraph 104 of the NPPF. The purpose of the report is to establish which of the potential mitigation measures is most effective, makes a positive contribution to mitigation objectives and inform discussion around future mitigation package as part of a Section 106 Agreement. It also seeks to better define each mitigation measure, validate its achievability and demonstrate its deliverability in consultation with club owners and operators. The short list of recommended improvements has been discussed, and shared with, Sport England, England Golf and leisure officers at HDC and CBC. As part of the preparation of the report, FMG Consulting undertook an engagement exercise with members and operators at Ifield Golf Club, Tilgate, Goffs Park and Rookwood.

4. **Part D:** This report was prepared by Chartered Town Planners in Homes England's Planning and Enabling team, supported by its appointed consultant team, Sports Planning Consultants (SPC) and Prior and Partners, to support the promotion of Land at West of Ifield as part of the emerging Horsham Local Plan. It provided the necessary evidence to support the proposed site allocation of IGC, demonstrating how the loss and proposed redevelopment of IGC would meet requirements set out in NPPF Para 103. Whilst the NPPF has been updated since Part D's publication, the relevant paragraphs have changed by paragraph number only. Paragraph 99 (NPPF 2023) became Paragraph 103 (NPPF 2024) and is now Paragraph 104 (February 2025). Part D has not been updated as the relevant NPPF policy and tests have not changed. **The planning policy analysis of the Proposed Development, for the Hybrid Planning Application, is provided within the accompanying Planning Statement, prepared by Prior and Partners.**
5. Part D was published by Homes England in July 2024 on www.westofield.co.uk and shared with HDC and CBC. The report drew on the emerging masterplan proposals and evidence of golf and wider supporting needs. The purpose of this assessment was to:
 - set out the planning policy context and supporting evidence related to the existing use and impact of ICG closure as a result of the allocation.
 - ensure that the impact on IGC is appropriately considered consistently with national planning policy and aligned to local policy requirements.
 - demonstrate how conformity with emerging Local Plan policy can be demonstrated, identifying mitigation options, and demonstrate a clear a reasonable prospect that any required mitigation can be secured.
 - demonstrate that Land West of Ifield is a deliverable site allocation in the context of national policy.



6. Part D included several appendices, which are listed below. These have been superseded by documents within this GCA. However, they are publicly available here
<https://westofield.commonplace.is/en-GB/news/west-of-ifield-draft-golf-needs-assessment>

- Draft Golf Needs and Supply Assessment for the Ifield Golf Club Catchment (Sports Planning Consultants, July 2024) – **please note, this has been subsequently updated in June 2025 and provided in Part A.**
- England Golf / Sport England Position Statement (September 2024)
- Opportunities for Golf Offering Improvements at Tilgate – Summary (January 2024) - **please note a subsequent document (dated February 2025) has been prepared by FMG Consulting to supersede this document.**
- Draft West of Ifield Sport and Recreation Strategy (Sports Planning Consultants, July 2024) - **please note, this has been subsequently updated in June 2025 and provided in Part B.**
- Illustrative Sports and Recreation Layout (July 2024) – **please note, this has been subsequently updated in the Parameter Plans submitted with this Hybrid Planning Application.**

1.





Homes
England

The Housing and Regeneration Agency

Part A





Land West of Ifield

Golf Needs Assessment

Prepared on behalf of Homes England

By Sports Planning Consultants

June 2025

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Executive Summary

Introduction

IGC Golf and Country Club (IGC) is located within the administrative boundaries of Horsham District Council (HDC) and close to Crawley Borough Council (CBC), the Land West of IGC proposal involves land owned by Homes England south of Rusper Road, which is currently run as an 18-hole golf facility and is leased to IGC on an unsecured, short-term lease arrangement that expires on 30 April 2026.

To inform the long-term future of IGC and support both the Local Plan submission and subsequent planning application, the Applicant commissioned Sports Planning Consultants to undertake a comprehensive golf needs assessment.

The assessment has been undertaken in accordance with the National Policy Planning Framework (NPPF) which requires a robust and evidence based approach to identifying need through a comparison of supply and demand. The methodology follows the 'Assessing Needs and Opportunities Guide (ANOG)' which was the accepted standard at the time of the study. This report therefore evaluates the supply and demand for golf facilities within a 20-minute core drivetime catchment area, using the appropriate planning tools, in-line with both ANOG and the NPPF guidance.

The assessment has considered the strategic context, the long-term trends in golf participation and availability of golf facilities drawing on planning tools developed by Sport England and England Golf to develop a robust evidence base and inform subsequent conclusions.

Horsham District Council's (HDC) own golf study concluded that there is adequate supply in Horsham to meet local need, with above average provision. It also notes that future demand must be taken into account, and that any potential closure of facilities would likely create capacity issue, unless appropriate mitigation is provided. This would be dependent on separate site-specific assessments of golfing needs across relevant catchment areas, in-line with the NPPF requirements. This study responds to those recommendations.

Golf does not operate on the basis of Council administrative boundaries. It is accepted by England Golf that the primary catchment area for a golf course is a 20-minute drive time. Normally over half of a club's regular golfers live within this drive time. In undertaking an analysis of need it is therefore more relevant to consider catchment areas as opposed to local authority administrative boundaries. The 20-minute core drivetime catchment IGC takes in parts of both the Horsham and Crawley districts. The assessment therefore focuses on the needs in the catchment as opposed to individual local authority administrative areas in line with planning policy.

This report therefore sets out a needs assessment for golf in line with the NPPF, to consider the need for a golf course in the 20-minute core drivetime catchment area of Ifield. The analysis draws the evidence together and reaches a conclusion on need to inform the future use and planning for the Land West of IGC site in the context of both the Local Plan and subsequent planning application. The assessment is a work in progress and will be constantly reviewed and updated as the West of IGC application progresses through the planning process.

Supply

Quantity

The core 20-minute drivetime catchment around IGC has 8 courses (sites) 9 equivalent standard courses in total, 3 par three / pitch and putt course and 4 driving ranges. Relative provision for all standard courses in the core 20-minute catchment is well provided, and above the county and regional average and above the national average. This accords with the findings for Horsham Council area study (KKP, 2022), where supply was also found to be well matched with demand.

If IGC were to close, the ratio of courses would fall to 0.56/1000 in the core 20 minute catchment, just below the county average, but still above the England average. In terms of relative supply alone, the loss of IGC would have an impact but any displaced golfers could travel to other courses, with reasonable levels of provision remaining, which are both accessible and available.

In relation to the golfer journey, the provision within the catchment appears reasonably well balanced. There is however no obvious Leisure offer, (other than Goffs Park, which has seasonal opening) e.g., adventure or crazy golf etc, whilst there are some opportunities for the Recreation Golfer to be introduced to the game, these are also limited, however there is a good, universal offer catering for more established golfers and those who choose to become members of clubs.

Quality

Despite there not being any official rankings or objective way of assessing the quality of golf courses, it would appear from the reviews that each of the facilities within the core catchment is offering a course (and in most cases supplementary amenities) of good to high quality.

In terms of playability and quality IGC is reflective of other courses in the core catchment and other courses reflect the IGC quality and positioning. Whilst a well-respected course, IGC does not appear to have any unique value in comparison with other offers in the catchment. At IGC itself, existing conditions of the course means that the course has regular periods of closure during winter months which limits accessibility for a period of the year.

In terms of fitness for purpose, it is necessary to look at quality from a wider perspective and consider the need for good quality entry-level golf in line with strategic priorities of the England Golf and the needs in the catchment. The types of courses available are therefore mainly conventional 18-hole standard courses. The member offer is therefore well catered for, through various operational models. The two main municipal 'public' pay and play courses make a contribution to the introduction of newer golfers to the game and their development, this could be enhanced further through targeted investment.

The loss of IGC would not therefore have a significant impact on the mix of facilities or limit opportunities for newer golfers looking to take their first steps into the game. There remains a gap in the *leisure, recreation and golfer market*, which provides the stepping stones into more regular golf participation and transition to golf on standard courses.

Accessibility

Accessibility by car to facilities in the whole Horsham and Crawley area is good – almost the whole population can access a golf facility within a 20-minute drive, and the majority within 10 minutes. There is also an element of choice for local residents to more than one course or facility, and overall accessibility would not be impaired if IGC were to close.

The majority of IGC members have easy access to other courses within a 10 and 20-minute catchment.

An analysis of the most recent breakdown of the membership provided by IGC indicates that approximately 165 members (circa 32%) reside outside of the core 20-minute drivetime catchment area. This suggests that other courses located outside of the core catchment in the wider Sussex / Surrey area will also provide further opportunities for accommodating any displaced use.

Availability

There is evidence of vacancies at clubs in the core-catchment (5), and from consultation, websites and other sources clubs are generally keen, or need, to attract new players. There is an absence of waiting lists at most if not all courses, 2 clubs have waiting lists and 3 of the clubs have joining fees.

Most if not all are seeking new members. Most clubs in the core catchment from the latest data provided, including IGC are experiencing declining or static usage and membership. Whilst there are lots of

flexible offers, IGC is not the cheapest course, so any loss would not be impacted by price. There appears to be capacity in the catchment to accommodate any displaced IGC members, price would not appear to be a barrier.

Demand

Golf is the fifth largest participation sport in the country, with around 730,000 members belonging to one of 1,750 affiliated clubs. Research led by the R&A in 2020 together with the home nation golf unions found that there were 5.2 million on-course adult golfers, playing full-length courses (either 9 or 18-holes) in Great Britain. The latest figures showed that 4.8 million people played in 2021, down from the COVID peak. Sport England Active Lives Survey, measures regular participation in sport as twice in the last 28 days, the figure for golf in 2021/22 was 2.2%, which is the same as recorded in 2015/16. Alongside membership, participation would therefore appear to be static.

Up until the mid-1980s, the demand to play golf in the UK comfortably exceeded the supply of golf courses. This reversed the mid-1980s supply/demand position to one where, on a national basis, there was generally supply/demand equilibrium but edging towards golf course oversupply. From around the year 2003, the UK experienced a steady decline in golf club membership numbers. These trends were confirmed in the 2023 BRS Golf participation survey, which concluded that registered member numbers at golf clubs has started to decline. This was further evidenced by Contemporary Club Leadership, who regularly survey golf club leaders, the most recent survey in 2023 found that membership resignation had risen, with the average rate tracking at 6%. Membership attrition rates are generally considered to be running at 7% per annum.

Demand for membership is also struggling at IGC and more broadly across the catchment in-line with these national trends.

Against this backdrop England Golf is focussed on sustainability and consolidating current clubs rather than expanding the market but also developing clubs to be more viable.

Based on the England Golf regular participation measure of twice per year when assessing the RGD for Horsham it shows an index of 90, which is just below the national average which could suggest that the facilities available are adequate to meet the demand of those in the authority who play golf regularly. Taking Ifield out of the equation would reduce the RGD index for Horsham to 108.

In the 20-minute core catchment using the 2 x 28 metric as a scenario, the catchment has an index of exactly 100, which suggests there is a balance of supply and demand, equal to the national average. Within this area, and at a more local level, Horsham has an index lower than 100, suggesting low demand compared with supply. If Ifield was removed from the 20-minute core catchment the RGD would change to 112 for the core 20-minute catchment. The inclusion of Slindfold, which is on the edge of the catchment, would re-establish a balanced position without IGC in the 20-minute core catchment.

The trends at both national level and at IGC itself would suggest that overall growth is unlikely to be significant. All clubs consulted at the time, reported either static or declining membership and usage. Any increases via population growth is therefore likely to be negated by downward trends and attrition.

Most additional future demand is likely to occur mainly from beginners, juniors and others new to the game, particularly women and girls, and this will have implications for the types of facility and offer that are required in the future, at least in the initial stages.

Conclusion

The ANOG assessment requires the triangulation of evidence; taking account of all factors in terms of supply; *quantity, quality, access and availability* and set against national trends and local demand. The findings of this assessment have been set out in the proceeding sections.

While the potential closure of IGC - a well-used and valued facilities- would have some impact, the assessment concludes that the current supply and demand for golf facilities is relatively balanced. The

closure of IGC would have an impact on this position, but any displaced golfers could travel to other courses, with good levels of provision remaining and which appear to be actively seeking to grow their membership. The existing supply could accommodate the loss of IGC, given 5 courses have availability and are looking to increase membership and usage, plus predicted growth. Growth will have limited impact given the trends and likely attrition over the period up to 2041.

Although IGC is not deemed clearly surplus to requirements, the overall position is considered marginal. Given the market characteristics, it does not require replacement on a *like for like* basis, given the supply and demand position set out and the nature of the existing provision. The deficiency in the 20-minute core catchment is considered marginal so a full replacement 18 hole golf course is not proportionate or warranted. Instead targeted enhancement to the local golf offer- designed to support existing members and attract new- would provide more appropriate mitigation.

The golf needs assessment demonstrates that a 'like for like' replacement of the golf course is not required, mitigation for the loss of the golf course should be focussed on betterment for golf in its broadest sense. This includes enhancing traditional facilities to meet current member needs, while also creating opportunities for new market entrants / those earlier on the golfing journey.

Opportunities exist within the IGC catchment to mitigate any impact through targeted investment in both qualitative and quantitative measures that are better aligned with golfing needs and addresses barriers to golfing for a greater percentage of the catchment population. These have been developed and discussed with England Golf, Sport England and the host clubs over the past year.

Mitigation for the closure of IGC, will therefore be delivered to alleviate the impacts and provide opportunities, which better meet the market needs. Given the findings of the needs assessment, the impacts of the closure can be mitigated for and the detail of this are set out in the mitigation proposals, which will form a significant overall package for golf based on the following principles:

- Closing the marginal deficiency in standard golf course equivalents by investment and improvements to improve the quality and capacity of existing courses to increase the attractiveness to potentially displaced members. This could include course improvements, to bunkers, tees and greens and drainage, investing in areas that currently restrict playing opportunities over the golf season, making courses more attractive to prospective members.
- Targeting gaps in the market to attract new people and grow the game at the start of the golfer journey. This approach will target new entrants to golf and / or provide alternative facilities such as Adventure Golf, enhanced practice facilities, golf simulators or shorter game formats, in order to broaden the golf offer and encourage new entrants into the game, which represents a significant proportion of future golf demand across the catchment area.

Mitigation proposals should improve the quality and capacity of courses to meets the needs of displaced users and new people seeking to take up the game. The golf mitigation proposals are set out in a separate report and reflect the needs identified in this assessment.

1.0 Introduction and Context

- 1.1 IGC Golf and Country Club (IGC) is located within the administrative boundaries of Horsham District Council (HDC) and close to Crawley Borough Council (CBC), the Land West of IGC proposal involves land owned by Homes England south of Rusper Road, which is currently run as an 18-hole golf facility and is leased to IGC on an unsecured, short-term lease arrangement that expires on 30 April 2026. IGC was first established in 1927 and is an 18-hole private members' parkland course, which measure 6,319 yards, par 70.
- 1.2 In order to understand the longer-term future of IGC and to support the Local Plan submission and subsequent planning application, Sports Planning Consultants (SPC) were commissioned by Homes England to undertake a needs assessment for golf.
- 1.3 The assessment follows the guidance of the National Policy Planning Framework (NPPF) that a robust assessment is required, which compares supply with demand to identify need. The accepted approach for undertaking this is the Assessing Needs and Opportunities Guide (ANOG). This report therefore considers the *supply and demand* of facilities in the 20-minute core drivetime catchment area, using the appropriate planning tools, in-line with ANOG and the NPPF.
- 1.4 The NPPF requires that:

‘.....planning policies are based upon robust and up-to-date assessments of needs for open space, sport and recreation facilities and opportunities for new provision.

Furthermore *Paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
 - a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - b) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - c) *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.’*
- 1.5 Sport England published two guidance documents in 2013 highlighting how NPPF compliant needs assessment work should be undertaken: The ANOG and The Playing Pitch Strategy methodology (PPS). Essentially these provide guidance on '*how to do*' needs assessments for indoor / outdoor sport and pitch sports in England and represent Sport England's response to the NPPF.
- 1.6 Golf need has been assessed independently by Horsham District Council (HDC) on the basis of its administrative boundaries, given IGC is located in Horsham. The original Golf Supply and Demand Assessment was undertaken by KKP in February 2021 and was updated in December 2022. The 2022 Assessment concluded:
 - The administrative area of HDC is currently well provided for in relation to golf supply, with it having considerably more facilities than both national and regional rates as well as a good variety of provision, although most sites are expensive to access.
 - Supply is currently deemed to be sufficient to meet demand; however, it is also clear that each facility is meeting a need due to current membership and usage levels.
 - Potential future demand provides further evidence that each existing facility is required.
 - It is unlikely that any loss of provision could be supported without appropriate mitigation being secured due to capacity pressures that would be created, despite the development aspirations that are in place.
 - If existing development proposals and/or the potential loss of any golf provision are to be pursued, separate site-specific needs assessment studies are needed to fully determine

requirements, with a full and specific focus on the site/s in question and concentration on a more closely defined and more relevant catchment area (a 20-minute drive time from the site/s).

- For a proposal to go ahead, any needs assessment will need to evidence that the provision is surplus to requirements or set out a mitigation proposal, as per the NPPF's requirements.

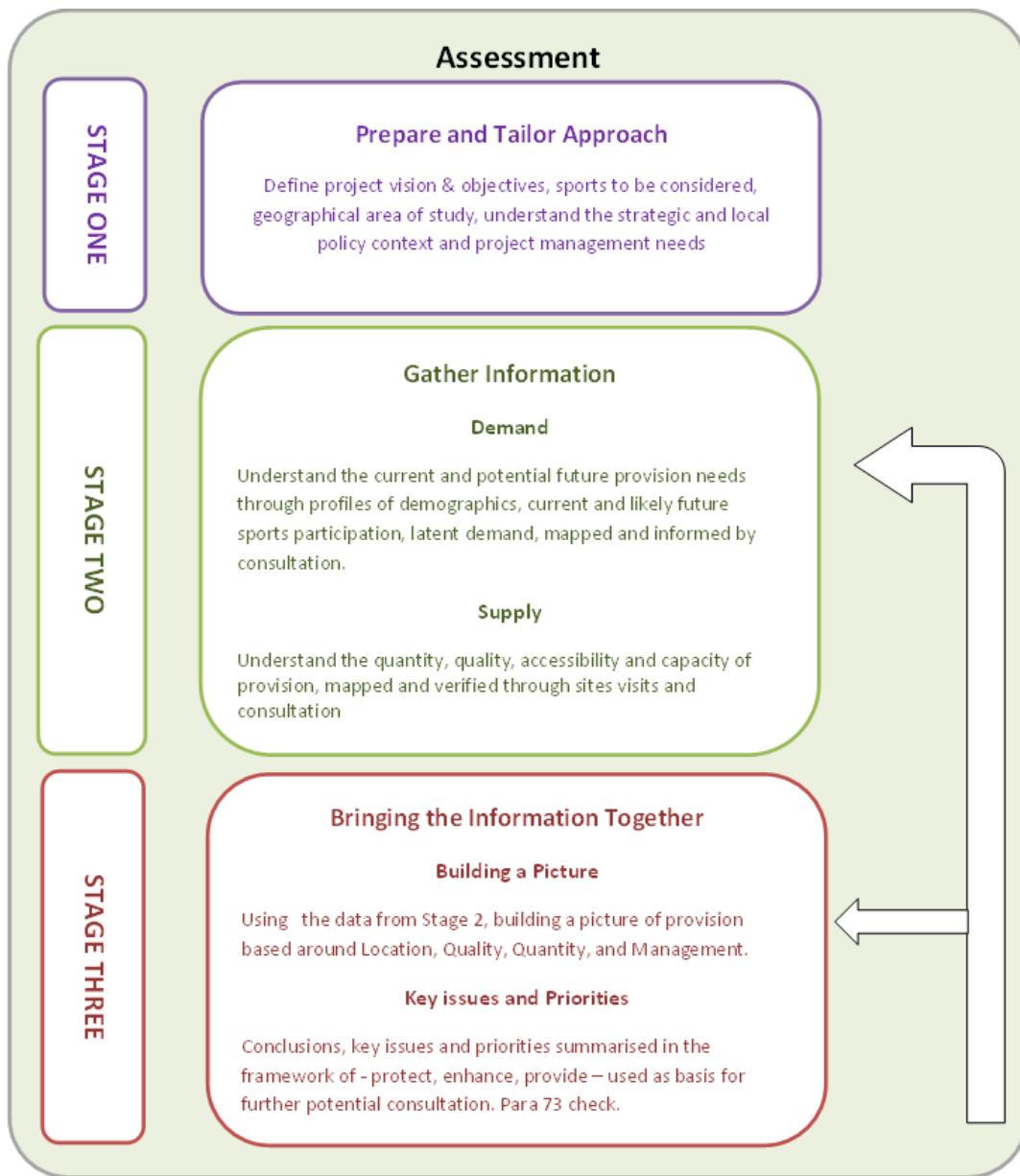
1.7 In summary the HDC's own golf study concludes there is adequate supply in Horsham to meet local need, with above average provision, and demand can be accommodated at present. However future demand must be taken into account, and it is unlikely that any closure of facilities could be justified, as there would be a capacity issue, without mitigation. This would be dependent on separate site-specific assessments of golfing needs across relevant catchment areas, in-line with the NPPF requirements. This study responds to the recommendations set out.

1.8 Golf does not operate on the basis of Council administrative boundaries. It is accepted by England Golf that the primary catchment area for a golf course is a 20-minute drive time. Normally over half of a club's regular golfers live within this drive time. In undertaking an analysis of need it is therefore more relevant to consider catchment areas as opposed to local authority administrative boundaries. The 20-minute core drivetime catchment Ifield Golf Club takes in parts of both the Horsham and Crawley districts. The assessment however focuses on the needs in the catchment as opposed to individual local authority administrative areas in line with planning policy.

Assessing Needs and Opportunities Guide (ANOG)

1.9 The ANOG has been developed by Sport England and sets out an approach to undertaking an assessment of need for sport and recreation facilities, in order to be compliant with the NPPF. The approach adopted to develop this needs assessment has utilized the broad process set out in the ANOG guide, as illustrated in the diagram overleaf. This assessment is therefore produced in accordance with the requirements of the NPPF and associated guidance.

Figure 1.1 – ANOG Methodology



1.11 A Needs Assessment using the ANOG framework is required to consider whether the course fulfils a role in the catchment in line with need. This should comprise the following elements:

- **Quantity** – What facilities and how many there are in the area. It is necessary to look at different 'types' to challenge this and assess the quantity in a more segmented way e.g. ratio of different courses as opposed to all courses.
- **Quality** – How good they are. Accreditation and course ratings will help to define quality, along with slope ratings. It is also necessary to look at quality from a wider perspective and assess whether courses are 'fit for purpose' in meeting the strategic need for golf in the area.
- **Accessibility** – Where they are located. This will include catchment areas and demonstrate whether there are sufficient courses in the area.

- **Availability** – How available they are e.g., whether is any spare capacity in the surrounding courses, in terms of traditional 18-hole golf or for those looking to start and take-up the game. Are there any barriers in terms of costs or membership categories.

1.12 The first element of ANOG seeks to tailor the approach to reflect the geographical and sporting nature of the local area. In this context, as set out, the assessment looks at catchment areas around IGC as opposed to local authority boundaries, and takes in parts of both Horsham and Crawley districts.

1.13 ANOG also stresses the need to consider strategic issues. The assessment has therefore also considered the strategic context, the long-term trends in golf. Golf participation profile across the area, examines supply and demand of golf facilities in terms of *quantity, quality, access and availability* and utilises Sport England and England Golf's planning tools, as appropriate, to develop the needs and evidence base and subsequent conclusions.

1.14 This report therefore sets out a needs assessment for golf in line with the NPPF, to consider the need for a golf course in the 20-minute core drivetime catchment area of Ifield. The analysis draws the evidence together and reaches a conclusion on need to inform the future use and planning for the Land West of IGC site in the context of the Local Plan and subsequent planning application. The assessment is a work in progress and will be constantly reviewed and updated as the West of IGC application progresses through the planning process.

2.0 Supply Assessment

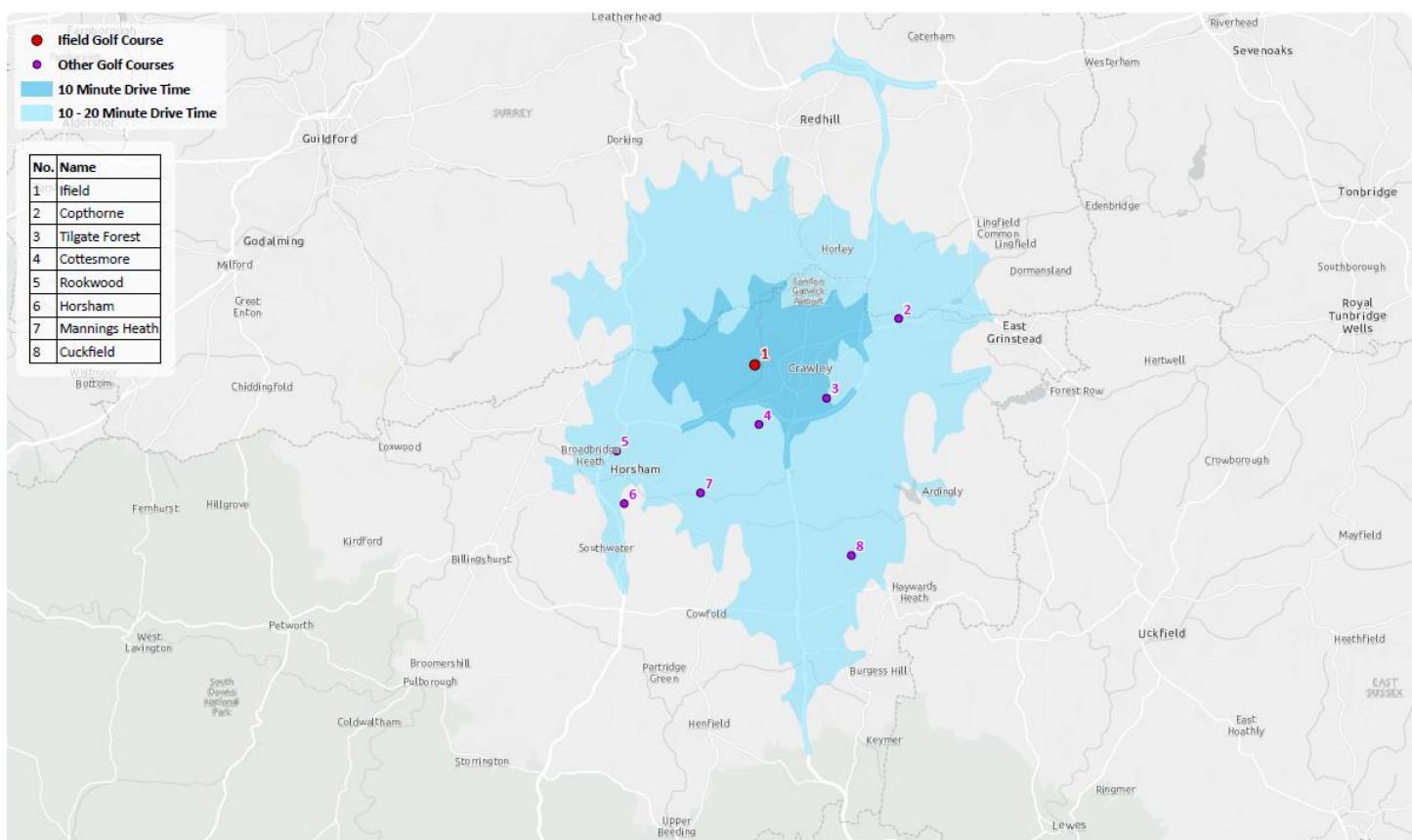
Introduction

1.15 The supply of golf courses is based on Sport England's Active Places Power (APP) data, supplemented by website and other checks, and has been refined through reference to other studies and consultation. The core facilities within the 20-minute drivetime catchment area are generally agreed as the supply, through reference to other studies and assessments.

Quantity

1.16 The golf facilities shown on Map 2.1 are identified to be within a 20-minute driving catchment of IGC. Slinfold Golf Course lies just outside the 20-minute core catchment shown below but is considered to be in the 20-minute catchment area by England Golf.

Map 2.1 - Golf Facilities in the core catchment area around IGC



Standard Golf Courses

1.17 The APP and other data searches therefore identify 8 standard courses (sites) in the immediate 20-minute catchment of IGC, 9 x 18-hole equivalent courses (when considering some are 9-holes), including IGC. Slinfold lies just outside. For the purposes of this analysis therefore, there are considered to be 9 standard golf courses, with 153 holes in the area. Seven of these courses are full 18-hole courses, the remainder 9 holes, though Cuckfield Golf Club has 9 holes and 18 tees.

Table 2.1 - Standard Golf Courses

Site name	No on map 2.1	Range mins	Holes	Length m	Access	Ownership /management	Year built/ refurb	Local Authority
IGC GOLF AND COUNTRY CLUB	1	0-2.5	18	5778.09	Pay and Play	Sports Club/others	1927	Horsham
Total 0-10 mins		1 course	18					
COPTHORNE GOLF CLUB	2	10-15	18	6654	Pay and Play	Sports Club/others	1892	Mid Sussex
COTTESMORE GOLF & COUNTRY CLUB	4	10-15	18	5717.74	Pay and Play	Commercial	1974	Horsham
COTTESMORE GOLF & COUNTRY CLUB	4	10-15	9	1359.71	Pay and Play	Commercial	1975	Horsham
TILGATE FOREST GOLF CENTRE	3	10-15	18	6317	Pay and Play	Local Authority/commercial	1982	Crawley
Total 10-15 mins		4 courses	63					
CUCKFIELD GOLF CENTRE	8	15-20	9	2926.08	Pay and Play	Commercial	1997	Mid Sussex
HORSHAM GOLF & FITNESS	6	15-20	18	6111	Pay and Play	Commercial	2014	Horsham
MANNINGS HEATH GOLF CLUB	7	15-20	18	6110.94	Sports Club / Community Association	Commercial	1905	Horsham
MANNINGS HEATH GOLF CLUB	7	15-20	9	3030	Pay and Play	Commercial	1991	Horsham
ROOKWOOD GOLF COURSE	5	15-20	18	5725.06	Pay and Play	Local Authority	1997	Horsham
Total 15-20 mins		4 courses	72					
Total 0-20 mins		8 courses	153					

Par 3 / Pitch and Putt Courses

1.18 There are three par 3 / pitch and putt courses within the 20-minute catchment of IGC at Horsham Golf and Fitness, Goffs Park in Crawley and Rookwood.

Table 2.2 - Par 3 / Pitch and Putt Courses

Site name	No on map 2.1	Range mins	Holes	Length m	Access	Ownership /management	Year built/ refurb	Local Authority
GOFFS PARK	3	10-15	9	1000	Pay and Play	Local Authority/commercial	1982	Crawley
ROOKWOOD GOLF COURSE	5	15-20	9	1000	Pay and Play	Local Authority	1997	Horsham
HORSHAM GOLF & FITNESS	6	15-20	9	959	Pay and Play	Commercial	2014	Horsham
Total 10-20 mins		3 courses	27					

Golf Driving Ranges (GDRs)

1.19 There are 4 GDRs within the 20-minute driving catchment of IGC, including Horsham. These comprise 71 bays, of which only 47 are floodlit. All form part of a wider golfing facility including a standard course. There are no free-standing GDRs in the area.

Table 2.3 - GDRs

Site name	No on map 2.1	Range mins	Bays	Floodlit	Access	Ownership /management	Year built/ refurb	Local authority
TILGATE FOREST GOLF CENTRE	4	10-15	27	Yes	Pay and Play	Local Authority/commercial	1992/2017	Crawley
CUCKFIELD GOLF CENTRE	5	15-20	14	No	Pay and Play	Commercial	2013	Mid Sussex
HORSHAM GOLF & FITNESS	6	15-20	20	Yes	Pay and Play	Commercial	2014	Horsham
MANNINGS HEATH GOLF CLUB	7	15-20	10	No	Pay and Play	Commercial	1990	Horsham
Total 10-20 mins		4 ranges	71					

Detailed Assessment

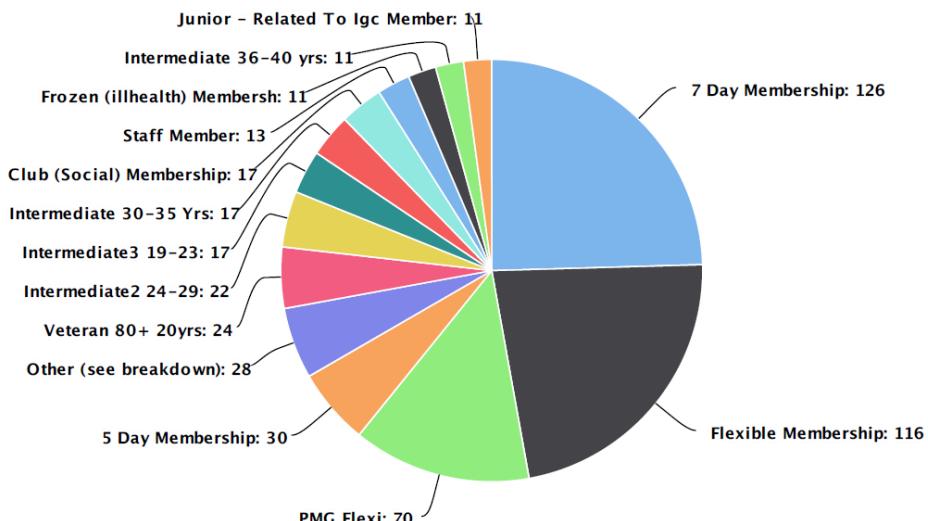
1.20 APP describes most of these facilities as pay and play facilities, and this is certainly applicable to the GDRs. It has been verified that most/all of the standard golf courses also allow some casual play on payment of a visitors' green fee. However, some courses are still run as members' clubs and in reality, fewer clubs/courses than suggested in the table (defined by Active Places Power) are fully pay and play - i.e., do offer facilities that are always available to full community access at all times on demand.

1.21 A fuller description of all the local facilities within the core 20-minute drivetime catchment (i.e., within a 20-minute drive of IGC) is set out below, as a means of identifying the roles that all facilities play in meeting demand in the area for golf. This information is compiled from a variety of sources; consultation with clubs, website interrogation, data from England Golf, other assessment reports produced in the last two years. This is critical to understand the parts of the golf market the current courses are meeting, the value of IGC specifically and where any gaps lie.

1.22 **IGC** was first established in 1927, and the layout has remained largely unaltered since then. It is a private members' club and caters largely for the traditional established member. The 18-hole course measures 6,319 yards from the white tees, par 70 and has a stroke index of 118. From the yellow tees the course measures 5,986 yards with a stroke index of 110. Membership costs £1,375 pa (7 days), £1151 (5 days), and there is a flexible credit-based option, together with Play More Golf and other flexible membership offers, which evolve from time to time. The use of flexible membership offers has helped to support the club significantly. There is also a healthy corporate and society market. There is no joining fee. Green fees are available for £25-40 pp.

1.23 There is a clubhouse with bar, so that golfers can purchase food and drink, both before and after their round. With a slope rating of between 110-118, it is a good test of golf. In terms of Golf Pass the course is rated overall at 4.2 out of 5. In 2023 the club had a total of 510 members across a range of flexible membership categories, as illustrated in the figure overleaf, supplied by the club.

Figure 2.1 - IGC Membership (2022)



1.24 At the time of the assessment, (and the last membership information provided by IGC), the breakdown for 2023 membership was not available. However, it is considered that the overall mix remains broadly consistent with 2022 and therefore representative for the purpose of this assessment. As set out later membership has been static at IGC for the past few years.

1.25 Further analysis undertaken of the 2022 membership breakdown, shows that while the club is valued by its members, it makes a more limited contribution towards the wider golf offer within both the catchment and when considered more broadly against the aims and objectives of England Golf's Course planner in as much as only (11) 2.1% of members are juniors and there is a limited casual or recreational offer, meaning that it makes a more limited contribution to the golfing journey than other courses within the catchment area. This is set out in detail later. Only 15% of members are female. When compared to other courses within the catchment area, only one (Mannings Heath) has a lower %. It therefore has more limited benefit in terms of inclusivity. Whilst there is a total of 510 members the number that are active and regular golfers is significantly less, with only 126 7 day members in 2022. Membership has remained relatively static since.

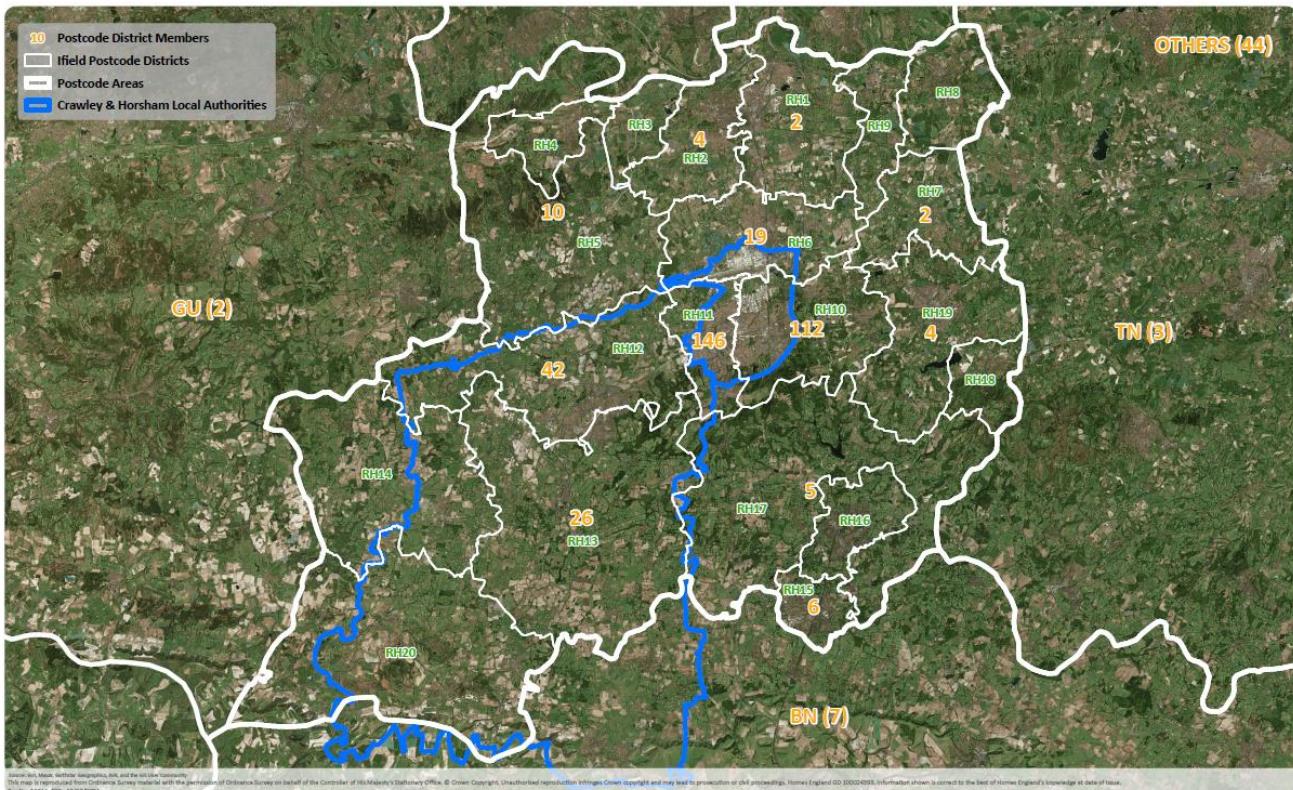
1.26 The catchment for members is largely drawn from the RH10, RH11 and RH12 postcodes, as set out in the map overleaf. The blue boundaries show the administrative boundaries of Horsham and Crawley and illustrate how a large proportion of members are located outside the administrative boundaries of the two authorities, with wider supply also having a role to play in terms of any displacement.

Map 2.1 - IGC Membership Location



The Housing and Regeneration Agency

Ifield Golf Course Assessment - Member Catchment



1.27 In terms of price the various price points are set out in the table below, as of early 2024. There are no waiting lists or joining fees.

Table 2.4 - IGC Price Structure

	Membership	Green fees
IGC GC	<p>7 day - £1375 pa 5 day - £1151.75 pa Off peak (new) £911.75 pa Intermed 36-40 - £996.75 pa Intermed 30-35 - £846.75 pa Intermed 24-29 - £696.75 pa Intermed 19 -23 - £326.75 pa Flexible - £586.75 pa Play More Golf - £375 pa Junior 14-18 - £131.75 Junior u14 - £101.75 pa Overseas/county - £696.75 pa Social £75 pa</p>	<p>Members' guests Sat am - £35/20 pp 18/9 holes Sat pm - £25/17.50 pp Sun early - £35/20 pp Sun after 11 - £25/17.70 pp Weekdays - £25/17.50 pp</p> <p>Visitors Weekdays am – £30/20 pp Weekdays after 11 - £25/17.50 pp Sat am – na Sat pm - £30/20 pp Sun up to 11 - £35/20 pp Sun after 11 - £30/20 pp County card – £28 pp weekday, £35 pp Weekend</p>

	Membership	Green fees
		Juniors - £15/10 pp

1.28 Analysis of other courses in the core catchment area reveals the following:

1.29 **COTTESMORE G&CC** was established in 1974/75 and comprises an 18 hole and 9-hole course as part of a wider hospitality health club venue, run commercially on a pay and play and membership basis. The Griffin course is a classic parkland course with many trees, lakes and vistas, and comprises 18 holes, length 6,450 yards, par 72. The Phoenix course is an introductory 9-hole course with a similar landscape, measuring 2 x 2,170 yards, par 66. Green fees are £35-40 pp on the Griffin course, £16-24 on the Phoenix. Country Club membership offers access to 10 leisure facilities including golf, and fees are £69 per month, which includes off peak golf on either course, although peak time golf charges apply. There is currently a joining fee of up to £100.

1.30 **ROOKWOOD GC** is situated on the western outskirts of Horsham, accessible from the A24 and the road network. The course was developed on farmland and opened for play in May 1997, and now is set in undulating parkland with several lakes. It is described as one of the best pay and play courses in Sussex. It was designed as a municipal/public pay and play golf course and comprises an 18-hole golf course, 6,261 yards, par 72, 9-hole pitch & putt (not par 3), footgolf, clubhouse and other ancillary facilities. It is suitable for novices and experienced golfers alike and offers open access for all ages and abilities. Green fees are available for £20-35 pp, currently offers include £20 to play anytime. Annual season tickets/membership cost £1,356 pa/£113 per month. Usage appears to have varied in recent years, with up to 40,000 rounds pa.

1.31 Rookwood is operated by British Ensign, on behalf of HDC, who also manage Slinfold Golf Club. Up until recently the course was not affiliated to England Golf (EG), the course is however now affiliated to EG, which elevates it and enables the course to offer members traditional membership and competition opportunities. With a slope rating of 124 on the men's white tees, to 120 on the yellow, the course provides a good test of golf. There are no barriers to membership and significant capacity exists for new members and casual users.

1.32 **COPTHORNE GC** is an 18-hole private members course, with a pro shop and clubhouse available for outside use. Copthorne Village Artisans GC also plays out of the course. It was first established in 1892, with various modifications to the course over time. The course measures 6,654 yards par 72, and the club also has two practice grounds, a putting green, chipping green and short game practice area. It hosted the 2017 county amateur championships. At present membership costs £1,638 pa, and a joining fee of £750 payable over two years. Green fees are available for £50-60 pp. With a slope rating of 130 from the men's yellow tees, the course is a stern test of golf.

1.33 **TILGATE FOREST GOLF CENTRE** was first established in 1982, with the opening of an 18 hole pay and play standard course of 6,238 yards, par 72, and supplemented with a GDR in 1992. The centre is run by Glendale Golf on behalf of the local authority, CBC, and is open on a pay and play basis for all, with memberships/passes also available. Green fees are flexible, with each round costing £18-30, and flexible membership plans from £65-105 per month. Footgolf and tuition are readily available.

1.34 Locally Tilgate is known as being a well-designed course and a good test of golf, which is reflected in the slope index rating of 130. The basic course layout and test of golf therefore provides a good offer for the established golfer, alongside facilities for those starting their golfing journey. The course is however in need of investment in order that it can realise its potential and become the good standard golf course it is capable of becoming.

1.35 **MANNINGS HEATH GC** was first established in 1905 as an 18-hole course, with the addition of a GDR in 1990, and 9-hole course in 1991. It is now part of a commercial proprietary facility, which also includes accommodation and a wine estate. The Waterfall course is 6,700 yards long, par 72, and is described as scenic and challenging, with a signature hole praised by Gary Player. The course has often hosted European PGA events. The 9-hole Kingfisher course was redesigned and measures 3,600 yards, par 36. Both courses lie within the AONB. There is a wide range of membership options (previously £1,918 for 7 days/£1456 for 5) with a flexible credit-based option, and there is understood to be no current joining fee. Green fees are £70-80 for the main course, £25-30 for the Kingfisher. There is a thriving junior coaching set-up, and the grass unlit GDR is available on a pay and play basis.

1.36 **CUCKFIELD GC** was first established in 1997 with a 9-hole course, and a GDR added in 2013. It is a proprietary club, which offers pay and play and membership, on an affordable basis and especially for those with 'time for 9' holes. Each hole has two tees, and the full 18 holes measure 5,380 yards, par 71. The GDR is unlit and comprises 14 bays. Membership is available for £875 pa, and there is a £100 joining fee. Green fees cost £20-22 pp. The course markets itself as offering opportunities for absolute beginners to experienced golfers alike.

1.37 **HORSHAM GOLF & FITNESS** is a commercial pay and play/members facility comprising two standard courses and a golf driving range. The range originates from 1993, and the courses were opened in 2014. The Oaks course is 18 holes, length 6,000 yards, par 70, and described as a championship course, while the Firs course is 9 holes, par 27, 950 yards long, with holes varying from 60-154 yards, and intended for beginners. Development programmes such as Get into Golf and Fairways to Horsham (primary school competition) are promoted, and there is a coaching academy. Green fees cost £29-42 pp online on the Oaks course, £10 on the Firs course, £6 for children. Membership is available for £1,400/7 days, and £1,100/5 days, with intermediate packages. There is no joining fee. The covered, heated and floodlit GDR has 20 (circa 16) bays, costs £10.80 for 100 balls, and incorporates radar technology.

1.38 The catchment therefore has a wide variety of golf offerings and different models. IGC and Copthorne reflect a traditional membership model. Cottesmore, Horsham and Mannings Heath reflect a more commercial / proprietary model, but with membership very much a key part of the offering, alongside wider leisure facilities. Cuckfield, Rookwood and Tilgate offer facilities and access policies to enable golfers to access the sport at the start of the journey, whilst again providing club membership opportunities. Rookwood is now affiliated to EG in order to provide traditional membership and competition opportunities.

1.39 **GOFFS PARK** is an 18 hole pitch and putt course located in Goffs Park in Crawley. It is a pay and play facility, including hire of clubs and equipment on weekends and during the summer holidays. Opening is limited between Easter and October.

Categorisation of Courses

1.40 The existing courses/facilities in the IGC core catchment area can be categorised as follows, to highlight their main function and usage/availability.

1.41 Of the variety of courses in the area, two are long established private members clubs, mainly well established, which offer a conventional standard course primarily for the benefit of members, although in all cases visitors are welcome, and there are three other newer proprietary clubs. Two courses are 'municipal' pay and play courses. Only two facilities have more than one standard course, and four have ancillary facilities such as GDR on site.

1.42 There are 3 par 3 courses/starter facility which specifically meets the needs of developing players, with a progression from short course to main course, and no free-standing GDR, although Cuckfield promotes itself on its affordability and suitability for those with less time to play.

Well established (mainly old style) clubs where the main use is by members but with green fees available for visitors (2 in total)

IGC Copthorne GC

Proprietary/commercial courses (usually newer courses), including hotel resorts/country clubs, where membership is available, but casual/pay and play access through payment of green fees are equally acceptable (3 in total)

Cottesmore GC

Horsham G&CC

Mannings Heath GC

Public/municipal pay and play courses (2 in total)

Rookwood GC

Tilgate Forest GC

Starter clubs, with shorter courses, academy courses, practice facilities, flexible and low-cost membership and beginner friendly culture (1 in total)

Cuckfield GC

Free standing pitch and putt/par 3 and 9-hole facilities (3 in total)

Goffs Park Rookwood GC Horsham G&CC

Golf Driving Ranges, valuable for practice, coaching and teaching and for golfers without the time to play a full round, and supplementing GDRs at other golf centres/courses (4 in total)

4 GDRs as part of existing courses.

Golfer Journey Classification

- 1.43 Through research of the total golfer market in the country, England Golf (EG) has developed a graphical representation of the various types of golfer and the different stages a participant is likely go through before coming an established and retained club member.
- 1.44 Gaining a better understanding of the types of golfers, their behaviours and attitudes, and the formats of the game they play the most has helped to support EG's work in ensuring they remove barriers and increase opportunities for golfers to travel through the pathway. It also helps to assess the value of golf courses in the market and where any gaps may exist.
- 1.45 In relation to facilities, EG is able to review how the mix of facilities in an area supports this journey and allows them to better identify where potential gaps in provision could be. As the research quite clearly shows, it is unlikely that the majority of golfers will start their journey as a regular golfer, so it is important that suitable opportunities exist to enable access for potential participants in the first three stages.

Figure 2.2 – Stages of the Golfer Journey



Definition of stages:

The Leisure Golfer

- Not a golf club member and don't consider themselves to be golfers. Have played adventure/crazy golf or Topgolf in the last 12 months, but not played any other form of the game in that time.

The Recreational Golfer

- Not a golf club member and don't consider themselves to be golfers. Have played some form of the game other than, or in addition to, adventure/crazy golf or Topgolf in the last 12 months.

The Golfer

- Not a golf club member, but do consider themselves to be golfers. In the last 12 months, they've played a form of golf less than twice a month during the peak season. Some have played on a full-length course in that time.

The Regular Golfer

- Not a golf club member, but do consider themselves to be golfers. In the last 12 months, they've played a form of golf twice a month or more often during the peak season. At least once a month on a course.

The New Club Member

- A golf club member who has joined in the last three years.

The Retained Club Member

- A golf club member who has been in membership for more than three years.

Table 2.5 - Golf Journey Classification

Club	Leisure	Recreation	Golfer	Regular golfer	New club member	Retained member	Comment
IGC				X	X	X	<ul style="list-style-type: none"> • Members club, with the focus on members through flexible offers, as opposed to introducing people to the game • Limited ancillary provision for introducing people to the game • Some casual booking, society and corporate bookings means there is also a role re the Regular golfer
COPTHORNE GC				X	X	X	<ul style="list-style-type: none"> • Members club, with the focus on members as opposed to introducing people to the game • Some casual booking, society and corporate bookings means there is a role re the Regular golfer
COTTESMORE G&CC			X	X	X	X	<ul style="list-style-type: none"> • Cater for members and casual bookings • The Phoenix introductory course provides opportunities for the Golfer
CUCKFIELD GOLF CENTRE		X	X	X	X	X	<ul style="list-style-type: none"> • Cater for members and casual bookings • GDR, learn to play offers, free open days and marketing aimed at <i>golf for absolute beginners</i>, provide Recreation opportunities onwards
HORSHAM G&F			X	X	X	X	<ul style="list-style-type: none"> • Cater for members and casual bookings • 9-hole course and GDR provide opportunities at Golfer level
MANNINGS HEATH GC				X	X	X	<ul style="list-style-type: none"> • Proprietary club, with a member offering • Some casual booking, society and corporate bookings, plus GDR means there is also a role re the Regular golfer
TILGATE FOREST GOLF CENTRE		X	X	X	X		<ul style="list-style-type: none"> • Municipal model with a wider offering, GDR, pay and play, flexible membership packages and lesson offer • Quality of course also has potential for member appeal and become a 'retained member' course via investment

Club	Leisure	Recreation	Golfer	Regular golfer	New club member	Retained member	Comment
ROOKWOOD GC		X	X	X	X	X	<ul style="list-style-type: none"> Municipal model, also caters for 'member' experience now EG affiliated and casual pay and play bookings Pitch and Putt and Footgolf offer provide Recreation opportunities
GOFFS PARK	X						<ul style="list-style-type: none"> Pitch and Putt offering leisure golf opportunities however opening times are limited to 6 months of the year from Easter to Summer

1.46 In relation to the golfer journey, the provision within the catchment appears reasonably well balanced. There is no obvious Leisure offer other than Goffs Park, which is limited in terms of seasonal opening times as set in the table above, there is no provision of adventure or crazy golf etc, whilst there are some opportunities for the Recreation Golfer to be introduced to the game these are also more limited, however there is a good, universal offer catering for more established golfers and those who choose to become members of clubs.

1.47 Table 2.5 illustrates the main gaps are in *the leisure, recreation and golfer market*, which provide the stepping stones into more regular golf participation and transition to golf on standard courses. Facilities that cater for those in the first three stages of the journey are important to the future of the sport as they are normally offering a more entry level provision which appears more accessible and offer a variety of different playing opportunities.

1.48 Although there appears to be a strong amount of driving range provision, not all of this will necessarily be accessible to new or developing golfers and instead likely cater for more established players looking to grow their skills and members of the host clubs. This could be an area for further development in the market.

1.49 The member offer is well catered for, through various operational models. This is the clear role and value of IGC, consultation with the IGC club secretary confirmed the focus is on retaining members through flexible offers and providing offers for current and prospective members. The closure would impact on this but there is capacity in the core and wider catchment for members to find alternatives of similar quality and price-point and opportunities to enhance courses to provide further for displaced members. The closure of IGC would not have a significant impact on the mix of facilities or limit opportunities for newer golfers looking to take their first steps into the game, where there are limited facilities and programmes to encourage this.

Facilities in the Wider Catchment

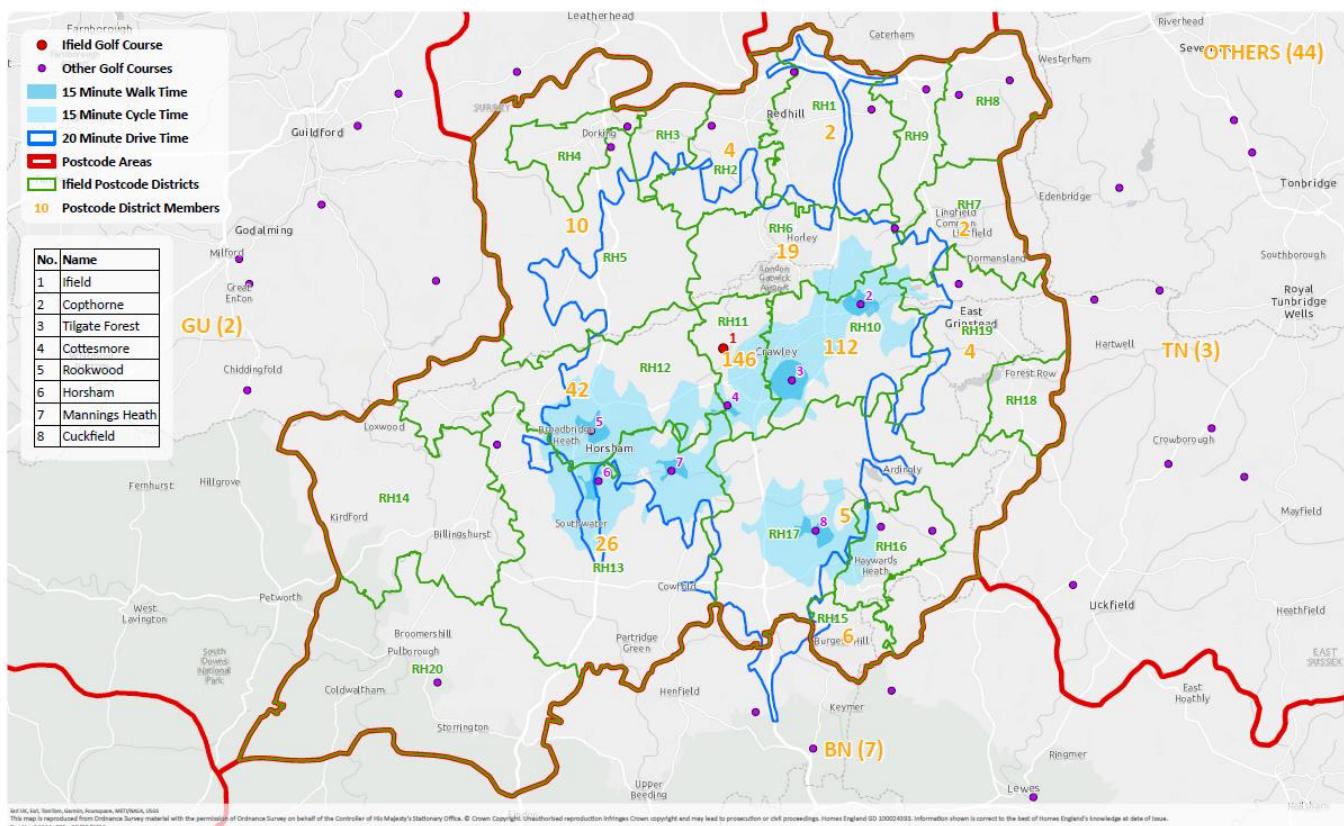
1.50 In addition to courses within a 20-minute core drivetime catchment of IGC, there are a large number of other golf facilities in a wider catchment within 20-30 minutes. As set out Slindfold is just outside the 20-minute catchment. The wider catchment comprises 17 standard courses (with 279 holes), 2 par 3 courses (18 holes) and 8 GDRs with 134 bays. Although likely to offer less opportunity for local residents to play golf in its various forms, given the travel time from IGC, the wider 20min – 30min catchment will still play a role for any displaced IGC members, given the wide spread of IGC members on the Surrey / Sussex border. When analysing the breakdown of the membership provided by IGC it can be seen that approximately 165 members (circa 32%) are located outside of the core 20-minute catchment, meaning other courses outside the core catchment, in wider Sussex and Surrey, will also provide opportunities for any displaced use for IGC members.

1.51 The map overleaf illustrates the numerous courses in the wider catchment to serve the outlying members.

Map 2.2 – Courses in wider catchment serving outlying IGC members



Ifield Golf Course Assessment - Walk/Cycle/Drive Time



Summary of Existing Facility Provision

1.52 In summary, the supply of golf facilities in the core catchment and wider area within a 20 and 30-minute drive of IGC is as follows.

Table 2.6 – Summary Existing Provision

Catchment	Standard Courses	Holes	Par 3 courses	Holes	GDRs	Bays
Facilities within 0-10 minutes*	1	18	0	0	0	0
Facilities 10-15 minutes	4.5	63	1	9	1	27
Facilities 15-20 minutes	4.5	72	2	18	3	44
Facilities 0-20 minutes*	9	153	3	27	4	71
Additional facilities 20-30 minutes	17	279	2	18	8	134
Facilities 0-30 minutes*	27	432	5	45	12	205

Summary of Local Provision

1.53 The core 20-minute catchment around IGC has 8 standard courses in total (9 equivalent), 3 par three / pitch and putt course and 4 driving ranges. The local area population within 10/20 minutes of IGC is 87,000/243,000.

1.54 Five of the standard courses are either private members clubs or proprietary facilities, mainly well established, which offer a conventional standard course primarily for the benefit of

members, although in all cases visitors are welcome. There is a good supply of 'municipal' pay and play courses. All but 3 courses have 18 holes, and mostly of a consistent length of 5-6000 yards, although the 9-hole courses are shorter.

- 1.55 Two facilities have more than one standard course, and four more have ancillary facilities such as GDR on site. There are 3 par 3 /pitch and putt courses, generally on multi-use sites, which specifically meets the needs of developing players, with a progression from short course to main course, and no free-standing GDR.
- 1.56 Where private clubs exist, the emphasis is on catering for the needs of club members, but at the same time making their courses available to visitors, more casual golfers and golf societies, on payment of green fees. Green fees at these clubs range from £25-80 pp per round/day, and the variation in these figures suggests that the private clubs cater for a range of different types of golfer on a varied range of courses.
- 1.57 Annual membership fees at commercial/members' clubs are generally expensive, and in all cases but one are in the range of £1,350-1,918 pa. Membership/season tickets or passes available at municipal courses tend to be cheaper, but not to a significant extent. Regular golf at private or 'public' courses is therefore relatively expensive in this area, although in some cases, there are incentive deals offering flexible memberships and other deals.
- 1.58 At least 3 clubs were identified as currently charging a joining fee (£100-750) for the first year of membership. Club and course websites offer little specific information on membership levels and possible vacancies, though some general information has been gleaned after conversations with club managers. Most courses suggest on their websites that they welcome new members, sometimes with membership offers or concessions.
- 1.59 The lack of joining fees in some cases, and the availability of some membership offers, suggest that in general new members are welcome and there would therefore appear to be some spare capacity overall in the area, and therefore the opportunity for clubs/courses to accommodate additional regular players, meeting the needs of any displaced golfers.
- 1.60 The presence of 'municipal' or other pay and play courses in the area suggests that there is opportunity for casual play on a pay and play basis, without the need to join a club.
- 1.61 **Wider area** – In addition to courses within a 20-minute catchment of IGC, there are a large number of other golf facilities in a wider catchment within 20-30 minutes. Slinfold lies just outside the 20-minutes. These comprise 17 standard courses (with 279 holes), 2 par 3 courses (18 holes) and 8 GDRs with 134 bays. Although likely to offer less opportunity for local residents to play golf in its various forms, given the travel time from IGC, will still play a role, given the wide spread of IGC members. When analysing the breakdown of the membership provided by IGC it can be seen that approximately 165 members (circa 32%) are located outside of the core 20-minute catchment, meaning other courses outside the core catchment core provide further opportunities for any displaced use. See map 2.2.
- 1.62 **Overall** - The area around IGC therefore has a range and variety of golf facilities. These cater widely for golfers who seek regular membership of golf clubs, casual access to clubs on payment of green fees, and those who prefer to access municipal courses on a pay and play basis.
- 1.63 The types of courses available are mainly conventional 18-hole standard courses, usually free standing and without ancillary facilities including GDRs or shorter par 3 practice courses (although most will have practice facilities for members and others). The two main municipal 'public' pay and play courses make an important contribution to the introduction of newer golfers to the game and their development, Cuckfield also boasts affordability and targets golfers engaging with a shorter game by promoting 'always time for 9'. There remains however a gap in *the leisure, recreation and golfer* market, which provides the stepping stones into more regular golf participation and transition to golf on standard courses. Only Goffs Park provides a very limited offer in this regard.

1.64 Without these opportunities, new participants will be restricted. Most additional future demand in the future is likely to occur mainly from beginners, juniors and others new to the game, particularly women and girls, and this will have implications for the types of facility that are required in the future, at least in the initial stages. There is also evidence that future development in golf facilities will need to take into account social factors such as the availability of time and money, the introduction of technology to golf provision and the need for smaller, shorter courses which are more flexible in their use.

Standards of Provision

1.65 The most basic way of assessing quantity is to apply standards of provision. Previous benchmarks in terms of levels of provision suggest one course per 20-25,000. Applying this to the IGC 20-minute catchment would equate to one course per 27,000, in-line with the benchmark, suggesting a balanced position. This would reduce if IGC were to close. The standards approach is however no longer accepted as a valid approach.

1.66 It was first adopted by the golf sector when the Royal & Ancient (R&A) identified a shortfall of 700 courses in 1989, based on Scottish and other areas of good supply, based on the benchmark. It was effectively replaced by Sport England advice in the early 1990's when new more sophisticated planning tools were introduced, and the local needs approach came in, first under PPG17 and then in the ANOG guidance in 2013. The ANOG approach is more robust and relevant.

Relative Supply

1.67 Relative provision of courses is a useful indicator of how well an area is doing for facilities, but again is only a benchmark against which to judge supply. It provides a *starting point* and only one indicator. Relative provision of golf facilities in the local and wider area, regionally and nationally is set out in the tables below.

1.68 This section makes no comments at this stage on the local (or wider) need for golf, which can only be dealt with after an assessment of demand, utilising England Golf tools, the RGD index provides a more balanced assessment of supply against demand this is set out in the next section.

Standard Courses

Table 2.7 – Ratio Standard Courses

	Courses	Holes	Population 2021	Holes per 1000 population
Within 10 mins	1	18	87,360	0.21
Within 20 mins	9	153	243,057	0.63
Horsham	9	144	147,487	0.98
Crawley	1	18	118,580	0.15
Mid Sussex	7	126	152,949	0.82
Mole Valley	7	105	87,608	1.20
Chichester	8	126	124,531	1.01
Arun	4	72	165,225	0.44
Adur	0	0	64,626	0
Brighton & Hove	4	63	276,334	0.23
Waverley	9	144	128,878	1.12
West Sussex	32	540	885,055	0.61
South East region	421	6543	9,294,023	0.70
England	1931	30286	56,536,419	0.54

1.69 Relative provision for all standard courses in the core 20-minute catchment is well provided, and about the county and regional average and above the national average. This accords with the findings for HDC, where supply is also well matched with demand.

1.70 If IGC were to close, the ratio of courses would fall to 0.56/1000 in the core 20 minutes, just below the county average, but still above the England average. In terms of relative supply alone, the closure of IGC would have an impact but any displaced golfers could travel to other courses, with reasonable levels of provision remaining.

Par 3 / Pitch and Putt Courses

Table 2.8 – Ratio Par 3 / Pitch and Putt Courses

	Courses	Holes	Population 2021	Holes per 1000 population
Within 10 mins	0	0	87,360	0
Within 20 mins	3	27	243,057	0.1
Horsham	3	27	147,487	0.18
Crawley	1	9	118,580	0.08
Mid Sussex	1	9	152,949	0.06
Mole Valley	0	0	87,608	0
Chichester	2	18	124,531	0.14
Arun	0	0	165,225	0
Adur	0	0	64,626	0
Brighton & Hove	0	0	276,334	0
Waverley	2	18	128,878	0.14
West Sussex	6	54	885,055	0.06
South East region	57	552	9,294,023	0.06
England	225	2247	56,536,419	0.04

1.71 There are three par 3 / pitch and putt courses in the core catchment area, which is higher than the county, regional and national average. Rookwood and Horsham are part of existing courses, only Goffs Park is standalone and this requires investment to make it a potential all-year round offering. Access to 'beginners'/training/short recreational courses represented by par 3 courses, and favoured by England Golf to improve participation is therefore constrained, some consideration might need to be given to such provision in any future proposals.

Golf Driving Ranges (GDRs)

Table 2.9 – Ratio GDRs

	Courses	Bays	Population 2021	Bays per 1000 population
Within 10 mins	0	0	87,360	0
Within 20 mins	4	71	243,057	0.29
Horsham	4	60	147,487	0.41
Crawley	1	27	118,580	0.23
Mid Sussex	4	81	152,949	0.53
Mole Valley	2	48	87,608	0.55
Chichester	4	47	124,531	0.38
Arun	0	0	165,225	0
Adur	0	0	64,626	0
Brighton & Hove	1	20	276,334	0.07
Waverley	1	7	128,878	0.05
West Sussex	14	225	885,055	0.25
South East region	150	2660	9,294,023	0.29
England	647	11318	56,536,419	0.20

1.72 The provision of GDRs throughout the whole study area is variable. Within 20 minutes of IGC, provision is about average, in-line with England, county and regional averages. There are 2 GDRs in the catchment area of Horsham, and each is attached to an existing golf club, not necessarily suitable or available for casual play, or seemingly accessible to new or developing golfers and instead likely to cater for more established players looking to grow their skills.

1.73 **Overview** - As suggested above, relative supply is only a useful indicator in terms of benchmarking local provision alongside other similar areas. Relative provision for all standard courses in the core 20-minute catchment is well provided, and about the county and regional average and above the national average. This accords with the findings for HDC's area, where supply is also well matched with demand.

1.74 If IGC were to close, the ratio of courses would fall to 0.56/1000 in the core 20 minutes, just below the county average, but still above the England average. In terms of relative supply alone, the closure of IGC would have an impact but any displaced golfers could travel to other courses, where capacity exists, with reasonable levels of provision remaining.

1.75 There are 3 par 3 and pitch and putt courses in the core catchment area, which is higher than the county, regional and national average. There is also good provision in Horsham itself. Rookwood and Horsham are part of existing courses, only Goffs Park is standalone and this requires investment. Access to 'beginners'/training/short recreational courses represented by par 3 courses, and favoured by England Golf to improve participation is however constrained given access to Goffs Park and the location of Rookwood and Horsham, some consideration might need to be given to investment and location of such provision in any future proposals.

1.76 The provision of GDRs throughout the whole study area is variable. Within 20 minutes of IGC, provision is about average, in-line with England, county and regional averages. Two GDRs in the catchment are in Horsham, and each is attached to an existing golf club, not all are necessarily suitable or available for casual play, or accessible to new or developing golfers and instead likely to cater for more established players looking to grow their skills.

1.77 Quantity (absolute and relative) however is only part of the assessment of supply, which also needs to take into account *quality, accessibility and availability*, as well as demand, and these are addressed below. Establishing a picture of demand will be critical to develop a clear position on need. The full supply and demand assessment is set out in the next section.

Quality

- 1.78 When assessing quality, it is necessary to review both condition and *fitness for purpose*. The analysis of slope ratings, quality scores and pricing were right at the time of the assessment, these do evolve and are subject to change.
- 1.79 Slope rating represents the relative difficulty of a course for a bogey golfer compared to a scratch golfer and helps to understand and compare course playability and standards. A course with long carries, narrow fairways, lots of hazards and thick rough will have a high slope rating because these features are more of a challenge to bogey golfers. Slope rating can be anywhere between 55 and 155. 113 is the neutral slope rating that indicates a course of equal difficulty for scratch and bogey golfers. The GB&I average slope rating is 125.
- 1.80 The quality of the golf course and test presented at various courses is comparable with IGC across the core catchment in the table below.

Table 2.10 – Slope Rating Comparisons

Course	Slope Rating Men's Yellow	Men's White
IGC	110	118
COPTHORNE GC	130	133
COTTESMORE G&CC	121	129
CUCKFIELD GOLF CENTRE	-	-
HORSHAM G&F	116	135
MANNINGS HEATH GC	115	134
TILGATE FOREST GOLF CENTRE	-	130
ROOKWOOD GC	120	124

- 1.81 There are no official or standard measurements to assess course quality in golf, therefore making it difficult to establish benchmarks. In general terms, facilities which charge a higher amount for both membership and green fees are likely to offer a better-quality course and more extensive ancillary facilities, and most membership fees and green fees in the study area are relatively high. This is addressed further under the availability criteria.
- 1.82 Because of the nature of golf, the predominance of clubs in managing their own facilities, the demands of users and the levels of annual subscriptions and daily green fees, the standard courses in the study area are of acceptable or high quality or in good condition. Reviews of courses and other facilities on websites (including Golfshake) and similar broadly confirm that golf courses, and in particular the main standard courses on site, are of good quality.
- 1.83 There are various rankings created through golf publications which can also give a steer as to how well regarded a course is. Golfshake is an active online community of regular golfers and group organisers. Their site has a popular course section, which is a good resource in the UK for golf course information and reviews, featuring every golf course in the world and over 280,000 independent golf course reviews. The course section is accessed by over 125,000 golfers every month who can read in depth course information and reviews from the Golfshake community. An analysis of the scores given by subscribers to all the standard course in the study area is set out in the table below (maximum score 5).

Table 2.11 – Golfshake Rating Comparisons

Facility Name	Overall Rating	Course Rating	No. of Reviews
IGC	4.03	4	93
COPTHORNE GC	4.11	4	127
COTTESMORE G&CC	4.03	3.9	270
CUCKFIELD GOLF CENTRE	3.92	4	105
HORSHAM G&F	3.94	3.9	107

Facility Name	Overall Rating	Course Rating	No. of Reviews
MANNINGS HEATH GC	4.27	3.7	443
TILGATE FOREST GOLF CENTRE	3.04	3	441
ROOKWOOD GC	3.98	3.6	485

1.84 Despite there not being any official rankings or objective way of assessing the quality of golf courses, it would appear from the reviews above that each of the facilities within the core catchment is offering a course (and in most cases supplementary amenities) of good to high quality. Overall, the ratings are consistent across all facilities with only Tilgate Forest being noticeably lower than the others, this is likely due to its local market position and price point and recognises the acknowledged need for investment in the course and need to improve the quality to maximise the potential of the course layout and playability.

1.85 In terms of playability and quality IGC is reflective of other courses in the core catchment and other courses reflect the IGC quality and positioning. Whilst a well-respected course, IGC does not appear to have any unique value in respect of the type and quality of offer, in comparison with other offers in the catchment.

1.86 At IGC itself, existing conditions of the course means that the course is unable to be played during periods of wet weather when parts of the course are either waterlogged or there is a risk to damage to playing areas. While the impact on the playability of the course is weather dependent, there are regular closures during winter months which means that IGC is not a year round facility and limits accessibility for a period of the year over the winter months.

1.87 In terms of *fitness for purpose*, it is necessary to look at quality from a wider perspective and consider the need for (say) good quality entry-level golf in line with strategic priorities of the England Golf and the needs in the catchment. The aspirations of beginners to the game will be different from those who have played golf at a commercial or members' club for years. In this way quality would be linked to purpose, and the criteria would differ between golf course needs of different types.

1.88 As set out previously, the area around IGC therefore has a range and variety of golf facilities. These cater widely for golfers who seek regular membership of golf clubs, casual access to clubs on payment of green fees, and those who prefer to access municipal courses on a pay and play basis.

1.89 The types of courses available are mainly conventional 18-hole standard courses, usually free standing and without ancillary facilities including GDRs or shorter par 3 practice courses (although most will have practice facilities for members and others). The two main municipal 'public' pay and play courses make an important contribution to the introduction of newer golfers to the game and their development, Cuckfield also boasts affordability and targets golfers engaging with a shorter game by promoting 'always time for 9'. There remains however a gap in the *leisure, recreation and golfer* market, which provides the stepping stones into more regular golf participation and transition to golf on standard courses.

1.90 The member offer is therefore well catered for, through various operational models. This is the clear role of IGC, consultation with the IGC club secretary confirmed the focus is on retaining members through flexible offers. The closure of IGC would not therefore have a significant impact on the mix of facilities or limit opportunities for newer golfers looking to take their first steps into the game. Tilgate, Rookwood, Horsham, and Cuckfield provide a good starting point, given the provision of ancillary facilities e.g., GDRs, practice and 9-hole provision, plus 'member' offerings to play this role, however investment is required to further enhance this, particularly in respect of the leisure and recreation offer.

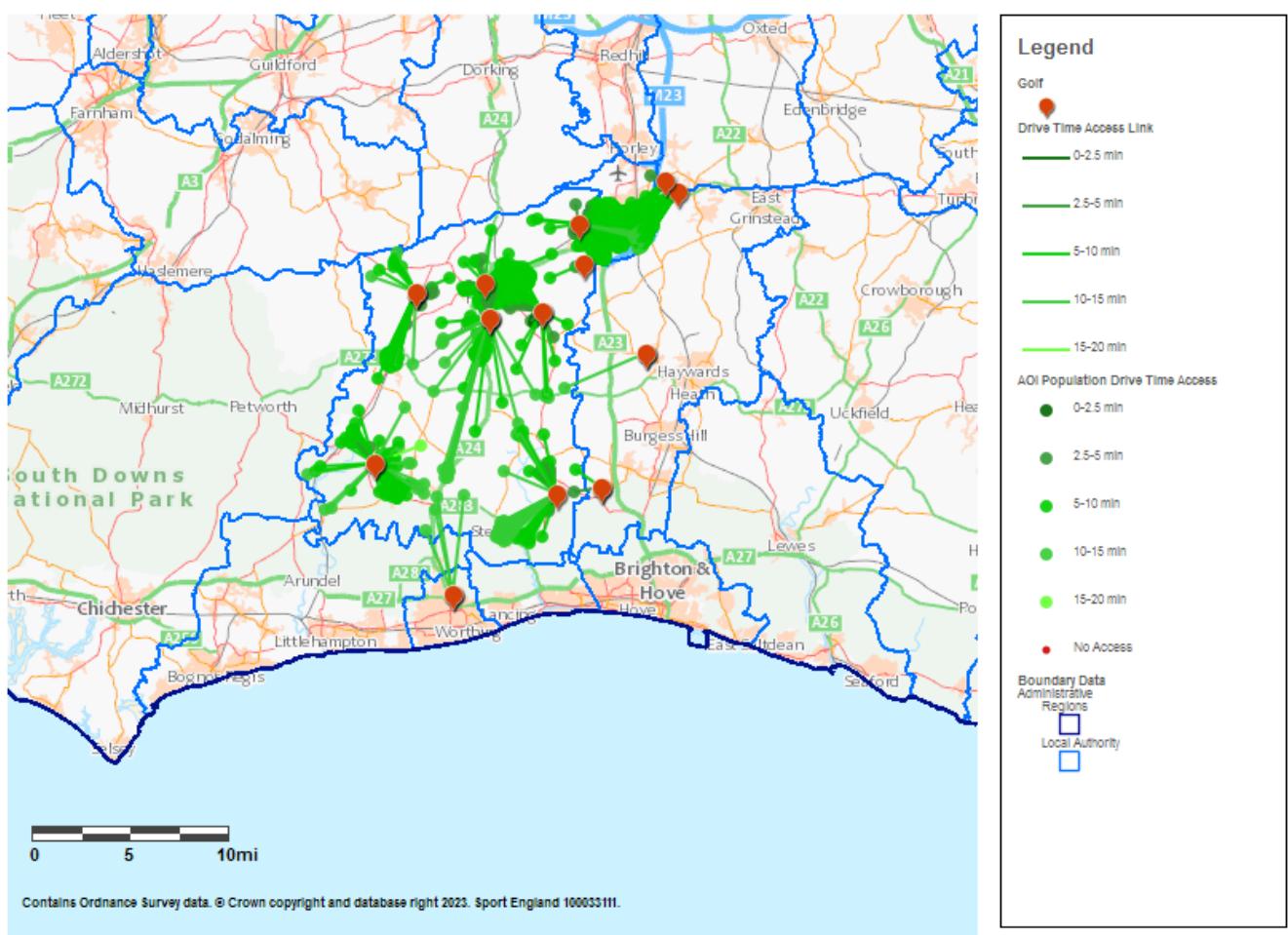
1.91 Course improvements at both Tilgate and Rookwood could also enhance the offer for more traditional golfers seeking a member experience and potentially transferring in part from IGC. Both Tilgate and Rookwood offer a good test of golf for experienced members owing to the course construction and layout, broadly comparable with IGC, however quality improvements

to the course will be required to attract members who may be interested in joining. There is clearly potential for improvement through directing mitigation contributions to course improvements to ensure any displaced members are catered for and the overall quality matches needs and expectations, alongside those starting the golfer journey.

Accessibility

1.92 Sport England's accessibility tool on Active Places provides the opportunity to estimate the population profile within a given catchment area of a (new or existing) facility, or the competing facilities within a given catchment area of a (new or existing) facility. In addition, the population within an area of interest served/able to access facilities, based upon given catchment parameters can be identified. The assessment below considers accessibility within the administrative areas of HDC and CBC. The map and data demonstrate the accessibility of the local population to golf facilities both within Horsham and Crawley and those just outside.

Map 2.3 – Accessibility to Golf in Horsham and Crawley District



Sport England assumes no responsibility for the completeness, accuracy and currency of the information contained on this map/report. This information is taken from the Active Places Power website and its terms and conditions apply.
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The Summary Results Area shows the population counts within range of a facility (shown by whether the facility is within or outside the selected area of interest)

Combined	0-14	15-24	25-39	40-59	60-79	80+	Total
Total with nearest site:							
- within the AOI	40181	20906	40724	61773	47105	12469	223158
- outside the AOI	7959	3876	8333	11220	6232	1415	39035
Total AOI population	48140	24782	49057	72993	53337	13884	262193

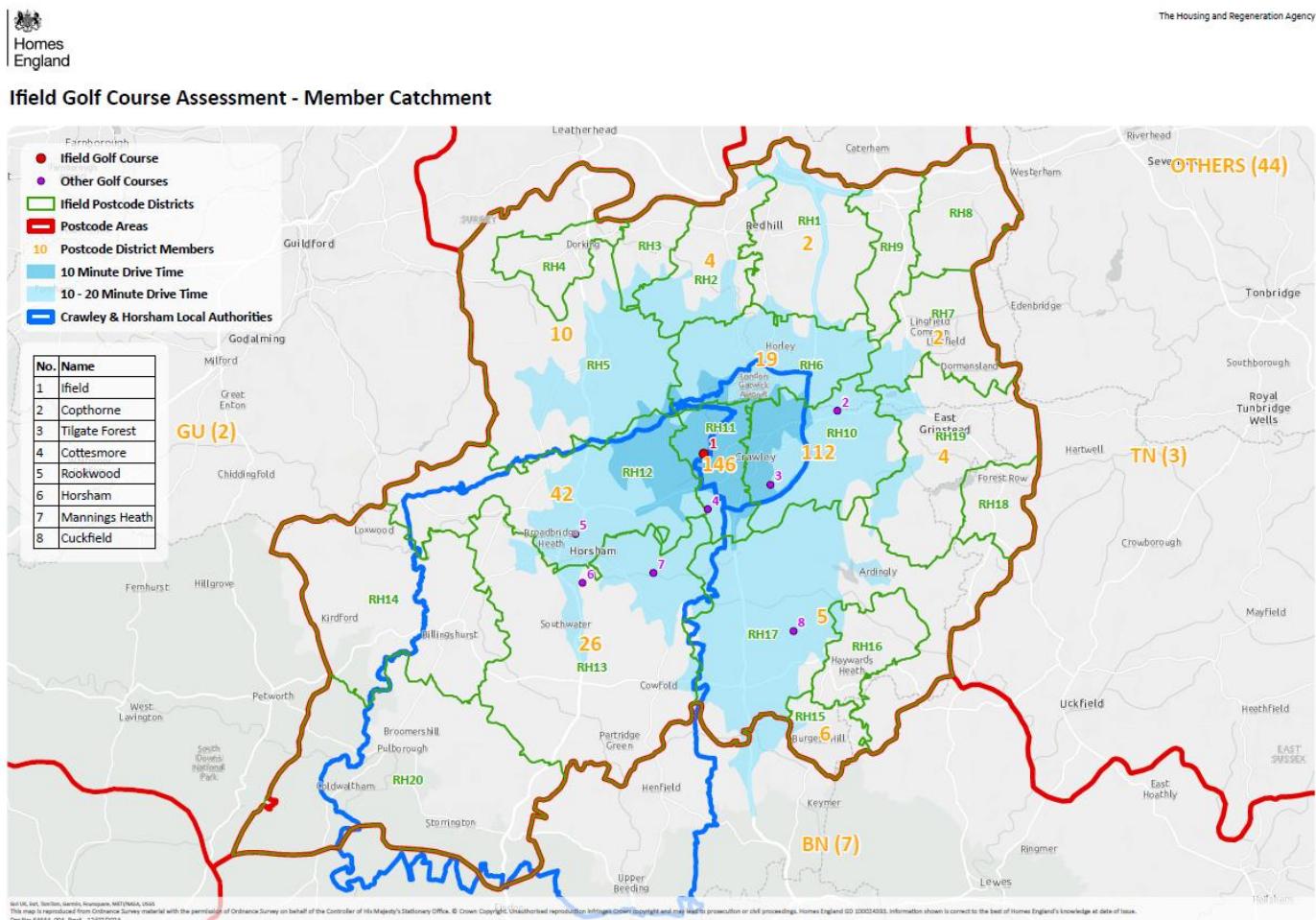
The Summary Results Area shows the population with access to the requested facility type by range bandings

Combined	0-14	15-24	25-39	40-59	60-79	80+	Total
0-2.5	314	137	371	512	444	183	1961
2.5-5	6746	3445	6739	10165	7985	2511	37591
5-10	29707	15229	30793	44698	32202	8327	160956
10-15	3339	2069	2778	6253	6357	1423	22219
15-20	75	26	43	145	117	25	431
Total In Range	40181	20906	40724	61773	47105	12469	223158
Total Outside Range	7959	3876	8333	11220	6232	1415	39035
AOI Total	48140	24782	49057	72993	53337	13884	262193

1.93 The tables and map demonstrate that almost the whole population of Horsham and Crawley can access a golf facility within a 20-minute drive, and the majority within 10 minutes. Most of these are within the AOI itself (i.e. the two local authority areas), though facilities just over the boundary in neighbouring districts including Worthing, Mid Sussex, NE Crawley in Tandridge and Reigate) also have a role to play, for those residents not close to a course or range in Horsham or Crawley. There is also an element of choice for local residents to more than one course or facility.

1.94 As stated previously the catchment for IGC members are largely drawn from the RH10, RH11 and RH12 postcodes, as illustrated in the map overleaf, there are several accessible courses for the vast majority of members within accessible 10 and 20-minute travel distances.

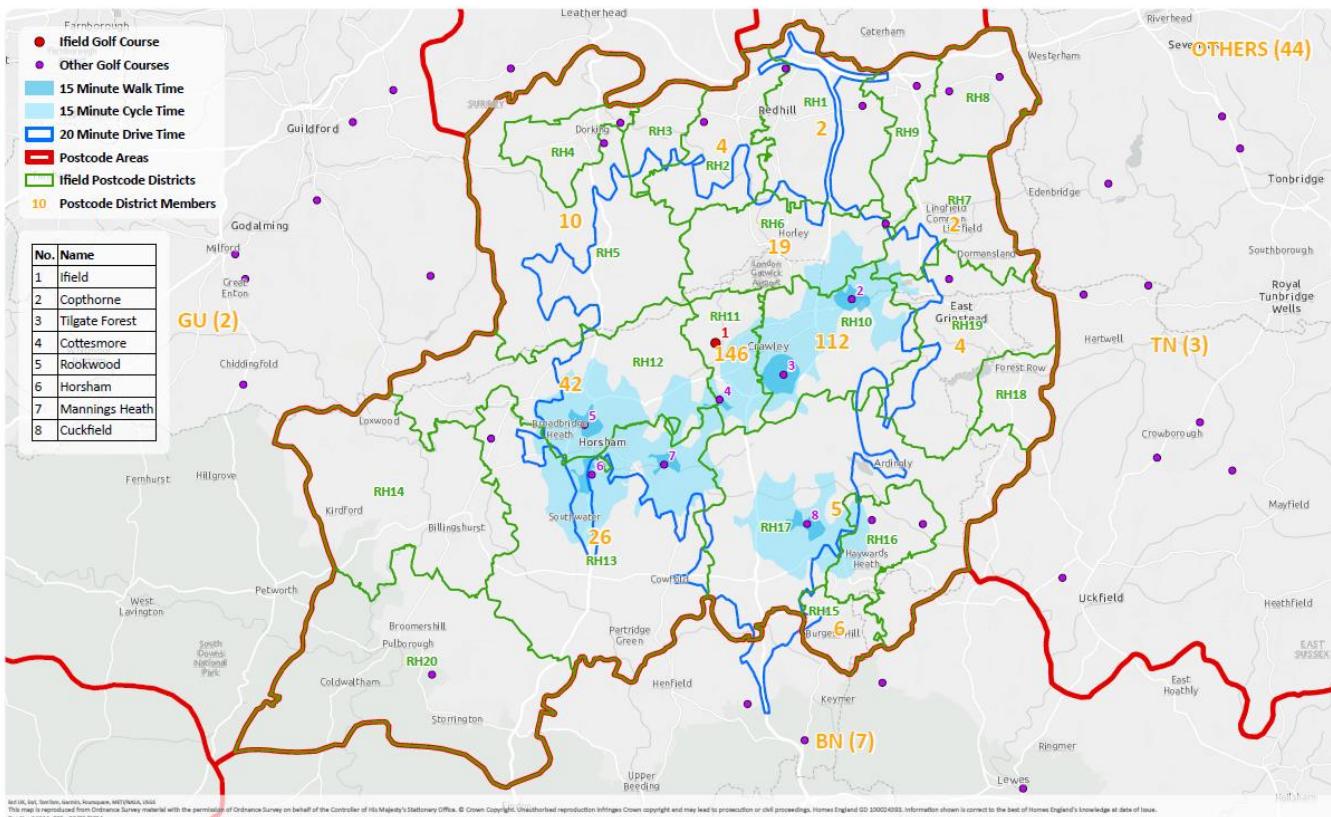
Map 2.4 – Accessibility of Members to courses in the core IGC catchment



1.95 People will chose where to play for many individual reasons, it is however evident that the majority of IGC members have easy access to other course within a 10 and 20-minute catchment and therefore opportunities to continue to play at other courses, within a reasonable travel time.

1.96 As set out previously, when analysing the breakdown of the membership provided by IGC it can be seen that approximately 165 members (circa 32%) are located outside of the core 20-minute catchment, meaning other courses outside the core 20-minute catchment, of which there are 17 in total, will also provide further opportunities for any displaced users as illustrated in map 2.2 previously and set out overleaf.

Field Golf Course Assessment - Walk/Cycle/Drive Time



1.97 Facilities just outside the 20-minute catchment in neighbouring districts including Worthing, Mid Sussex, NE Crawley in Tandridge and Reigate also have a role to play, for those residents and displaced member not close to a course or range in Horsham or Crawley.

Availability

1.98 Availability needs to consider the following (see ANOG):

- How much existing courses are actually used, how full they are?
- How much they could be used?
- What scope is there for increasing their availability?

1.99 These are in turn influenced by a number of factors, including:

- The management and ownership e.g. whether facilities are public, private or education based
- A programming and sports development policy e.g. is availability given over to specific sports, initiatives and range of activities at certain times. Some facilities may be programmed only for specific sports, users or activities
- The cost of use e.g. a high cost may result in a facility having more limited use
- Hours of use e.g. opening times available for public use, this will be linked to the programming policies above
- Facility design e.g. the physical design and layout of a facility may limit or prevent use by specific users.

1.100 Membership numbers provide a proxy for assessing availability however all golf clubs operate different models, and capacities will vary as a result, some clubs looking to maximise golf revenues and driving membership numbers, with others seeking to restrict membership in order to provide a better member offer via a less busy course.

1.101 The membership baseline used by England Golf (EG) has fluctuated from 484 in 2018 to 389 and is now assessed to be 407 by EG. It is evident therefore that the membership baseline fluctuates and the value of this as a measure should be seen in this context.

1.102 Furthermore, recent case history suggests that simply proving that other courses have capacity to accommodate displaced users does not constitute a lack of demand and rationale for deeming a course to be surplus, in isolation. Nevertheless, understanding the capacity in the catchment and any constraints is important to understand the capacity in the catchment to meet the needs of any displaced users of IGC and triangulate this with other evidence.

1.103 In terms of the market, the analysis of clubs has not suggested any with restrictive management and ownership models, or restrictive opening hours. There are no design limitations and it could be reasonably concluded that all the courses in the core catchment are *available*. Although by virtue of price, some are more restrictive, set out are the most up to date price points as of the time of the assessment, although it is acknowledged these change regularly but it provides an indication of the relative costs of golf across the catchment and the impact of price as a barrier in terms of availability. Set out in the tables below are the price comparisons across the course in the core 20-minute drivetime catchment.

1.104 For the most part, the data refers to the latest membership fees (2023/24), joining fees, waiting lists and green fees charged across the whole spectrum of golfers, including full membership, 7 day and shorter membership, juniors, flexible options, newcomers to the sport and other categories. Green fees for visitors were also considered, and provide a complexity of different scales of fees, depending on the precise form of payment (e.g., online booking), which tends to be more responsive the individual demand on the day.

1.105 The prices and figures set out in the table below will inevitably fluctuate as will membership over the next few years.

Table 2.12 – Price Comparisons

	Membership	Green fees
IGC	7 day - £1375 pa 5 day - £1151.75 pa Off peak (new) £911.75 pa Intermed 36-40 - £996.75 pa Intermed 30-35 - £846.75 pa Intermed 24-29 - £696.75 pa Intermed 19-23 - £326.75 pa Flexible - £586.75 pa Play More Golf - £375 pa Junior 14-18 - £131.75 Junior u14 - £101.75 pa Overseas/county - £696.75 pa Social £75 pa No waiting list No joining fee	Members' guests Sat am - £35/20 pp 18/9 holes Sat pm - £25/17.50 pp Sun early - £35/20 pp Sun after 11 - £25/17.70 pp Weekdays - £25/17.50 pp Visitors Weekdays am – £30/20 pp Weekdays after 11 - £25/17.50 pp Sat am – na Sat pm - £30/20 pp Sun up to 11 - £35/20 pp Sun after 11 - £30/20 pp County card – £28 pp weekday, £35 pp Weekend Juniors - £15/10 pp
Mannings Heath GC	Full 7 day - £1918 pa 5 day - £1456 pa Plus Assoc 18-22 up to 37 Flexible Kingfisher Country Academy Waterfall (juniors) No waiting list No joining fee	Main - £70-80 pp Kingfisher - £25-30 pp

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	Membership	Green fees
Horsham G&CC	7 day - £1400 pa Joint 7 day - £2400 pa 5 day - £1100 pa Joint 5 day - £2100 pa 5 day 60+ - £1080 pa Intermed 25-34 - £795 pa Intermed 18-24 - £495 pa No waiting list No joining fee	Oaks Course Online up to 11.00 - £42 pp Online 11.00 on - £38 pp Online 2.00 on - £29 pp Pro shop - £45/40/32 pp Junior £20 pp With member £30/25/20 pp Junior £16 pp Firs Course Adult – £10 pp Junior - £7 pp
Cuckfield GC	Full adult - £875 pa Joint adult - £1425 pa Weekend - £625 pa New to Golf - £600 pa Twilight - £500 pa Intermed 25-28 - £650 pa Intermed 29-34 - £700 pa Intermed 35-39 - £750 pa All above joining fee - £100 Junior u11 - £100 pa Junior 12-15 - £175 pa Junior 16-18 - £250 pa Student u25 - £400 pa No waiting list or joining fee	Summer 9 holes - £18.75 pp 18 holes - £26.25 pp Twilight – adult - £15 pp Junior u10 - £12.50 pp
Copthorne G &CC	7 day - £1638 pa 5 day - £1396.50 pa (both joining fee £750) Intermed 18-29 - £404.40-1475.25 pa (joining fee £275-450) Country - £816 pa (joining fee £265) Junior from £52.50 pa Social - £60 pa Joining fee and waiting list	Visitor Weekday - £55 pp, Weekend – pm only – £65 pp 4 ball special Weekday £200, Weekend pm only £220 Junior £25/30 pm only pp County Card – Weekday - £35 pp Mid Sussex League – Weekday - £30 pp Member guest – weekday - £30 pp, weekend £35 pp James Braid courses - weekday £35 pp, weekend pm £35 pp
Tilgate Forest GC	7 day - £1045 pa 5 day - £715 pa Junior 7 day £10 per month Young adult – 7 day - £45 per month No waiting list No joining/induction fee	Current (February 2024) Weekday am - £20 pp, pm £16 pp Weekend – am £24 pp, mid-day £20 pp, pm £16 pp
Cottesmore GC	Country Club membership Adult - £79 per month Corporate - £72 per m Intermediate (19-29) - £79 per m Junior (3-18) - £20 per m Joining fee (£100) and waiting list	Griffin course Winter after 11 - £25 pp County card - £22 pp Phoenix course Winter 9 hole – £14pp, 18 holes - £20pp
Rookwood GC	7 day - £1356 pa 7 day restricted - £1230 pa Off peak 5 day - £810 pa No joining fee No waiting list	Weekday - £18-30 pp Weekend - £18-35 pp

1.106 Summary of fees in order of cost of full 7-day membership reveals the following:

- Mannings Heath (highest)
- Copthorne
- Horsham

- **IGC**
- Rookwood
- Tilgate Forest
- Cottesmore
- Cuckfield

1.107 Summary of visitor green fees in order:

- Mannings Heath (highest)
- Copthorne
- Horsham
- Rookwood
- **IGC**
- Cuckfield
- Cottesmore
- Tilgate Forest

1.108 IGC is a mid-priced course, certainly not the cheapest course, so any closure would not be impacted by price. Furthermore, in terms of affordability for Crawley residents and the type of golf that is needed, there is more limited household disposable income closest to the course with more limited opportunity to access. This is important in the context of the KKP study that puts emphasis on affordability of provision.

1.109 There is an absence of waiting lists at most courses, only Cottesmore and Copthorne have waiting lists, 3 of the clubs have joining fees.

1.110 To understand this issue a bit further England Golf have supplied the average membership numbers for courses across the catchment for the years 2022 and 2023. This recorded an average of 466 members per course in 2022 and 464 members in 2023, a pretty static position.

1.111 Using the EG benchmark of 407, the average in the catchment is currently above this. It should be noted that 2 of the courses have 27 holes giving a potential benchmark figure of 610 at these courses. What we know from individual courses is that there is availability and most are seeking new members. From the evidence presented there is capacity in the catchment to accommodate IGC members, and as table 2.12 illustrates, 5 have no waiting lists or joining fees. The 7 day membership of IGC is 126, the 500 IGC members are not all active golfers or 7-day players.

1.112 As part of this process, to understand the position in more detail, we have consulted further with the clubs and the following responses have been received to date.

1.113 At the time of consultation **Copthorne** reported that membership has been static for the past few years.

1.114 Centre Manager at **Tilgate Forest** reports that, most of the Tilgate market and client base is pay and play golf / driving range users, but it does have the capacity to grow the membership base. Investment in course quality would enable this and provide a potential alternative for displaced members.

1.115 Director of Golf at **Mannings Heath** reports that membership is down as well as green fees from 2022/23. Pay and play represents approximately 20% of usage at Mannings Heath. They have capacity to accommodate new users.

1.116 British Ensign manager at **Rookwood** reports that they have approximately 100 season ticket holders (the membership equivalent), leaving significant headroom. In terms of usage the trend is of slight decline since covid, over the past 3-years. They can accommodate more season ticket and pay and play usage and are focussed on trying to attract these users following the

England Golf accreditation, which provides a platform for a better member offering. Here again investment can deliver this.

- 1.117 A recent planning application by **Horsham Golf club** set out the issues they were having in terms of membership and usage, which was reducing.
- 1.118 These comments from courses in the 20-minute core catchment reflect the struggles reported by **IGC** at the 2023 AGM, set out in the next section.
- 1.119 Without a detailed operational knowledge and understanding of each individual course it is difficult to quantify precisely the exact nature of the capacity but it is not unreasonable to assume that those active IGC members seeking to continue to play could be accommodated at courses in the core 20-minute catchment and wider afield depending on their personal circumstances, where they live, friendship groups and course preferences. There is a wide choice of alternatives.

Supply Summary

Quantity

- The core 20-minute drivetime catchment around IGC has 8 sites and 9 equivalent standard courses in total, 3 par three / pitch and putt course and 4 driving ranges.
- Relative provision for all standard courses in the core 20-minute catchment is well provided, and above the county and regional average and above the national average.
- This accords with the findings for Horsham Council area study (KKP, 2022), where supply was also found to be well matched with demand.
- If IGC were to close, the ratio of courses would fall to 0.56/1000 in the core 20 minute catchment, just below the county average, but still above the England average.
- In terms of relative supply alone, the loss of IGC would have an impact but any displaced golfers could travel to other courses, with reasonable levels of provision remaining and which as set out below appear to be both *accessible* and *available*.
- In relation to the golfer journey, the provision within the catchment appears reasonably well balanced. There is however no obvious Leisure offer, (other than Goffs Park, which has seasonal opening) e.g., adventure or crazy golf etc, whilst there are some opportunities for the Recreation Golfer to be introduced to the game these are also limited, however there is a good, universal offer catering for more established golfers and those who choose to become members of clubs.

Quality

- Despite there not being any official rankings or objective way of assessing the quality of golf courses, it would appear from the reviews that each of the facilities within the core catchment is offering a course (and in most cases supplementary amenities) of good to high quality.
- In terms of playability and quality IGC is reflective of other courses in the core catchment and other courses reflect the IGC quality and positioning. Whilst a well-respected course, IGC does not appear to have any unique value in comparison with other offers in the catchment.
- At IGC itself, existing conditions of the course means that the course has regular periods of closure during winter months which limits accessibility for a period of the year.
- In terms of fitness for purpose, it is necessary to look at quality from a wider perspective and consider the need for good quality entry-level golf in line with strategic priorities of the England Golf and the needs in the catchment.
- The types of courses available are therefore mainly conventional 18-hole standard courses. The member offer is therefore well catered for, through various operational models.
- The two main municipal 'public' pay and play courses make an important contribution to the introduction of newer golfers to the game and their development, this could be enhanced further through targeted investment.
- The loss of IGC would not therefore have a significant impact on the mix of facilities or limit opportunities for newer golfers looking to take their first steps into the game. There remains a gap in the *leisure, recreation and golfer* market, which provides the stepping stones into more regular golf participation and transition to golf on standard courses.

Accessibility

- **Accessibility by car to facilities by car in the whole Horsham and Crawley area is good – almost the whole population can access a golf facility within a 20-minute drive, and the majority within 10 minutes. There is also an element of choice for local residents to more than one course or facility, and overall accessibility would not be impaired if IGC were to close.**
- **It is evident that the majority of IGC members have easy access to other course within a 10 and 20-minute catchment.**
- **When analysing the breakdown of the membership provided by IGC it can be seen that approximately 165 members (circa 32%) are located outside of the core 20-minute catchment, meaning other courses outside the core catchment will also provide further opportunities for any displaced use.**

Availability

- **There is evidence of vacancies at many of the clubs in the core-catchment (5), and from consultation, websites and other sources clubs are generally keen, or need, to attract new players.**
- **There is an absence of waiting lists at most if not all courses, 2 clubs have waiting lists and 3 of the clubs have joining fees.**
- **Most if not all are seeking new members. Most clubs in the core catchment, including IGC are experiencing declining or static usage and membership.**
- **Whilst there are lots of flexible offers, IGC is not the cheapest course, so any loss would not be impacted by price.**
- **There appears to be capacity in the catchment to accommodate any displaced IGC members, price would not appear to be a barrier.**

1.120 It is, among other things, necessary to evidence that there is alternative provision or capacity elsewhere. It is also necessary to consider and understand demand and establish the number and type of courses required to meet the needs of golf. This is explored in the next section.

3.0 Demand Assessment

National Trends

- 1.121 Golf is the fifth largest participation sport in the country, with around 730,000 members belonging to one of 1,750 affiliated clubs. Research led by the R&A in 2020 together with the home nation golf unions found that there were 5.2 million on-course adult golfers, playing full-length courses (either 9 or 18-holes) in Great Britain.
- 1.122 The number of on-course golfers has risen from 2.5 million in 2017 to 3.0 million in 2019 and hit a peak during COVID of 5.2 million in 2020 based on figures by Sports Marketing Surveys. The latest figures showed that 4.8 million people played in 2021, down from the COVID peak. Of this the report found that 339,000 were avid golfers, playing more than 52 times a year or once a week.
- 1.123 In terms of trends up until the mid-1980s, the demand to play golf in the UK comfortably exceeded the supply of golf courses. This meant that most membership-based golf courses had long waiting lists for membership, and 'pay and play' municipal courses were very busy. In the 1990s the UK had a golf course construction boom. By around the year 2000, the UK's supply of golf courses had increased by over 30%. This reversed the mid-1980s supply/demand position to one where, on a national basis, there was generally supply/demand equilibrium but edging towards golf course oversupply.
- 1.124 From around the year 2003 the long term trend in the is a steady decline in golf club membership numbers. There were several reasons for this. In the expanding digital age, generally people have much busier lives, and a significant proportion felt that they did not have the time to play golf on a regular basis. An 18-hole round of golf typically take around 4 hours. Also, the rise in popularity in cycling and general health and fitness, which can be done in shorter time slots, put extra pressure on the golf sector. It is considered that the future growth will not occur in the traditional 18-hole market. Recent research has suggested that 61% of women are open to playing rounds with less than 18 holes, compared to 49% of men. If golf clubs offered to book less than 18-holes, 43% of women would play more often.
- 1.125 Furthermore, there has been an increase in the popularity of just paying a visitor green fee to play golf, as opposed to paying a full annual membership subscription at one course. If people do not have the time to justify paying a full annual subscription, then there is 'value for money' appeal in paying daily green fees in line with the level of play, and an added benefit of not being a member means the ability to play a variety of courses.
- 1.126 With an increased demand for more casual 'pay and play' golf, and with the emergence of third-party online tee time sellers, visitor green fee prices started to fall, as venues competed for this expanding market. As green fees started to fall, they made full annual membership subscriptions look even less value for money – unless one had the time to play a lot of golf.
- 1.127 These trends were confirmed in the 2023 BRS Golf participation survey, which concluded that registered member numbers at golf clubs has started to decline. This was further evidenced by Contemporary Club Leadership, who regularly survey golf club leaders, the most recent survey in 2023 found that membership resignation had risen, with the average rate tracking at 6%. Membership attrition rates are generally considered to be running at 7% per annum.
- 1.128 The Members' and Proprietary Golf Clubs Survey 2022/23 Report prepared by Hillier Hopkins LLP, chartered accountants and tax advisers, confirms the impact of COVID has now receded. The report produced in association with The Golf Club Secretary monthly journal and the UK Golf Federation, warns that the 'cost of living crisis' is now resulting in a downturn in golfer demand.

1.129 From a review of various reports from the 2023 IGC AGM¹, it is also clear that the overall direction of travel and demand for membership is struggling both at IGC and more broadly across the golfing community is following these national trends.

'Membership at all golf clubs is becoming increasingly more difficult due to the economic climate, ever increasing Subscription Fees, pressure on people's time and a general apathy of members not wanting to get involved...'

1.130 Reports at IGC go on to state that this trend is further demonstrated by both the continued move from fixed memberships to more flexible membership² and the failure of key initiatives designed by IGC to encourage membership golf, such as the Member-get-Member scheme and Off Peak Membership which between them only secured a single additional member. This shows that Membership at IGC (and therefore regular and consistent use) is becoming less valued.

1.131 Against this backdrop England Golf is focussed on sustainability and consolidating current clubs rather than expanding the market but also developing clubs to be more viable. Clubs who are proactive and keen to adapt to make themselves attractive to new markets and initiatives should survive and flourish.

1.132 The Course Planner, England Golf's Strategic Plan, sets out the strategic direction for England Golf (2021-25) and aims to re-focus priorities, energy and passion on key areas to help widen golf's appeal, highlighting the sport as more inclusive and accessible than ever.

1.133 Within the market, as set out in the previous section, it is therefore important to consider the distinct roles that clubs play, it is not a case of 'one size fits all'. In any balanced golf market there will be a need for 'starter clubs' to contrast with improver and more traditional courses. Former US Open champion, Graeme McDowell, summed up the current state of the game when he said that golf needs to be 'quicker, sexier and less elitist.' Future demand is therefore difficult to assess accurately but the nature of demand is likely to evolve.

1.134 There is undoubtedly a lot of good work and promotion around golf being done at the moment. Whether these initiatives can arrest the social and structural trends in the longer-term remains to be seen. What is clear is the trends are moving away from the traditional 18-hole offer, the focus of the golf offer at IGC, and within the core 20-minute catchment.

Local Demand

1.135 There are numerous different ways in which demand for golf can be analysed, using data from various sources to help present an overall picture of how many people are participating in the sport. There is a good deal of data available on current and likely future levels of demand for golf, from Sport England, England Golf, clubs and various commentators on the game in the UK, and in recent years in studies such as this, it has been refined and adapted to allow levels of demand for golf to be applied to existing supply to estimate current and future need for facilities. The assessment below considers the main sources of data.

1.136 Sport England's Active Lives Survey is a relatively new way of measuring sport and activity across England and replaced the previous Active People Survey, with data collection beginning in 2015, and last reviewed in 2021/22. Various frequencies of activity can be analysed, but the data below refers to participation at least twice in the last 28 days, which is said to provide an entry level view of participation overall, a useful measure of engagement in different sports and physical activities and an understanding of the contribution of activities to achievement of 150+ minutes of activity per week (which Sport England defines as being active). This is the measure of participation which is used in this assessment.

1.137 The data below refers to national, regional and countywide participation for golf, at least twice in the last twenty days. This is in line with the Sport England Active Lives (AL) definition, which

¹ [2023 agm - chairmans report 2023. final.pdf \(intelligentgolf.co.uk\)](https://intelligentgolf.co.uk/2023-agm-chairmans-report-2023-final.pdf)

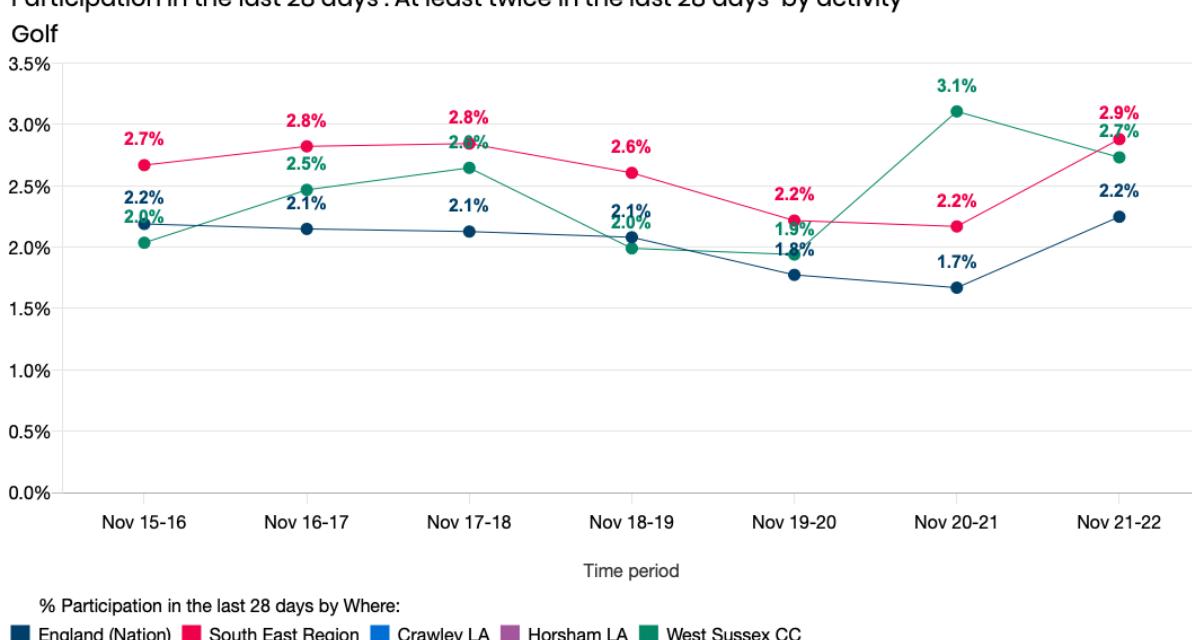
² [agm 2023 - finance report.final.pdf \(intelligentgolf.co.uk\)](https://intelligentgolf.co.uk/agm-2023-finance-report-final.pdf)

states that, 'we count sport and leisure activity if it is done.....at least twice in 28 days.' This is the definition for all sports covered by AL, including golf.

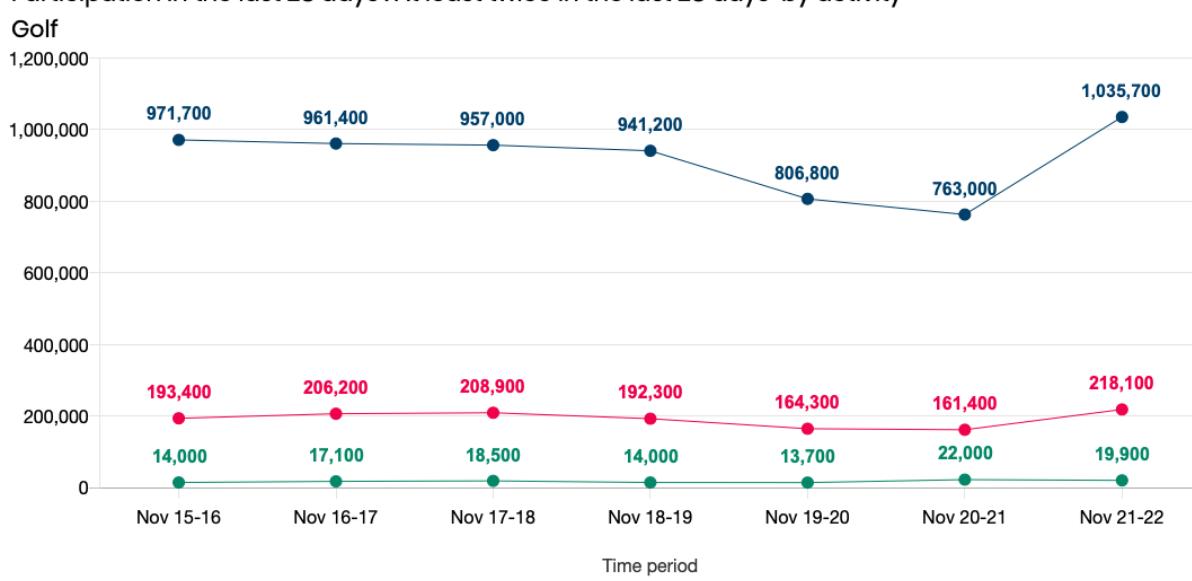
1.138 Furthermore, Sport England Facilities Planning Model (FPM) for swimming, which is a supply and demand tool, also uses 2 x 28 as the participation benchmark for driving the FPM model and swimming pool need. Someone who plays 2 rounds of golf a month, could be classed as *regular* rather than somebody who plays golf twice a year, they are unlikely to class themselves as a regular golfer and planning golf needs on such infrequent participation is arguable.

1.139 The data below refers to national, regional and countywide participation – data is not available at the local authority level or for the 20-minute catchment of IGC, and in the absence of this, it is reasonable to assume that participation at these more local levels is consistent with the county figures.

Participation in the last 28 days : At least twice in the last 28 days by activity



Participation in the last 28 days : At least twice in the last 28 days by activity



Participation in the last 28 days: At least twice in the last 28 days by activity (%)							
	Nov 15-16	Nov 16-17	Nov 17-18	Nov 18-19	Nov 19-20	Nov 20-21	Nov 21-22
England (Nation)	2.20%	2.10%	2.10%	2.10%	1.80%	1.70%	2.20%
South East Region	2.70%	2.80%	2.80%	2.60%	2.20%	2.20%	2.90%
West Sussex CC	2.00%	2.50%	2.60%	2.00%	1.90%	3.10%	2.70%

Participation in the last 28 days: At least twice in the last 28 days by activity (number)							
	Nov 15-16	Nov 16-17	Nov 17-18	Nov 18-19	Nov 19-20	Nov 20-21	Nov 21-22
England (Nation)	971,700	961,400	957,000	941,200	806,800	763,000	1,035,700
South East Region	193,400	206,200	208,900	192,300	164,300	161,400	218,100
West Sussex CC	14,000	17,100	18,500	14,000	13,700	22,000	19,900

1.140 Participation on a regular basis (2 x previous 28 days) in 21/22 in England levels is back to the same percentage rates as in 15/16, having suffered a significant reduction over the last 10 years, and particularly in the early days of the Covid pandemic. The latest data suggests that participation rates in West Sussex are higher than the national average, although slightly lower than the figure for the region. (not accounting for an apparent surge in 20/21). There are currently estimated to be 1.035m golfers playing twice monthly in England, and 19,900 in West Sussex, which if extrapolated for the more local areas, estimates 5,473 regular golfers in the 20-minute catchment of IGC, 3,323 in Horsham district and 2,667 in Crawley.

1.141 Using Active Lives England Golf (EG) has created a Regular Golfer Demand (RGD) index - a series of calculations used to determine an index indicating how the golfer demand per facility in a local authority compares to the national benchmark of demand per facility. Within the formula, EG calculates the participation number in an authority by establishing what proportion of the population are likely to be golfers, which can then be used to determine the number of participants per facility within the authority. Using this number and comparing to the national average of participants per facility, an index can be created.

1.142 The RGD index, provides a more balanced assessment of supply against demand and provides an understanding of the number of courses required to meet the estimated need for golf facilities within a locality. With 100 as the average, any index lower than this suggests an area that potentially has either low demand, or a high facility count, or both. A number above 100 suggests an area as having a high demand and/or a low provision, or both.

1.143 Participation twice in the previous 12 months is the criterion that England Golf (EG) uses to highlight regular demand.

1.144 Based on the England Golf regular participation measure of twice per year when assessing the RGD for Horsham it shows an index of 90, which is just below the national average which could suggest that the facilities available are adequate to meet the demand of those in the authority who play golf regularly. In Crawley the position is different with a RGD of 394. The RGD formula allows for different scenarios to be forecast, Taking Ifield out of the equation would reduce the RGD index for Horsham to 108. As stated previously however the critical assessment is for the 20-minute catchment.

Table 3.1 – Regular Golfer Demand utilising 2 x 28 days metric and 20-minute catchment

Area	No of GCs (equivalents)	2x28 days participation (no's of regular golfers)	= ratio	Divided by participation in England 1,035,700/1,683	=	x100 = ratio
20-minute catchment	9	5,512	5512/9 = 648	615	1.00	100

1.145 Based on the rationale set out above, and using the 'principles', the England Golf RGD methodology has been adapted, to demonstrate a scenario, to reflect the different measure of regular participation (2 x previous 28 days, consistent with the Active Lives data) and to also enable the 20-minute drivetime catchment area to be considered, which the EG analysis has not done.

1.146 The number of courses is the 18-hole equivalent, and participation at the more local level is extrapolated from the West Sussex average participation rate from Active Lives (AL) (2.7% 19,900 regular golfers) divided by proportion of the county population within each area (Crawley 13%, Horsham 17%, catchment 28%).

1.147 In the 20-minute core catchment using the 2 x 28 metric the catchment has an RGD index of 100, which suggests there is a balance of supply and demand, equal to the national average. Within this area, and at a more local level, Horsham has an index lower than 100, suggesting low demand compared with supply, and Crawley a high RGD index, where demand considerably exceeds supply.

1.148 If Ifield was removed from the 20-minute core catchment the RGD would change to 112 for the core 20-minute catchment. The inclusion of Slinfold would reestablish a balanced position without IGC.

1.149 Obviously, accessibility will largely depend on the facilities on offer and an individual's personal circumstances, so not all facilities will necessarily be viable options, but this is a useful index to compare demand with the national average. In general, the IGC 20-minute core catchment has adequate facilities to meet anticipated demand.

Future Demand

1.150 There is no evidence of latent, displaced or unmet demand, other than the 2 courses with waiting lists, however the capacity across the catchment area as a whole demonstrates availability within the catchment, with most clubs expressing vacancies, keen to attract new members and users. The national trends and latest membership indicators suggest a downward trend, which reflects the experience in the core catchment, including IGC.

1.151 Future growth in golf participation is difficult to predict and recent trends need to be taken into account in planning for future provision. The trend set out previously at both national level and at IGC itself would suggest that overall growth is unlikely to be significant. All clubs consulted reported either static or declining membership and usage.

1.152 Given the structural issues set out at the start of this section and the rising population of the catchment the most likely scenario is that over the next 10-15 years, some downward adjustment in the supply may be necessary based on golf trends. Any increases via growth is likely to be negated by downward trends and attrition.

1.153 Sport England has developed 19 Market Segments (MS) within the overall adult population to help understand the nation's attitudes towards sport and its motivation for taking part (or not).

It is based on the Active People's Survey, DCMS's 'Taking Part' Survey and Mosaic data from Experian.

- 1.154 The three main market segments in the IGC catchment (comprising 36% of the area's total population) are Tim (sporty male professional), Philip (mid-life professional sporty male) and Alison (stay at home mum). Philip is one of the two highest segments nationally participating in golf, and would like to play more, Tim is also active in golf, and Alison is active in general, but plays little or no golf. This assessment tends to confirm that participation in golf in this area is likely to be higher than the national average.
- 1.155 In terms of people within the catchment who (it is estimated by MS) do play golf, the data suggests that by far the major participants are Tim and Philip, well represented in the area and keen golfers. Other golfers include Ralph and Phyllis, and Roger and Joy, who traditionally play golf, but are less well-represented segments in the area. Alison, a main segments in the area, plays little golf. Two thirds of the golfers in the area are accounted for by the four main playing segments – there is very little golf played outside these groups. Potential demand for golf from the MS data confirms that it is the broadly the same groups that currently play that would like to participate more, totalling over 4,000 participants or about 1-2%. This represents a theoretical demand for golf and can be used alongside the population and growth projections to estimate future demand.
- 1.156 Population projections have been sourced from the Nomis, ONS website of subnational projections for England, 2018 based, the latest data available. The figures for the 20-minute catchment are estimated as a proportion of the combined figures overall, as follows:
 - HDC 2021-2041 = 149,766-167,135 (11.5% increase)
 - CBC 2021-2041 = 114,600-118,761 (3.45% increase)

Housing allocations take account of expected population increase, and are included in the above. Given the restrictions on housing supply over the Plan period, it is likely that the above population proposals can be considered a worst case assessment of future demand arising from new residents.

- 1.157 It is difficult to say how this will manifest across the catchment, also there is a limit on house building, which may well depress figures further. An average of 7.4% growth across the catchment is however considered to be reasonable as a measure of growth. The broad data therefore suggests that the overall population in the IGC catchment may well increase by 7.4% overall by 2041, or by about 0.5% per year. Most of this increase is projected to be in the Horsham district, where most of the golf facilities area are situated and where growth can be best accommodated.
- 1.158 This increase also masks changes in the age structure of the area, but unlike in many areas where there is normally major increase in the population over 65, smaller increases among 0-15, and relative stagnation in the main 16-64 age band, in this part of the south east, there may well be a greater increase in younger or middle-aged households. The population normally active in sport are those between 5 and 54, which is likely to increase steadily.
- 1.159 The estimated increases in population suggest that demand for golf in general could increase by say 0.5% pa (7.3% to 2041) over the next few years within the IGC catchment.
- 1.160 On the basis of the population information available, and current participation data for the area, there is likely to be an increase in participation in golf in the IGC area, and this might amount to up to an additional 400 regular golfers (i.e. 7.4% of estimated 5,500 golfers rounded) in the period to 2041, as the result of population change alone. This may be balanced and reduced by a reduction in participation trends and the current static position in the market. Furthermore these figures match the likely attrition rates of 6-7% over the same period, meaning the growth impacts are likely to even out in respect of membership numbers.

- 1.161 The trend set out previously at both national level and at IGC itself would suggest that overall growth is unlikely to be significant. All clubs consulted reported either static or declining membership and usage. Any increases via growth is therefore likely to be negated by downward trends and attrition.
- 1.162 The existing supply could therefore accommodate this increase in addition to the IGC loss, given 5 courses have availability and are looking to increase membership and usage. Furthermore mitigation proposals will improve the quality and capacity of courses to meet the needs of displaced users and new people seeking to take up the game. The mitigation strategy will set out how this will be achieved.

Demand Summary

- Golf is the fifth largest participation sport in the country, with around 730,000 members belonging to one of 1,750 affiliated clubs. Research led by the R&A in 2020 together with the home nation golf unions found that there were 5.2 million on-course adult golfers, playing full-length courses (either 9 or 18-holes) in Great Britain. The latest figures showed that 4.8 million people played in 2021, down from the COVID peak.
- Sport England Active Lives Survey, measures regular participation in sport as twice in the last 28 days, the figure for golf in 2021/22 was 2.2%, which is the same as recorded in 2015/16. Participation would therefore appear to be static.
- Up until the mid-1980s, the demand to play golf in the UK comfortably exceeded the supply of golf courses. This reversed the mid-1980s supply/demand position to one where, on a national basis, there was generally supply/demand equilibrium but edging towards golf course oversupply. From around the year 2003, the UK experienced a steady decline in golf club membership numbers.
- These trends were confirmed in the 2023 BRS Golf participation survey, which concluded that registered member numbers at golf clubs has started to decline. This was further evidenced by Contemporary Club Leadership, who regularly survey golf club leaders, the most recent survey in 2023 found that membership resignation had risen, with the average rate tracking at 6%. Membership attrition rates are generally considered to be running at 7% per annum.
- Demand for membership is therefore struggling both at IGC and more broadly across the golfing community and is following these national trends in the core catchment and subject of this study.
- Against this backdrop England Golf is focussed on sustainability and consolidating current clubs rather than expanding the market but also developing clubs to be more viable.
- Based on the England Golf regular participation measure of twice per year when assessing the RGD for Horsham it shows an index of 90, which is just below the national average which could suggest that the facilities available are adequate to meet the demand of those in the authority who play golf regularly. Taking Ifield out of the equation would reduce the RGD index for Horsham to 108.
- In the 20-minute core catchment using the 2 x 28 metric the catchment has an RGD index of exactly 100, which suggests there is a balance of supply and demand, equal to the national average. If Ifield was removed from the 20-minute core catchment the RGD would change to 112 for the core 20-minute catchment. The inclusion of Slinfold would reestablish a balanced position without IGC in the 20-minute core catchment. .
- The trends at both national level and at IGC itself would suggest that overall growth is unlikely to be significant. All clubs consulted reported either static or declining membership and usage. Any increases via population growth is therefore likely to be negated by downward trends and attrition.
- Most additional future demand is likely to occur mainly from beginners, juniors and others new to the game, particularly women and girls, and this will have implications for the types of facility and offer that are required in the future, at least in the initial stages.

Horsham Golf and Leisure (HGL) Scenario

1.163 Horsham Golf and Leisure (HGL) have submitted an Appeal against their previous refusal, following the Inspector cancelling the hearing sessions for the Horsham Local Plan. It is not known of the Appeal will be successful but we assess the potential impacts below.

1.164 If both IGC and the traditional 18-holes at Horsham were to close, the ratio of courses would fall to 0.48/1000 in the core 20-minute catchment, below the county average of 0.61 and the England average of 0.54. If just IGC were to close the figure would be 0.56. In terms of relative supply alone, the loss of both Horsham and IGC would impact. The Regular Golfer Demand (RGD) figures would also increase above the national average position of 100, using whichever measures. Our proposals recognise and mitigate for this.

1.165 It should be acknowledged however that IGC and Horsham are at the edges of each other's catchments, and whilst at the edges of the IGC catchment, it is not in the core catchment. Horsham is the furthest away course from IGC, therefore the impact of its closure has less impact on access and availability, any displaced golfers could travel to other courses, with good levels of provision remaining and which appear to be accessible and available. IGC currently has circa 26 members in the RH13 postcode area (where Horsham is located). Our proposed investment in Tilgate (closest course to IGC) and Rookwood, closest to Horsham, would mitigate for the potential loss of Horsham GC in the IGC catchment.

1.166 The deficiency in the 20-minute core catchment of IGC is considered marginal so a full replacement 18-hole golf course is not proportionate, instead we have put forward alternative golf enhancements to provide a more varied offer, whilst protecting the needs of established members displaced by the closure.

1.167 Closing the marginal deficiency in standard golf course equivalents by investment and improvements to improve the quality and capacity of existing courses to increase the attractiveness to potentially displaced members is vital and is a key aspect of the IGC mitigation proposals, set out under separate cover. This includes course improvements, to bunkers, tees and greens and drainage, investing in areas that currently restrict playing opportunities over the golf season, making courses more attractive to prospective members at both Tilgate and Rookwood. The table below, extracted from the detailed mitigation proposals illustrates the impacts of solely the proposed drainage works at Tilgate.

Mitigation	Original Round Number C.	Round Number after Mitigation C.
Tilgate - Improve Course Drainage	20,000	35,000

1.168 The 2022 BRS Golf Participation Report concludes that in 2019 the average golf club member played 25 rounds per year, and this number was in steady decline from 2017 onwards. This has however increased to 37 per year in 2022 as peoples' lifestyles change and new golfing habits form. A 15,000 increase in potential roundage numbers at Tilgate as a result of drainage works alone, will therefore provide capacity for circa 405 new members. There is also significant headroom at Rookwood to deliver this, with just over 100 'member' currently. This illustrates the impacts of the mitigation proposals.

1.169 We can therefore afford to lose Horsham and IGC as whilst improving Rookwood, to meet the needs of displaced ICG members, there will also be headroom to meet any former HGL members and investment at Tilgate will meet the needs of displaced ICG members.

1.170 To conclude the proposals at HGL appear to have been supported by both SE and EG, based on a position of *surplus*, which we are not convinced is accurate and a mitigation package for golf, which fails to acknowledge the impacts on the displaced traditional golfer. The IGC proposals do not argue a surplus position and propose a far more rounded package of golf mitigation, meeting the needs of golfers at the start of the golfer journey, alongside the traditional golfer. Furthermore the IGC mitigation plans will actually support the deficiencies in the HGL approach.

4.0 Summary and Conclusions

Introduction

1.171 The ANOG process requires the triangulation of evidence; taking account of all factors in terms of supply; *quantity, quality, access and availability* and set against national trends and local demand. The findings of this assessment have been set out in the proceeding sections.

1.172 There will be impacts of the potential closure of IGC, as it is a much loved and operational course, however in planning terms we conclude that there is a relatively balanced position in terms of current supply and demand. The closure of IGC would have an impact on this position, but any displaced golfers could travel to other courses, with good levels of provision remaining and which appear to be accessible and available, based on recent consultation. The existing supply could accommodate the loss of IGC, given 5 courses have availability and are looking to increase membership and usage, plus predicted growth. Growth will have limited impact given the trends and likely attrition over the period up to 2041.

1.173 We do not deem the IGC clearly surplus to requirements, however we conclude that the position is marginal and given the market characteristics, it does not require replacement on a *like for like* basis, given the supply and demand position set out and the nature of the existing provision. The deficiency in the 20-minute core catchment is considered marginal so a full replacement 18 hole golf course is not proportionate, instead alternative golf enhancements to provide a more varied offer, whilst protecting the needs of established members, would more appropriately mitigate for the loss of IGC. Opportunities exist within the catchment to mitigate any impact through targeted investment in both qualitative and quantitative measures that are better aligned with golfing needs and addresses barriers to golfing for a greater percentage of the catchment population.

1.174 The member offer is well catered for, through various operational models. This is the clear role of IGC, consultation with the IGC club secretary confirmed the focus is on retaining members through flexible offers. The closure of IGC would not therefore have a significant impact on the mix of facilities or limit opportunities for newer golfers looking to take their first steps into the game. Tilgate, Rookwood, Horsham, and Cuckfield provide a good starting point, given the provision of ancillary facilities e.g., GDRs, practice and 9-hole provision, plus 'member' offerings to play this role, however investment is required to further enhance this, particularly in respect of the leisure and recreation offer.

1.175 Course improvements at both Tilgate and Rookwood could also enhance the offer for more traditional golfers seeking a member experience and potentially transferring in part from IGC. Both Tilgate and Rookwood offer a good test of golf for experienced members owing to the course construction and layout, broadly comparable with IGC, however quality improvements to the course will be required to attract members who may be interested in joining. There is clearly potential for improvement through directing mitigation contributions to course improvements to ensure any displaced members are catered for and the overall quality matches needs and expectations, alongside those starting the golfer journey.

1.176 The golf needs assessment demonstrates that a 'like for like' replacement of the golf course is not required, mitigation for the loss of the golf course should be focussed on betterment for golf in its broadest sense, seeking to enhance both traditional provision within the catchment to meet the needs of existing members but also, to create opportunities for new market entrants / those earlier on the golfing journey.

1.177 Opportunities exist within the IGC catchment to mitigate any impact through targeted investment in both qualitative and quantitative measures that are better aligned with golfing needs and addresses barriers to golfing for a greater percentage of the catchment population. These have been developed and discussed with England Golf, Sport England and the host clubs over the past year.

1.178 Mitigation for the closure of IGC, will be delivered to alleviate the impacts and provide opportunities, which better meet the market needs. Given the findings of the needs assessment, the impacts of the closure can be mitigated for and the detail of this will be set out in the mitigation proposals, which will form a significant overall package for golf based on the following principles:

- Closing the marginal deficiency in standard golf course equivalents by investment and improvements to improve the quality and capacity of existing courses to increase the attractiveness to potentially displaced members. This could include course improvements, to bunkers, tees and greens and drainage, investing in areas that currently restrict playing opportunities over the golf season, making courses more attractive to prospective members.
- Targeting gaps in the market to attract new people and grow the game at the start of the golfer journey. This approach will target new entrants to golf and / or provide alternative facilities such as Adventure Golf, enhanced practice facilities, golf simulators or shorter game formats, in order to broaden the golf offer and encourage new entrants into the game, which represents a significant proportion of future golf demand across the catchment area.

1.179 Mitigation proposals will improve the quality and capacity of courses to meets the needs of displaced users and new people seeking to take up the game. The mitigation strategy sets out how this will be achieved and the positive impacts on golf in the core 20-minute core catchment.

1.180 It is therefore evident that the gap within the market is at the *Leisure, Recreational and Golfer* end of the golf journey and investment should seek to support the delivery of this need, whilst at the same time recognising the role currently played by IGC and ensuring there remains capacity in the catchment for the current IGC member offering to also be delivered at alternative venues and ensure any displaced members have appropriate opportunities, thus also negating the impact of the closure on the more traditional offer.

1.181 It is evident that significant opportunities exist within the catchment to mitigate any impact through targeted investment in both qualitative and quantitative measures that is better aligned with golfing needs and addresses barriers to golfing for a greater percentage of the catchment population, whilst protecting traditional members displaced by the closure, seeking membership opportunities in the core catchment.

1.182 Analysis of the catchment and course characteristics clearly identify the potential of Tilgate, Rookwood and Goffs Park to deliver elements of the mitigation strategy. This is now being explored in detail.

1.183 Tilgate is operated by Glendale Leisure under contract to CBC. The course was established in 1982. The course is a par 71 with a yardage of 6,238. It also has a floodlit driving range. Locally it is known as being a well-designed course and a good test of golf, comparable with IGC, which is reflected in the slope index rating of 130. The basic course layout and test of golf can therefore provide an equivalent offer for the established golfer as IGC. The course is however in need of investment in order that it can realise its potential and become the good standard golf course it is capable of becoming, providing an appropriate qualitative alternative. Poor car parking arrangements, road access, poor clubhouse offering, buggy paths and course drainage issues are holding the course back from realising its potential as a good quality golf course. There is also potential to expand the offering, the current 9-hole par 3 course is currently out of use and the pitch and putt at Goffs Park also requires investment to extend the capacity.

1.184 Rookwood is operated by British Ensign, on behalf of HDC, who also manage Slinfold. The course was developed on farmland and opened in 1997, it is set in undulating parkland with several lakes. It is described as one of the best pay and play courses in Sussex. It was designed as a municipal public pay and play golf course and comprises an 18-hole golf course, of 6,261 yards with a par 72. Up until recently the course was not affiliated to EG, the course is however now affiliated to EG, which elevates it and enables the course to offer members

traditional membership and competition opportunities. There are no barriers to membership and significant capacity exists for displaced IGC members. The pricing is comparable to IGC. There are no capacity issues at the course and given the proximity to IGC and EG affiliation, Rookwood therefore offers potential to address displaced member needs living within Horsham and wider golf priorities in the catchment. There is also potential to add to the Leisure offer with the potential development of Adventure Golf on-site.



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England

The Housing and Regeneration Agency

Part B



**Land West of Ifield
Sports and Recreation Strategy
June 2025**

Land West of Ifield

Sports and Recreation Strategy

Prepared on behalf of Homes England

By Sports Planning Consultants

June 2025

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Land West of Ifield Sports and Recreation Strategy

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Executive Summary

Introduction and Methodology

To inform the creation of the masterplan and scheme parameters that are aligned with the Development Plan policy requirements, and the relevant evidence base for the emerging Horsham Local Plan, work has been undertaken to understand the current and projected sport and recreation needs of the Proposed Development, to inform a *Sports Strategy* for the site.

The preparation of this scheme specific sport and recreation strategy for Land West of Ifield has been prepared based on guidance and a meeting with Sport England and has comprised:

- Review of local and national policy to understand the status of the site
- Review of the existing evidence base for sport and leisure
- Update of the existing evidence base where relevant
- Interpretation of additional data provided during the process:
 - FA Local Football Facilities Plan
 - Sussex Cricket Board Facilities Strategy
- Use and application of Sport England Facilities Calculator and Playing Fields Calculator.

We have also benefitted from consultations from key stakeholders.

This strategy considers the demand for indoor and outdoor sports facilities and open space and provides evidence to inform the masterplanning process for Land West of Ifield. The policy issues relating to the loss of Ifield Golf Course and the proposed mitigation to offset the loss, are not considered within this sports strategy. This is dealt with under separate cover.

Development of Sport Strategy

The analysis undertaken considers the adequacy of provision to meet existing demand, and whether it is able to sustain future growth arising from sports development initiatives and housing development.

The location of Land West of Ifield means that the analysis has included both the position in Horsham District and Crawley Borough to ensure that the full picture is understood. It is recognised that sports participation is not dictated by local authority boundaries and instead, that users will travel to available facilities within a catchment of their home.

Table 1 summarises the key findings of the work undertaken. For each facility type it summarises:

- Whether the existing infrastructure is adequate
- The requirement generated by the new development
- Whether on site provision is required
- If an off-site contribution is justified.

Table 1 outlines whether on site provision is required **as a direct consequence of the demand generated by the proposed development only.**

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Table 1 - Sports Requirements of development at Land West of Ifield

Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification / comment	Evidence
Sports Halls	No – unmet demand identified in several sports, plus overall in Crawley Borough, facilities in this area are likely to serve the new development. IDP requirement of 2 court hall	1.84 courts – equivalent to 0.46 halls	Yes – demand for 2 courts generated	No	Supply inadequate. Demand generated by new development is sufficient to justify small new facility t New development creates demand for 2 court hall which corresponds to the IDP requirement and is necessary. Table 6.4 will consider should be given as to whether a larger hall should be delivered which offers improved functionality in terms of meeting sport specific unmet demand (cricket / basketball in particular).	- SFC identified need - IDP requirement - Consultation - Crawley BC strategy - Catchment modelling - NGB sport specific consultation
Swimming Pools	Provision adequate now in Horsham District, but insufficient supply in Crawley	71.14m ² – equivalent to 0.33 swimming pools	Existing provision cannot meet demand but demand generated by this development alone (0.33 pools) does not necessarily require on site provision.	If no on site provision delivered	New provision in Horsham District means that supply meets demand in this area. Local analysis however demonstrates that there is a deficiency in the vicinity of the proposed development, and deficiencies in Crawley Borough. With the new development identified as generating demand for 0.33 pools, although demand cannot be met, the impact of the new development is not sufficiently substantial to dictate that provision must be on site.	- SFC identified need - Facility strategies in both authorities, but need now only remains in Crawley - Swim England demand modelling
Studios	No. Strategies note that provision is to increase in line with population.	Not quantified by calculator	Yes	No	Both strategies note that this should increase in line with demand – demand not quantified, but	- Both facility strategies - Capacity of existing facilities consultation

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Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification / comment	Evidence
	Demand for additional facilities identified due to capacity of existing.				development clearly generates additional need. No clear mechanism for securing contributions if not provided on site.	
Health and Fitness	Additional health and fitness facilities provided in Horsham District suggest that provision is now adequate. No unmet demand in Crawley.	Not quantified by calculator	No	No	No evidence that additional demand generated cannot be met by existing facilities in quantitative terms. That said, again there are localised deficiencies and potential for inclusion of such a facility as part of the wider offer and in order to drive sustainability.	
Squash	Yes. Neither strategy identifies need for additional facilities	Not quantified by calculator	No	No	No on site squash required and no mechanism for securing contributions.	- Facility Strategies
Indoor Bowls	Yes, some unmet demand but not evident on the ground	0.13 rinks, 0.02 centres	No	Potential need	Impact of new development very small, any additional provision required to be linked to existing centre therefore no on site facilities required. There is an argument to suggest that contributions will be required to facilitate improvements to existing facilities.	- Facility Strategies
Indoor Tennis	No, but consultation confirms that proposed development site is not preferred area. New facility likely to be delivered prior to this site coming to fruition	Not quantified by calculator	No	No	No evidence to justify requirement for onsite provision.	- Facility Strategies - LTA consultation - Horsham District Consultation
Football	No - pressures on grass pitches (junior and 3G	2 AF, 3 JF and 2 MS	Yes	Yes	Existing provision inadequate and therefore increase in	- PPS - PPC - FA consultation

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Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification / comment	Evidence
	AGPs. Whilst evidence base suggests that this can be accommodated to some degree by redesignation, there are future deficiencies	0.38 3G AGP			<p>demand cannot be met. Demand over 1 – 2 pitches and therefore sufficient to justify requirement for on site grass pitches.</p> <p>Demand for 3G cannot be met by existing infrastructure. Additional demand generated however equates to less than half a pitch. No clear requirement for on site 3G therefore, but potential to consider 3G AGP as part of creation of exemplar sporting hub (see Table 6.4)</p>	- Horsham District Consultation
Rugby Union	No. Issues with quality and capacity, particularly in Crawley	0.91 pitches (estimate only as updated affiliation information not available)	No	Yes	<p>Demand generated insufficient to warrant on site provision. On site provision also does not meet needs of rugby clubs who wish to focus all activity at club base.</p> <p>Existing deficiencies mean that increased demand cannot be accommodated and contributions therefore required to support capacity increases offsite.</p>	- PPS - RFU consultation
Cricket	No. Existing clubs are at capacity and picture of deficiency now presented.	1.94 pitches	Yes	No	<p>Existing provision unable to accommodate increased demand.</p> <p>Demand generated over one pitch – therefore sufficient to justify on site requirement. New provision therefore required to meet needs of residents of proposed new development.</p>	- PPS - PPC - Sussex Cricket Board Consultation
Hockey	No, Horsham DC require new	0.15 sand based AGPs (estimate only)	No	Yes	Demand generated by new development not significant	- PPS - England Hockey Consultation

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Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification comment /	Evidence
	double pitch home.	as updated affiliation information not available)			enough to warrant on site provision. Proposed location of development does not fit with preferred location for new pitch site. Contributions required towards off site improvements (although not required if AGP to deliver on wider priorities through delivery of sand based AGP at school site.	- Horsham DC Consultation
Tennis	No, additional parks courts are required. Localised deficiency in vicinity of Land West of Ifield	2 courts	Yes	No	Demand generated is sufficient to warrant on site provision based on minimum size criteria. On site provision needed to meet needs of residents of new development (2 courts).	- Facility Strategies - LTA consultation - Horsham District Council consultation
Bowls	Yes – existing facilities can meet current and projected future demand	0.5 greens	No	Potentially	No on site provision required. There is an argument to suggest that contributions will be required to facilitate improvements to existing facilities.	- Built Facilities Strategies - Outdoor Sport and Recreation Assessment

Table 1 therefore concludes that the existing infrastructure is not able to meet demand that will be generated by residents of the new development in several facility types. For some facility types, the level of demand that will be generated by residents of the new development alone is sufficient to require on site provision.

Based on the impact of the development alone therefore, as a minimum, provision of the following facility types will need to be included on site:

- Sports halls (2 courts)
- Outdoor tennis courts (2 courts)
- Grass football pitches (2 senior pitches, 3 youth / 9v9 pitches, 2 Mini football pitches)
- 2 cricket pitches
- Studios.

For several other facilities, while demand generated by the new development cannot be met by the existing infrastructure, the additional demand generated by the development alone is not high enough

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to directly require the provision of a new facility on site. For these facilities, where no on site provision is included, contributions towards off site provision will be necessary.

In addition to directly mitigating the impact of the new development, there is also an aspiration to leverage the opportunity to contribute to the delivery of the wider strategic sport and recreation priorities of Horsham District and Crawley Borough and benefit the creation of a sustainable community. This means that there may be facility types where although the demand generated from the proposed development does not require on site provision, there is enough demand in the surrounding area to require the creation of a new facility. Provision of such facilities on Land West of Ifield would therefore achieve the overall goal of providing a high quality exemplar development that delivers significant benefit to the area as a whole. The strategy concludes that these additional opportunities include;

- Provision of a swimming pool – although the demand generated by the new development itself equates to 71m² (0.38 pools), and is therefore not of sufficient scale to directly require a full size swimming pool, the existing and projected boroughwide deficiencies in Crawley Borough in particular are high (circa 350m² - over 1 pool). This means that the demand generated by the new development cannot be met. Swim England analysis confirms that Land West of Ifield is located in an area where there is not enough swimming pool water, and is therefore well located to provide additional water to reduce existing deficiencies as well as to meet the needs of residents of the new development. . The provision of a community swimming pool with a leisure / recreational function would therefore add significant value to the proposals.
- The new development alone will generate demand for 2 badminton courts in a sports hall – this is enough to require on site provision (and this need is documented in the IDP). Current and projected deficiencies across the area however extend wider than this (up to 10 courts) and the main existing gaps in provision are access to sports hall facilities for cricket / basketball clubs. A 2 court hall would not meet these needs. Extension of the required 2 court sports hall to 4 or more courts would ensure the facility could meet the demand identified for cricket and / or basketball
- The on-site requirement generated by the new development for outdoor tennis is 2 courts. With wider deficiencies for tennis in the parks environment there is demand to extend the appeal of this small tennis facility to provide a small parks tennis hub, which would improve viability. It is understood that there is unmet demand for padel in the north of Horsham District and in Crawley but as a new facility type, this is not currently identified in the evidence base. Creation of a padel facility, linking with the required tennis courts would provide a high quality modern tennis facility, meet the identified unmet demand and maximise sustainability
- The provision of a 3G AGP is identified as a strategic priority by Horsham District Council and there are significant deficiencies across the Borough. Although the new development does not in itself generate enough demand for a whole pitch the provision of a facility on this site would be of benefit to the district as a whole. Collocation of such a facility alongside grass pitches would enable the creation of a new strategic football hub as well as support the development of new teams associated with the development
- Horsham District Council and England Hockey highlight an aspiration for a sand based AGP to be provided at a school site, to support both multi-use curriculum and club recreational hockey needs.

Informing the Masterplan

The proposed location of any on site facilities is as important as the facility type. There are several issues that need to be considered. Those raised during consultation include;

- Council aspirations for sports hall to offer day time community access
- Council aspirations for swimming pool to offer day time access

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- Potential benefits of including gym in any facility mix (on a local catchment area basis, despite the quantity of existing provision being adequate) to improve viability
- Importance of design to support community use of any school facilities
- Economies of scale in terms of management and maintenance of facilities where facilities are collocated.

The masterplan includes both a secondary school and a primary school on site. The new schools will need to offer some sports facilities in order to meet with DfE specification and there is potential for these to make up *some* of the community use offer. This should be taken into account in the masterplanning process.

Table 2 summarises the needs identified and options for location of the facilities on the masterplan. **It outlines where facilities are provided over and above the baseline requirements for on-site provision to meet demand generated by the new development.**

Table 2 – Facilities to be provided on site

Facility Type	Summary Requirements	Facility to be Provided on Masterplan	Comment (location / other issues to be considered as part of masterplan)
Sports Halls	2 court hall to meet demand from new development Potential extension of sports hall to meet identified wider deficiencies and improve functionality for sports where deficiencies have been identified	4 – 6 court hall (therefore delivering 2 – 4 courts more than baseline requirements to address wider needs)	<ul style="list-style-type: none"> - Could be provided at school or community hub - School likely to require additional facility if provided at hub - Full daytime access considered to be of benefit by Council, but may result in duplication of facilities if provided at hub - If provided at school site, CUA will be essential and site to be designed to support community access - Duplication is not necessarily overprovision in terms of wider deficiencies so there could be a standard 4-court hall as part of the school meeting DfE standards and an enhanced 4-court hall as part of the community hub to deliver specialist sport requirements.
Swimming Pools	0.33 pools to meet demand from new development insufficient to require on site provision Wider deficiencies in pools (equivalent to 1 pool), land West of Ifield located in area of deficiency On site pool represents added value and meets identified need	Swimming pool (therefore delivering pool water above baseline requirements to address wider need)	<ul style="list-style-type: none"> - Suggest located at community hub - Potential Leisure Local (larger size) and with movable floor – but could be different shape etc, standard tank not necessarily required as performance and spectating needs are met at KS2 - Pool creates added value – existing deficiencies mean that additional demand cannot be met, but scale of demand from new development means that larger facility adds additional value. The facility will contribute to meeting significant existing and projected unmet need(particularly in Crawley).
Studios	No clear quantitative guidance Studios required in line with population growth.	2 – 3 studios	<ul style="list-style-type: none"> - Located at community hub - Suggest at least two studios included - These should offer day time access if located in the community hub and drive sustainability.
Health and Fitness	No clear quantitative requirement – infrastructure can meet additional demand Development site is in area of deficiency in accessibility terms	Small health and fitness studio circa (40 – 50 stations) – delivers above baseline requirements to address wider needs	<ul style="list-style-type: none"> - Suggest community hub - Key part of local leisure model to drive sustainability therefore important to include as part of facility mix.

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Facility Type	Summary Requirements	Facility to be Provided on Masterplan	Comment (location / other issues to be considered as part of masterplan)
	Commercial benefits to offering small health and fitness studio		
Grass football	2 Adult Football 3, Youth Football and 2 Mini Soccer pitches will be generated by the new development Wider unmet demand is also evident, but capacity increases to be met through 3G and qualitative improvements	2 AF, 3 YF and 2 MS	<ul style="list-style-type: none"> - Potential to split between school and community outdoor sports hub (or provide all at community hub and additional at school site) - Playing fields to be designed for public access if situated at school site - Suggest at least 2 larger pitches at community hub adjacent to any 3G - Less benefit in providing all at school site if 3G is situated at the community hub – 3G needs to be with grass pitches - See cricket below. Land area could be provided in total, but cricket overlaid with football pitches at hub site leaving land for playing field at school site.
3G AGP	0.38 AGP required by new development. Wider deficiency suggests that 3G onsite would significantly reduce existing widespread deficiencies	3G AGP – delivers above baseline requirements to address wider need	<ul style="list-style-type: none"> - Community hub / outdoor hub - Could be considered at school site with grass pitches, but Council would prefer sand based AGP at this location.
Cricket	New development generates demand for 1.94 cricket pitches Significant deficiencies in cricket provision in wider area emphasise the importance of this on site provision.	2 grass cricket squares	<ul style="list-style-type: none"> - Community outdoor sports hub / outdoor sports hub - Cricket pitches likely to be difficult to manage if at school site - Cricket could potentially be overlaid with football (although there may be some concerns raised about this by the ECB) - Potential to create flexible space with football - Potentially club managed on a lease basis.
Tennis	On site requirement for 2 courts generated by new development. Wider deficiencies suggest sustainable hub of 3 courts and 2 padel courts should be provided to meet need	3 tennis courts and 2 padel courts –addresses wider need and improves viability.	<ul style="list-style-type: none"> - Potential to provide at school site as part of required facilities but this moves away from concept of providing publicly accessible courts - Potential requirement for school MUGA on top of these requirements - Suggested location is community sports hub / outdoor sports hub - Potential parks location as an alternative option (within green space) but this could potentially bring with it toilet / pavilion requirements longer term.
Sand based AGP	No on site requirement generated by development Wider benefits of providing facility from curricular / hockey need	Sand based AGP - delivers above baseline requirements to address wider need	<ul style="list-style-type: none"> - School site to provide multi-sport with hockey function to increase hockey capacity in the area - If not provided on school site, there is no benefit of including this on the community hub.

Based upon the above specification, offsite contributions would be required towards rugby union and potentially indoor and outdoor bowls. If the on-site sand based AGP was not delivered, it is likely that a contribution would also be needed towards hockey.

Ancillary Provision

Ancillary provision will be a necessary component of any on site sports facilities, with appropriate changing accommodation required in any wet / dry indoor facility. Ancillary provision will also be

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required to service outdoor facilities although whether this is separately provided (or part of the indoor hub) will be dependent on the agreed location of facilities. It should be noted that changing rooms will not necessarily be required to service pitches where users are U16, but adult changing accommodation would be needed for adult pitches. Toilet and handwash facilities will however be required to service all pitches. It is likely that separate changing rooms would be expected for a 3G pitch and grass pitches.

The masterplan should therefore take into account ancillary facilities to serve the facilities that are proposed and ensure that they are located appropriately.

Further discussions are required to determine the most appropriate management of the facilities and this should form the next stage of work following finalisation of the masterplan.

Developing the Open Space Strategy

New open space will also be required to meet the needs of residents of the proposed development. Land West of Ifield does not benefit from being in the catchment of any existing open spaces.

Land West of Ifield is being developed as a landscape led masterplan - the masterplan seeks to create a development that is guided by the sites existing valuable character and ecological features. To this end, the open spaces provided will seek to meet recreation and amenity needs of residents, with access provided to local community green spaces, neighbourhood parks and local open spaces. Within these spaces play and activity spaces are provided for all ages.

Table 3 sets out the open space that will be provided as part of the development and demonstrates that for each type of open space, standards will be met or exceeded. The spaces will be set out around the masterplan so that all residents are within local policy compliant distances of each amenity type.

Table 3 - Open space proposed on-site

Typology and Sub-typology	Area per resident (sqm)	Estimated requirement (based on population of 6,725) in ha	Commitments within HPA (ha)	Provision within illustrative Masterplan (ha)	Commentary
TOTAL MINIMUM OPEN SPACE STANDARD	46.6	31.34	A minimum commitment is secured in the Parameter Plans	Accessible space within the HPA identified at this stage as approximately 79ha within the wider 105ha shown on the approval plans and Landscape and Public Realm Parameter Plan	As set out below, there are additional areas of green infrastructure identified on the Landscape and Public Realm Parameter Plan which may not fit the definition of public open space.
Of which:					
Allotments	1.8	1.21	Commitment to meet standard at Reserved Matters Application (RMA)	1.3	Indicative locations are identified for Allotments on the Landscape and Public Realm Parameter and subject to the requirements of the Site Wide Design Code.
Multi-Functional Greenspace	Total	43.9	29.52	As below	72.48
	Natural & Semi-natural Greenspace	24.3	16.34	Commitment set out in the	55.58

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			Parameter Plans		buffers shown on the Landscape and Public Realm Parameter.	
	<i>Amenity greenspace</i>	5.8	3.9	Commitment to meet standard at RMA	4.2	Amenity Green Space will be provided within the areas identified on the Landscape and Public Realm Parameter, with some additional 'on plot' areas shown on the illustrative to meet accessibility objectives. This will be refined at the RMA stage.
	<i>Parks & gardens (includes outdoor sports*)</i>	13.8	9.28	Commitment set out in the Parameter Plans	12.7	The figure provided for the Illustrative Masterplan excludes: the Outdoor Sports commitments, the area within the Secondary school site and provision for children and young people to avoid double counting when figures are combined.
Children and young people	Total	0.9	0.6	Commitment to meet standard at RMA	1.85	Indicative locations are identified for Children and Youth Facilities on the Landscape and Public Realm Parameter and subject to the requirements of the Site Wide Design Code.
	<i>Children (playgrounds / landscaped areas of play)</i>	0.5	0.33	Commitment to meet standard at RMA	1.4	
	<i>Youth areas and facilities (skate parks / bike tracks / open access ball courts – delivering appropriate provision for all genders)</i>	0.4	0.27	Commitment to meet standard at RMA	0.45	
Outdoor sports	<i>Grass Pitches and Artificial Pitches</i>	See the Sport England Sport's Playing Pitch Calculator and also the: Council's Playing Pitch Strategy, FA Horsham Local Football Facility Plan, Council's Open Space, Sports and Recreation Review	Commitment to meet standard at RMA	3.14	As outlined above, the outdoor sports provision/ sports pitches will be provided on the area identified as Park and Gardens on the Parameter Plan.	
	<i>Tennis</i>		Commitment to meet standard at RMA	0.54		
	<i>Bowling</i>		Commitment to meet standard at RMA	-		
Additional Green infrastructure types not included within above categories:			<ul style="list-style-type: none"> 11.2ha: Area identified specifically for nature conservation and management on the Landscape and Public Realm Parameter Plan. 		These areas, when added to the other figures above, cover the full open space set out in the Parameter Plans. Further details on the	

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	<ul style="list-style-type: none"> 8.23ha: Areas within the Ecology buffers (as identified at the outline stage) on the Landscape and Public Realm Parameter Plan, protected via the Landscape Retention Plan or otherwise considered too small (at the Illustrative stage) to contribute to publicly accessible open space. 6.9ha: Secondary school open space. Public access to this area will be explored through a Community Use Agreement 	exact scale of these areas will be refined at the RMA stage.
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Active Design and Active Travel

Tables 1,2 and 3 confirm that there are a mix of on and off site facility requirements relating to indoor and outdoor sport and open space. Whilst many facilities will be on site, residents will use some facilities off site. Added to this, the added value that will be generated by including some facilities to support the existing infrastructure and address existing deficiencies means that residents of existing neighbourhoods will also travel to the new development. This emphasises the importance of strong, sustainable connections with nearby neighbourhoods and with existing sports facilities.

Links to and from nearby neighbourhood centres with active travel in mind will be a key component of the site design.

Summary

This report therefore identifies sporting needs and sets out how these could be considered within the masterplanning process for Land West of Ifield.

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1. Introduction

- 1.0 Located within the administrative boundary of Horsham District Council (HDC) and adjacent to Crawley Borough Council (CBC), the proposed West of Ifield allocation includes land owned by Homes England south of Rusper Road.
- 1.1 Homes England has consequently advanced a masterplan for a scheme made up of circa 3,000 homes, associated employment and supporting infrastructure; including new sport, health and well-being facilities. The masterplan has been developed in consultation with Horsham, Crawley and West Sussex authorities through pre-application discussions and in consultation with the local community, statutory and non-statutory stakeholders. In particular, Homes England has benefitted from ongoing consultation with Sport England.
- 1.2 To respond to the evidence base for the adopted local plan, and evidence base for the emerging local plan, it is therefore clear that there is a requirement for:
 - Formal open space that responds to the needs identified in the Playing Pitch Strategy (PPS)
 - Appropriate mitigation to offset the loss of Ifield Golf Course
 - Informal spaces that improve the wider recreation offer and increase public access to the site.
- 1.3 To inform the creation of the masterplan and scheme parameters that are aligned with these policy requirements, work has therefore been undertaken to understand the current and projected sport and recreation needs. This work undertaken has enabled us to prepare a *Sports Strategy* for the site.
- 1.4 This report sets out the work undertaken and the resulting sports and physical activity strategy. It evaluates how effectively the existing provision within the wider area meets current and projected future demand and identifies where improvements are required in order to ensure that facility provision continues to meet need across the Local Plan period.
- 1.5 Importantly, Land West of Ifield provides an opportunity to address existing deficiencies within both Horsham District and Crawley Borough. This means that not only will proposals seek to ensure that the impact of the proposed new development can be accommodated, but also that opportunities to create a tailored development providing facilities to meet the needs of the current population are explored.
- 1.6 This report therefore seeks to set out a positive sport and recreation strategy for the proposed development. It drives a positive planning approach to the site, and linked with the principles of Active Design (set out in Active Design Guidance, May 2023, Sport England) that are embedded across the scheme, will create a sustainable new neighbourhood, improving access to sport, health, well-being and recreation more widely.
- 1.7 It is recognised that the proposals will involve the loss of Ifield Golf Course. This policy issue, and the proposed mitigation to offset the loss, is dealt with under separate cover. Specifically:
 - Land West of Ifield Golf Needs Assessment (June 2025)
 - Draft Land West of Ifield NPPF Paragraph 99/103 Assessment (July 2024).
- 1.8 It should be noted that the range of sports facilities that are provided as part of the masterplan seek to directly address the impact of the development but at the same time leverage the opportunity to also meet existing sporting needs of the existing population of Horsham and Crawley District. Table 7.5 in this document articulates what sports facility provision is needed to make the development acceptable, and what is proposed over and above that.
- 1.9 Section 2 considers the policy context relating to sport and recreation facilities.

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2. Policy Context

2.0 It should be noted that this report concerns itself with sports needs and planning policy considerations only. There are many other policy issues that should be taken into account but which are outside the scope of this report. As set out in Section 1, golf is dealt with in separate documents and is consequently also outside of the scope of this report.

2.1 For sports, the planning policy context is set by the National Planning Policy Framework (NPPF). The NPPF notes that sport and recreation plays a fundamental part in peoples' lives and the provision of the right facilities in the right place is a key component of this. For clarity, this document refers to paragraph numbers set out in the February 2025 version of the NPPF.

2.2 Paragraph 102 notes the importance of understanding the evidence base to determine what is required and then positively and proactively planning to ensure that the required infrastructure is provided. This principle is central to the approach taken at Land West of Ifield.

2.3 Directly referencing open space and sport, paragraph 103 of the NPPF states:

'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.'

2.4 The inclusion of facilities to meet both current and projected future demand are therefore central to the development of masterplan for the proposed development.

2.5 Furthermore NPPF Paragraph 104 seeks to protect existing open space, sports and recreational buildings and land. Paragraph 104 states that:

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

2.6 The use of the site as a golf course therefore means that it falls under the above policy and one or more of the above exception criteria should be met if development is to be acceptable in policy terms.

2.7 The compliance of proposals for the closure of the golf course with policy is set out under separate cover. This provides part of the evidence that informs that document, which illustrates how the proposed alternative sport and recreation provision outweighs the loss of the existing golf course.

Towards an Active Nation – Sport England

2.8 At a national level, Sport England's strategy 'Uniting the Movement' was published in January 2021. The strategy sets a vision of 'a nation of equal, inclusive and connected communities and

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a country where people live happier, healthier and more fulfilled lives' and highlights that being active is one of the most effective and sustainable ways of achieving this.

2.9 The new strategy seeks to ensure that sport and physical activity is recognised as essential to help overcome national challenges. It highlights that before the Covid 19 pandemic, record levels of activity were being achieved in England. It is important to both get that momentum back, but also to reach people who have traditionally been excluded.

2.10 The strategy sets three objectives:

- Advocating for movement, sport and physical activity
- Joining forces on five big issues
- Creating the catalysts for change.

2.11 Within the Strategy, Sport England highlight five big issues that need to be addressed. These include:

- Recover and reinvent – responding to the short, medium and long term challenges of Covid 19 and supporting organisations and people to return to activity that's stronger, more relevant and more inclusive than before
- Connecting communities – working in collaboration with communities - local people and organisations. This will include investing in clubs and charities and collaborating on local solutions, helping to deliver the outcomes that are needed through sport
- Positive experiences for children and young people – working to ensure that every child / young person experiences the enjoyment and benefits that being active can bring.
- Connecting with health and wellbeing – ensuring that sport and physical activity is at the heart of health and well-being both in terms of stopping health problems arising in the first place, but also supporting people to manage problems when they do arise.
- Active Environments – the strategy recognises a range of environments, from dedicated leisure facilities and playing fields, other community spaces (parks / open spaces / community centres and schools) through to the built environment (streets / housing estates etc). The strategy focuses upon making activity easier for everyone and focuses upon the protection and improvement of sport and leisure facilities (as well as the innovation of new designs and operational models), the creation of opportunities around community spaces and the creation of better places to live through an influence on design.

2.12 It is clear that traditional sports halls and swimming pools remain an important part of the provision jigsaw, but are no longer the panacea. There has been a trend for several years of individual based activities that require less organisation. Therefore, less team based indoor sports or individual sports and much more individual health and fitness activities, plus exercise and dance classes. This means the need to think differently and look at more flexible forms of local provision to meet new participation needs, as well as traditional facility types.

2.13 The provision of indoor space is also not the only solution to increase sports participation. National research identifies that only traditional leisure centres can often be perceived as inaccessible for the majority of the population, particularly those who are not regularly active. Flexible outdoor spaces therefore also provide significant opportunities and it is important that the role of outdoor and green spaces in increasing participation and encouraging healthy lifestyles amongst residents are considered.

2.14 To reflect these aims and objectives to promote the role of sport and physical activity in creating healthy and sustainable communities in 2015 Sport England published Active Design. The guidance has been recently updated and is a key guidance document intended to unify health, design and planning agendas by providing guidance to create the right conditions and environments for individuals and communities to lead active and healthy lifestyles.

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- 2.15 Active Design takes a fresh look at the opportunities to encourage and promote sport and physical activity through the design and layout of our built environment to support a step change towards healthier and more active lifestyles.
- 2.16 The creation of healthy places, which promote and enable participation in sport and physical activity, is a key driver of Sport England and a key concept that they strive to see in all residential developments.
- 2.17 The masterplan for Land West of Ifield therefore embraces the concepts of Active Design, ensuring that the key principles are embedded into site design.
- 2.18 Sport England is a non statutory consultee for planning applications involving loss of golf courses and also on developments of 300 houses or more. Sport England are therefore a non statutory consultee on any planning application for Land West of Ifield. It is understood that Sport England will wish to ensure that residents of the new development have access to 'traditional' sports facilities, but also that the development is designed in a way that promotes and facilitates physical activity, adopting Active Design and Active Travel principles

Active Travel England (ATE)

- 2.19 ATE's strategic aims are to increase levels of walking and cycling to 50% of journeys in towns and cities by 2030 by:
 - Creating better streets and networks for cycling and walking that are built to the 'key design principles' as set out in Gear Change and Local Transport Note 1/20
 - Putting walking and cycling at the heart of transport, place-making, and health policy so travelling without a car is easy and accessible utilising a long-term walking and cycling programme and budget
 - Empowering and encouraging local authorities who manage their roads to incorporate active travel improvements into all aspects of their functions. This includes access to new powers to manage the highway effectively for active travel and training on all aspects of active travel best practice
 - Enabling people to cycle and protecting them when they do by reducing road danger through the creation of safe infrastructure based on the key design principles and working with the department and relevant bodies to ensure that the rules of the road work to protect people travelling actively

- 2.20 ATE are a statutory consultee on planning applications for major new developments and therefore these principles will be embedded into the masterplan process.
- 2.21 This Sport and Recreation Strategy addresses the formal sport elements, whilst the side masterplan sets out how the principles of Active Design and Active Travel will be embedded into the Land West of Ifield development.

Local Policy Framework

Horsham Borough Local Plan – Horsham District Planning Framework

- 2.22 The Horsham District Planning Framework was adopted in 2015. It sets out several policies relating to sports and recreation facilities.
- 2.23 Policy 43 represents the main policy relating to the provision of community, leisure and recreation facilities. This policy seeks to retain and enhance existing facilities and services, and

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ensure that new facilities are provided at an appropriate level where a need is identified. Policy 43 states that:

'1. The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.

2. In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well-related to an existing settlement exists.

3. Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as; appropriate marketing, the demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that:

*a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or
b. a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.'*

2.24 Policy 43 therefore demonstrates support for proposals that create new and improved community facilities in line with need. If the planning application for Land West of Ifield is determined against this local plan, compliance with policy 43 (3) will also need to be considered.

2.25 In addition to the above sport specific policy, it should be noted that the Local Plan identifies key strategic housing allocations:

- *'Policy SD1 allocates Land North Of Horsham for 2500 homes. Part of this policy includes the requirement for this site to meet the needs of the new community and the wider area. Policy SD5 provides further detail, but emphasises that facilities should be provided in line with up to date evidence base documents, but requires that 3.2ha of playing fields are provided.'*
- *'Policy SD10, Land west of Southwater, requires replacement and enhancement of existing playing fields, as well as provision of new recreation pitches.'*

2.26 The emerging proposals for these sites in terms of the facilities that will be provided have been considered within this assessment, as proposals may impact on need at Land West of Ifield.

2.27 It is noted however that the new Horsham District Local Plan has recently been approved by the Council to proceed to consultation at Regulation 19 stage. Once adopted, this Local Plan will supersede the existing Horsham District Council Planning Framework.

2.28 Any planning application for Land West of Ifield will be determined against this new local plan.

2.29 Policy at both national and local level therefore clearly require consideration of the needs and opportunities for sport and recreation facilities, including how any demand generated by new residents will be met, as part of the masterplanning process.

2.30 Policy necessitates that any facilities that are to be provided are proactively planned and that new developments are created in a manner that embraces the characteristics of active design and active travel.

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- 2.31 This report seeks to deliver on these requirements and to use the existing evidence base documents to determine how the masterplan at Land West of Ifield can respond to the identified priorities.
- 2.32 Section 3 therefore briefly summarises the approach taken in the preparation of this report, including key consultees and evidence base documents. Sections 4 and 5 then explore the sport and recreation facility requirements in detail while Section 6 consider the implications for Land West of Ifield and the resulting sport and recreation strategy.

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3. Methodology

Introduction

3.0 The preparation of this scheme specific sport and recreation strategy for Land West of Ifield seeks to respond to policy requirements specifically in relation to formal sports provision. It evaluates the sporting needs of both the existing and new community and has been prepared based on guidance and a meeting with Sport England and has comprised:

- Review of local and national policy to understand the status of the site
- Review of the existing evidence base for sport and leisure
- Update of the existing evidence base where relevant
- Interpretation of additional data provided during the process:
 - FA Local Football Facilities Plan
 - Sussex Cricket Board Facilities Strategy
- Use and application of Sport England Facilities Calculator and Playing Fields Calculator.

3.1 We have also benefitted from consultations with the following:

- Representatives of Horsham District Council
- Representative of Crawley Borough Council
- Sussex FA and the Football Foundation
- England Hockey
- The LTA
- The Sussex Cricket Board and the ECB
- The RFU
- Swim England
- Sport England
- Basketball England
- Badminton England
- England Netball.

3.2 The above consultations have helped to evaluate the existing evidence base as well as to understand the updated issues and priorities for each sport in 2024. Specifically therefore this report seeks to determine:

- The existing needs for each sport and the adequacy of provision to meet demand
- Opportunities that could be met through the creation of sports facilities at Land West of Ifield
- The additional demand for sports facilities that will arise as a result of the proposed development
- The adequacy of the existing infrastructure to meet the demand for sports facilities that will be generated by the new development.

3.3 This sports needs assessment and strategy draws on the responses to those key questions and seeks to outline the issues that need to be considered in the masterplan at Land West of

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Ifield. It seeks to provide evidence to support the masterplan for the site and to highlight where further off site investment may be required.

- 3.4 It represents a detailed process at a point in time to demonstrate the benefits of the strategic allocation as well as ensure that these are considered at the outset. It is scheme specific, considering the exact location of Land West of Ifield and the direct needs that arise from this. However, the sports strategy and masterplan may need to be evolved as evidence bases are updated in order to take account of any changing needs and priorities as part of future Reserved Matters applications.
- 3.5 This report draws upon the existing evidence base for sport and recreation across Horsham District. Specifically, this includes:
 - Horsham District Council Built Sports Strategy (2017)
 - Horsham District Council Playing Pitch Assessment and Strategy (2019)
 - Horsham District Open Space, Sports and Recreation Review (2021)
 - Horsham District Draft Infrastructure Delivery Plan (December 2023).
- 3.6 The identified documents provide an overview of the key issues and priorities relating to sport and recreation facility provision and therefore represent an important consideration in the creation of the masterplan and identification of scheme parameters.
- 3.7 The location of Land West of Ifield on the border between Horsham District and Crawley Borough means that gaining an understanding of the position in Crawley is equally as important as determining the adequacy of facilities in Horsham. Residents of the proposed new development may use facilities in Crawley as well as Horsham, and equally any new facilities provided as part of the proposed new development may serve residents of Crawley.
- 3.8 This assessment therefore also includes detailed consideration of the evidence base documents prepared by Crawley Borough Council, which include:
 - Indoor Sports Facilities Assessment (January 2021)
 - Crawley Borough Council Playing Pitch Assessment and Strategy (2020).
- 3.9 The evidence bases for both authorities were developed following guidance prepared by Sport England and were agreed and approved by the Councils and as such, are considered robust representations of need. Consequently, it is important to ensure that the proposed masterplan for Land West of Ifield take into account the issues that are identified.
- 3.10 The age of the documents does however need to be highlighted. The typical and accepted lifespan of a Built / Indoor Facility strategy is five years. This means that the original Horsham District Council strategy is now out of date, although the sports and recreation review seeks to update this to a point. Created in 2021, the Crawley Built Facilities Strategy remains an up to date document at this point in time.
- 3.11 With Playing Pitch Strategies having a 3 year life span (unless monitoring can be demonstrated) a similar issue is evident for Horsham District, with the strategy now out of date. The strategy for Crawley Borough will also shortly require updating.
- 3.12 Although there are some concerns about the age of the documents therefore, these documents represent the most up to date evidence base that is available. We have therefore reviewed these documents in detail and then consulted with relevant National Governing Bodies of Sport in order to understand if anything has changed, and whether the findings remain representative of the position today. The results of these consultations feed directly into the analysis that is presented.

- 3.13 The next sections of this report therefore review the implications of these evidence base documents for the emerging masterplan.
- 3.14 Section 4 evaluates the current position for indoor sport and leisure facilities, whilst section 5 reviews supply and demand for outdoor sports facilities. They draw upon the existing evidence bases of the two Councils, as well as additional information supplied and the findings of consultations.
- 3.15 Section 6 briefly considers the policy requirements for open space – informal opportunities for sport and recreation.
- 3.16 Section 7 considers the additional demand that will be generated by the proposed new development and then considers whether the likely increase in demand can be met by the existing infrastructure.
- 3.17 It brings together all analysis and summarises the key findings and the implications for the proposed development site. It sets out the sports strategy that underpins the masterplan.

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4. Indoor Sports Facilities

Introduction

4.0 This section considers the adequacy of indoor sports facilities across both Horsham and Crawley local authority areas to meet current needs. It draws upon the Indoor Built Facilities Strategies for both local authority areas.

4.1 Although located in Horsham District, the close proximity of the proposed development site to Crawley Borough, and the fact that users of leisure facilities are not bound by local authority boundaries, means that the key messages arising from the assessment of indoor leisure facilities in Crawley are as important as those highlighted in Horsham District. Indeed it is clear that for many facility types, the proposed development site is outside of the drivetime catchment of facilities in Horsham, but is within the catchment of facilities in Crawley Borough.

4.2 Reference to the Crawley Borough strategy is also important as this document was produced after the Horsham Built Facilities Strategy and consequently provides a slightly more updated view of facility issues, including some consideration of the position in Horsham District.

4.3 Most importantly however, this document does seek to provide some headline analysis on the potential impact of the proposed development at Land West of Ifield on demand for facilities in Crawley and the role that it is envisaged to play in meeting new demand.

4.4 As a starting point, Table 4.1 therefore summarises the key issues identified in each of the Indoor Facility Strategies and the key recommendations that were set for each sport.

4.5 In brief, the key issues emerging in Table 4.1 are:

- Whilst demand for sports halls in Horsham District can be met by the existing supply (although some halls are ageing and require refurbishment), there are greater pressures in Crawley and facilities are operating close to capacity. The strategy identifies a need for up to 10 additional courts in future years. In both authorities, basketball and cricket clubs in particular identify a need for access to more sports halls
- Both strategies identify a need for additional swimming pool capacity, both to meet current demand but particularly to meet the additional demand that will be generated by new housing development. Land West of Ifield is located in an area highlighted as a priority for new provision in the strategies of both authorities
- there are some localised deficiencies of health and fitness facilities in Horsham District, including areas towards the Crawley borders. Provision is however adequate in Crawley Borough to meet current and projected future demand
- The quality of studios is good in both authorities and with no demand models to evaluate the adequacy of provision, it is concluded that access to such facilities is generally good. The Crawley Borough Strategy however identifies the importance of maintaining the supply of studios as the population increases
- There is a theoretical need for an indoor bowls facility, but limited expressed demand, linked with low usage of existing facilities means that neither strategy document identifies a practical need for new provision
- There is some evidence of unmet demand for specific sports, in particular gymnastics and basketball.

4.6 Both indoor facility strategies note that housing growth will be a key influencer on demand for sports facilities. The Horsham District assessment notes that significant housing development is planned through the 2015 Horsham District Planning Framework, with up to 16,000 homes to be provided up to 2031. There are no specific recommendations relating to Land West of Ifield in the Horsham Council Built Sports Facility Strategy. Crawley Borough Council

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documents give some consideration to the potential impact of the growth that will be generated from the site.

4.7 It is also important to note that the strategy for Horsham District does not focus exclusively on built facilities. It looks at opportunities for increased use of informal places and spaces and highlights the important role that outdoor parks, open spaces and halls can play in increasing participation. The key non facility related priorities set out in this strategy document include:

- Need to invest in active environments
- Importance of accessibility at a local level
- Opportunity to extend and increase awareness of sports and physical activity, particularly activity in community halls
- Opportunity for investment in active infrastructure to facilitate increased provision for cycling, walking and jogging.

4.8 This emphasises the importance of incorporating active travel into the proposed masterplan as set out in Section 2.

Table 4.1 – Summary of Evidence for Indoor Sports Facilities

Facility Type	Horsham District	Crawley Borough
Sports Halls	<ul style="list-style-type: none"> 18 halls identified with 3 or more courts – these include 8 halls accessible to the community on a pay and play basis. 15 halls are accessible by sports clubs (but do not necessarily allow pay and play) FPM modelling suggests that across the district, less than half of the available capacity is used. Capacity of halls is however reduced by a reliance on school facilities The Holbrook Club, Colyers Sixth Form College and Millais School are the nearest sports halls to the proposed development site. All three offer community use (either pay and play or sports club) There are 17 activity halls – the Holbrook Club, Millais School and Pavilions in The Park are the closest. Consultation reported some limited remaining space for new bookings, but there was a particular perception that there is insufficient provision in Horsham town centre area. Quality of facilities varies but is typically good The assessment notes a moderate need for investment at The Holbrook Club. The hall at Colyers School is the oldest in the Borough, although it was refurbished in 2015 Application of a 20 minute drivetime area demonstrates that Land West of Ifield is located outside of the catchment area for a facility (taking into account facilities located in Horsham District only). There are also limited community halls in this part of the Borough FPM analysis demonstrates that there is adequate capacity in existing sports halls to meet demand up to 2031 – modelling suggests that there is oversupply equivalent to 23 courts, with demand for an additional 4 courts by 2031, which would reduce this overcapacity to 19 Despite this, England Netball report a requirement for improved access for training and competition, The Cricket Board require new indoor facilities, Table Tennis require greater access to courts and Badminton England also require alternative venue to performance venue (now established) – these impact on demand for sports hall provision Key conclusion is there is no requirement for additional sports halls 	<ul style="list-style-type: none"> Six halls containing three or more courts, 3 of which are community pay and play facilities – K2, Healthy Balanced Generation @Oriel and Ifield Community College The hall at Ifield Community college is closest to the proposed development site – this is operated for community use as part of a school PFI contract Halls are in good condition, with the average age 13 years Existing sports halls are operating close to capacity, but 93% of demand is satisfied Application of the drivetime threshold demonstrates that the proposed development site is within the catchment of Ifield Community College sports hall. This hall is only open outside of school hours and access is therefore limited This is a common issue in Crawley, with many facilities only open during school hours. FPM modelling demonstrates that to meet current demand, new provision is not required, but existing facilities are operating above suggested capacity thresholds, meaning that facilities are busy. This is also reflected when analysing current programming These pressures mean that there is an identified need for up to 10 additional badminton courts by 2035 (depending upon which growth scenario is modelled). Particular pressures are identified for cricket, basketball and badminton. The additional demand generated by new housing growth is a key part of this. The strategy identifies a need to provide additional sports halls, and suggests facilities on education sites (in particular schools to accommodate housing to growth to the west of Crawley). The strategy also suggests that new sports hall should include opportunities for indoor cricket Opportunities should also be taken to provide new studio space when providing sports halls <p>Key Recommendations</p> <ul style="list-style-type: none"> Provide additional sports halls space – consider education facilities and / or a school that is built to cater for new population to west of Crawley Provide changing places facility

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Facility Type	Horsham District	Crawley Borough
	<p>Key Recommendations</p> <ul style="list-style-type: none"> • Long term replacement / refurbishment of ageing facilities • Improved access for netball at peak times • Relocation of badminton Performance venue (achieved) • Additional time in sports halls to be scheduled for table tennis 	<p>Crawley Borough</p> <ul style="list-style-type: none"> • Needs for badminton and basketball identified now and in the future – work with relevant clubs to identify appropriate provision • Any new sports halls should provide facilities for indoor cricket (meeting ECB TS3 guidance) • Given the issues with pay and play access during daytime hours (due to reliance on schools) ensure that any new facilities are designed with community use in mind
Swimming Pools	<ul style="list-style-type: none"> • 22 swimming pools (including 9 lidos) across 20 sites. • 15 of these pools are accessible to the community, of which 5 pools offer pay and play opportunities • One eight lane pool, two six lane pools and six four lane pools provided. • 68% of pools are accessible to the community, but only half of all education pools are available to the community • Cottesmore Park and Roffey Park Institute are nearest community facilities to the proposed development site – these do not provide pay and play access (club use) • Pavilions in the Park is located in central Horsham and is the only eight lane pool (a lido and learner pool also provided at this site) – this is a high quality facility • Although the quality of facilities provided by Horsham Borough Council is good, most swimming pools are ageing • Land West of Ifield is outside of the 20 minute drivetime catchment for pay and play swimming pools in Horsham. (it is however serviced by the 50m swimming pool provided in Crawley) • FPM modelling suggests unmet demand in Horsham District is equivalent to 110sqm and existing pools are close to capacity. Population growth will see unmet demand grow - future demand is perceived to equate to 260sqm (4 lane 25m pool) • The highest unmet demand is identified as around Horsham Town, in south of the district and on the borders with Crawley. The proposed development is therefore located in an area of unmet demand according to the Horsham District strategy <p>Key Recommendations</p> <ul style="list-style-type: none"> • Increased water space, potentially linked to redevelopment of Pavilions in Park • Refurbishment of Pavilions in Park 	<ul style="list-style-type: none"> • Overall 6 swimming pools are provided, three of which are located at the K2 Crawley Leisure Centre. One of these pools at K2 is a 50m pool (and therefore has a regional catchment area) • The proposed development site is in the catchment of K2 Leisure Centre (20 minutes drivetime), where the bulk of swimming water is located • This pool is in adequate condition, but may require refurbishment in the next 5 – 10 years. • The remaining pools are located at private facilities • Crawley and Horsham are recorded as having the lowest water space per person in 2025 across Sussex • The Sport England FPM modelling however suggests a slight surplus in capacity when including all water space. This document also notes that there is a small amount of surplus capacity in Horsham (an updated position from the Horsham document) • The assessment however concludes that once taking into account the population growth that is projected in Crawley, there is an additional need for up to 377m² water space. In addition, the scenarios which consider Crawley housing needs that will be met outside the Borough (including the preferred development site) suggest that an additional 250m² is required. • The strategy therefore recommends the provision of an additional swimming pool to accommodate new population growth and suggests that ideally, this should be within the Borough, or on the Borough boundaries to the west of the Borough. This should provide pay and play opportunities. • Consultation with Swim England documented in the Crawley Borough Strategy suggests that a smaller community pool may be the most appropriate facility type and that this would complement existing provision. <p>Key Recommendations</p> <p>Retain existing levels of community accessible and affordable pools as a minimum</p>

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Facility Type	Horsham District	Crawley Borough
Health and Fitness	<ul style="list-style-type: none"> • Increase access to education facilities that do not currently offer community use • Consider provision of additional swimming pools, in particular to meet the additional demands generated by population growth <p>Health and Fitness</p> <ul style="list-style-type: none"> • 19 health and fitness suites and 15 studios, providing 698 stations • The closest health and fitness facility available to the public to the proposed development site is Ghyll Manor Hotel – this is a small facility with 12 stations. There are also publicly accessible facilities at Cottesmore Golf and Country Club and the Holbrook Club. The largest site is Pavilions in the Park, situated in central Horsham • The majority of sites are small, with no facility providing over 100 stations. The nearest pay and play facility is The Pavilions – this is a high quality facility, but outside of the catchment of Land West of Ifield • Much of the provision is provided by the commercial sector, but costs are similar to the Council facilities and therefore facilities are considered accessible • Land West of Ifield is outside of the catchment (20 minute drivetime) of health and fitness facilities in Horsham, but does benefit from use of facilities in Crawley, which are close to the border with Horsham • The assessment identifies a small undersupply of 30 stations (although the latent demand does not appear to be in the location of the proposed development site) • Future growth will result in an undersupply of 77 stations by 2031. These figures appear to exclude sites provided by commercial operators however, which were deemed on a par in terms of costing during the assessment. • Despite the relatively limited unmet demand, the strategy identifies the need for more facilities on the basis of latent demand in specific geographic areas. These include the Crawley borders. <p>Key Recommendations</p> <ul style="list-style-type: none"> • Retention of existing levels of provision • New provision in Horsham town, south of District, Crawley Borders • Extension of existing facilities • Increased provision by Horsham District Council (primarily at Broadbridge Leisure Centre) 	<ul style="list-style-type: none"> • Provide additional water space to meet demands of new population from housing development – key area identified is borough boundaries to west of borough <p>Key Recommendations</p> <ul style="list-style-type: none"> • 16 health and fitness suites and 13 fitness studios provided • CBC provides 20% of supply • Facilities are typically large scale – 4 sites offer over 100 stations • Quality is varying, but there are few poor facilities • No areas in the Borough are outside of catchment of facilities. The map in the document is incorrect, but text suggests that Land West of Ifield is in the catchment of facilities in Crawley • Modelling suggests that there is a large oversupply of provision currently (391) and that the stock of facilities is also able to meet future demand. • No clear requirement for additional health and fitness facilities identified although there is latent demand in some areas

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Facility Type	Horsham District	Crawley Borough
Studios	<ul style="list-style-type: none"> Most studios are part of a health and fitness offer, and quality is typically good Horsham District Council is the only provider of pay and play studio provision The proposed development site is outside of the catchment of any existing studios <p>There are no clear recommendations relating to the provision of studios.</p>	<ul style="list-style-type: none"> 14 studios, the majority of which are provided as part of a health and fitness offer Quality of facilities is generally good, and all residents of Crawley Borough have access to such facilities within an appropriate catchment <p>Key Recommendations</p> <ul style="list-style-type: none"> Maintain current studio provision Provide new studios alongside swimming and sports hall space
Squash	<ul style="list-style-type: none"> 17 existing squash courts The Holbrook Club is the nearest site to the proposed development (2 courts) Court quality is adequate but facilities are ageing. There are moderate investment requirements at The Holbrook Centre No demand identified for additional courts. <p>Key Recommendations Protection and enhancement of existing facilities New provision to be demand led, additional need 1 – 2 courts</p>	<ul style="list-style-type: none"> The only squash courts in Crawley Borough are provided at K2. England squash highlight Crawley as a key area for future delivery, reporting that the demographic lends itself to squash participation. No demand for additional facilities has however been identified at the current time <p>Key Recommendations</p> <ul style="list-style-type: none"> Retain existing level of provision No requirement for additional provision
Indoor and Outdoor Bowls	<ul style="list-style-type: none"> Horsham District Indoor Bowls Club is located adjacent to Broadbridge Heath Leisure Centre. This is used by two key clubs. There is also strong participation in short mat bowls. The facility is in good condition No additional demand identified. Notably, membership of the existing club is falling. SE facility calculator identifies a need to provide additional 1.16 rinks, but demand in practice not evident 8 outdoor bowling greens – Horsham Bowling Club is the nearest All greens are in average to good condition All clubs are trying to increase their membership levels. <p>Key Recommendations</p> <ul style="list-style-type: none"> Retention and maintenance of existing facility 	<ul style="list-style-type: none"> Two indoor bowls facilities in Crawley, and residents also use facilities neighbouring authorities. Assessment concludes that when considering the spare capacity at existing sites in neighbouring authorities, as well as a space available in facilities in Crawley there is no requirement for further rinks in Crawley Reflecting the findings of the Horsham Strategy, the indoor bowls rink in Horsham is identified as having a particularly low membership and is therefore able to meet demand arising from future population growth (and this will also help its sustainability) <p>Key recommendations:</p> <ul style="list-style-type: none"> No requirement for additional facilities Use funding from new development to maintain and improve existing indoor bowls facilities Monitor demand for indoor bowls facility.

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Facility Type	Horsham District	Crawley Borough
	<ul style="list-style-type: none"> • No clear additional facility requirements unless linked to increase of existing local demand 	
Indoor Tennis	<ul style="list-style-type: none"> • No purpose built indoor tennis courts in Horsham District • Nearest indoor tennis facilities are located in Crawley • Proposal for indoor tennis facilities identified within Horsham • Crawley BC strategy identifies priority for indoor tennis in Horsham District 	<ul style="list-style-type: none"> • one indoor air hall located at Crawley LTC, this facility is in good condition • the assessment identifies further need for indoor tennis (potentially up to 11 indoor tennis courts) • Whilst the strategy suggests that there is additional need in Crawley, it highlights that priorities is greater in neighbouring Horsham
Specialist Facilities	<ul style="list-style-type: none"> • One purpose built gymnastics and trampolining venue at The Pavilions. The gymnastics hall is leased to the club (until 2028) and is good quality • All existing gymnastic clubs have waiting lists – aspiration to increase facility provision so participation can grow. There are also waiting lists at venues in Crawley. Horsham Gymnastics Club were developing a facility project, seeking to create either an extended facility or a second site. • Badminton England identified a need for a new permanent home for the performance sports centre (following redevelopment of the Broadbridge Heath Leisure Centre), as well as improved access to booking hours – the assessment suggests that this was addressed part way through the process • England Netball identify the need for indoor space <p>Key Recommendations;</p> <p>Council work with the relevant National Governing Bodies (NGBs) to identify appropriate opportunities / solutions.</p>	<ul style="list-style-type: none"> • Gymnastics – Hawth Gymnastics Club operate out of K2 Crawley Leisure Centre – they wish to expand due to a large waiting list. The strategy highlights the need for additional dedicated facilities to meet demand (either through the expansion of facilities at K2 Crawley Leisure Centre or development of an additional facility elsewhere) • Two amateur boxing clubs based in ageing facilities – requirement to support and assist these clubs to maintain provision <p>Key Recommendations</p> <ul style="list-style-type: none"> • Investigation of opportunities to create a mezzanine floor at K2 to improve existing gymnastics facilities • Support for other specialist clubs

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4.9 It is clear therefore from Table 4.1 that there is a requirement for some new facilities in both Horsham and Crawley to meet existing needs. The strategies both also identify issues that will be exacerbated as the population grows.

4.10 The location of Land West of Ifield means that it provides a potential solution to address, at least in part, issues in both Horsham and Crawley District and consequently, the issues in both authorities must be considered in the context of the proposed new development.

4.11 Analysis of the key strategy findings and recommendations for both authorities suggest that the potential facility requirements include:

- Demand for sports halls to meet both community and sport specific needs (deficiency in Crawley, land West of Ifield served by Crawley residents) – projected deficiency in Crawley equates to 10 courts.
- New swimming provision (pressures on existing pools identified in both authorities) Western boundaries of Crawley identified in both strategies as potential location for new facility)
- New health and fitness (deficiencies identified in Horsham District)
- Aspirations for studios (need to ensure that studio provision keeps up with population growth is highlighted).

4.12 It is clear in both strategies that the proposed future population growth will generate demand for facilities, exacerbating any existing deficiencies and in some facility types, new facilities to meet growth will be required where there is clear need. Section 6 of this document will evaluate the specific contribution that the proposed development at Land West of Ifield will make to this additional demand.

4.13 Whilst the above facilities provide a strong understanding of the position relating to indoor sports facilities, the time that has passed since the completion of these strategies means that it is inevitable that some changes have taken place. We have therefore undertaken additional baseline research and consultation with a view to ensuring that the pictures presented remain both robust and representative of need.

4.14 The next section therefore considers the updated position across both Horsham and Crawley District and evaluates the impact that any identified changes will have for proposals at Land West of Ifield.

Updated Position

Sports Halls

4.15 Both the Horsham District and Crawley Borough Council Built Facilities Strategies indicate that sports halls are approaching capacity and identify a need for additional sports halls to support the growing population. The borders of Crawley are highlighted as one area where facility provision may be required.

4.16 Since the completion of the Horsham District Council Playing Pitch Strategy, Active Places Power indicates that an additional sports hall (4 courts) has been provided at The Bohunt School, Horsham. This site offers community access (evenings and weekends) on a pay as you go or block booking basis and is located on the northern edge of Horsham Town. Land West of Ifield is located circa 5 miles from this new facility and is therefore within the catchment area of its sports hall.

4.17 A new flagship facility has also been developed at The Bridge Leisure Centre (Broadbridge Heath, West Horsham). This 6 court hall opened in 2018 to replace Broadbridge Heath Leisure Centre (3 court hall) as the Horsham District Council Built Facilities Strategy was nearing completion. The strategy however highlights that this facility will address the deficit that was identified in sports halls, and will facilitate the relocation of the badminton performance centre.

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4.18 Additional facilities have therefore eliminated the identified unmet demand identified in Horsham District. In contrast, there are no known changes to the stock of facilities in Crawley since the Built Facilities Strategy was produced and the identified future deficiency of up to 10 courts remains (although provision is broadly in line with demand currently). The location of Land West of Ifield means that this continues to represent an opportunity to provide additional capacity to meet some of this demand.

4.19 As well as reporting general deficiencies in sports hall provision, the Built Facilities Strategies for both Horsham and Crawley identify specific sports where access to halls was poor and in need of improvement. Updated consultation (with National Governing Bodies of Sport as well as the respective Councils) suggests that these issues have largely been addressed, but that some unmet current demand remains, specifically:

- England Netball identify five small clubs in Crawley, with 60 members in total. Participation is higher in Horsham, with 2 clubs, but 173 members. There are no leagues in Horsham, but two commercial netball leagues in Crawley. Correspondence with England Netball does not identify any specific unmet demand currently in either Borough
- England Basketball identify two clubs- Horsham Hawks and Crawley Storm. Crawley Storm play at Holy Trinity C of E School, whilst Horsham Hawks are listed as being based at The Bridge Leisure Centre. Thomas Bennet Community College, The College of Richard Colyer and The Weald School all also offer facilities for basketball, but K2 Crawley is the largest site (3 courts). Supply and demand analysis run by Basketball England across the catchment area of the two authorities demonstrates that there is spare capacity equivalent to 0.15 courts now, but that supply will match demand in future years. England Basketball note that Horsham and Crawley is currently not a priority area for Basketball England, however, would be supportive of any facility developments that benefit basketball
- In Horsham, insight by Badminton England calculates there to be a total unmet demand equivalent to 0.4 courts. This will rise to 0.6 courts by 2030. Badminton England highlight that there is fairly limited activity in Horsham District, with only 2 currently active affiliated clubs (one to the north and one south). There is however demand for casual badminton and Badminton England would look to use any new facility to increase play and play opportunities and then channel new players into clubs from there. The location of facilities would however suggest that the south of Horsham District has a greater demand for additional sports halls.
- Sussex Cricket Board identified a strong need for indoor cricket facilities across both Crawley and Horsham. They highlight that they wish to see cricket nets in any new sports hall facility, and that new facilities are a clear priority in this area.

4.20 Whilst the above suggest that other than cricket, there is no significant sport specific unmet demand relating to sports halls in the vicinity of Land West of Ifield, consultation with Horsham District Council does reveal some specific needs. Notably:

- The Council have been approached by Horsham Hawks Basketball Club who are seeking access to both indoor and outdoor sports facilities. The club have recently experienced exponential growth in demand and since the covid 19 pandemic (and the preparation of the facility strategy) have increased from 2 teams to 12 teams in total. The club currently use Tanbridge, Colyers School and the Bridge but identify a lack of appropriate sports hall facilities as the key barrier to growth. The club are keen to host high level fixtures on a purpose built court, as well as to facilitate further youth development. During recent visits to local schools the Council have also been made aware of a growth in interest in basketball. Horsham District Council therefore suggest that in the event of the development of a new sports hall, consideration is given to the designs required to accommodate basketball

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- Similarly, a new volleyball club in Horsham (Horsham Hawks) has contacted the Council requiring access to dedicated sports hall space. The club currently run senior teams but are also looking to establish junior participation.

4.21 The above therefore suggests that despite the increase in provision that has taken place in the Horsham area, there remains evidence to suggest that there is demand for additional sports halls in both areas, particularly as the population grows. Overall therefore the existing facility strategies remain representative of the key priorities.

Swimming Pools

4.22 Consultation with the Councils highlighted that demand for swimming is now consistent, and swimming lessons etc have returned to normality following the disruptions occurred by the covid pandemic.

4.23 The facility strategies for both Horsham District and Crawley indicated that there was a need for additional swimming pools to meet both current and projected future demand. The Crawley Borders was identified as an area where this unmet demand was particularly evident.

4.24 Since the preparation of these strategies, a new swimming pool has been provided at Windlesham House School. This is a six lane 25m pool, predominantly for school use although it is understood that there is some use of the facility by Worthing Swimming Club (and swim school providers). This facility is located on the Southern borders of Horsham District Council with Brighton and Hove Council.

4.25 Consultation identified that planning permission has now also been granted for a new swimming pool at Christs Hospital School. This will create further additional water space in Horsham District. Together therefore, these facilities will eliminate the unmet demand for swimming that was identified in the Built Facilities Strategy for Horsham District. That said, both of these facilities are located to the south of Horsham, some way from Land West of Ifield. meaning that whilst they help to address quantitative deficiencies, they are less effective in addressing the issues identified in the north of the district, particularly given that much of the population growth will occur in this area.

4.26 Added to this, there are no known new facilities in Crawley Borough and the deficiencies identified in the Built Facilities Strategy therefore remain.

4.27 Consultation with Swim England confirms this position. To further understand the potential unmet demand in the immediate vicinity of Land West of Ifield, Swim England commissioned a specific water deprivation report in the catchment of Land West of Ifield. This represents a bespoke assessment of demand for swimming pools using Swim England parameters and concludes that:

- There are 2 facilities within catchment of the proposed development site, providing 4 pools
- Both facilities are publicly accessible (Only publicly accessible facilities contribute to modelling below)
- Swim England parameters would see target Water Space (to meet 12m² per 1000 population) of 1,447m²
- The total current supply is 1,127m²
- This means that there is a water provision deficit of 320m²*
- For comparison, a 6 lane x 25m pool would equate to 325m²
- Swim England note that the above represents the current position in the immediate vicinity of the site, and that growth arising from new housing development would create additional demand..

4.28 Analysis and additional modelling provided by Swim England therefore concludes that the position set out in the strategies for both Horsham District and Crawley Borough remains valid

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– there is demand for additional swimming water in the area, particularly given the amount of population growth that is expected.

4.29 Swim England highlight the following considerations with regard to any new provision:

- Future water provision should offer open public access, ensuring water space remains accessible to local population.
- Facility mix in the future needs to consider the versatility of its water space with options for moveable floors/booms to offer greater flexibility in programming and facility mix.
- Involve Swim England business engagement team to help maximise operations.

4.30 Consultation with Horsham District Council endorses the above key points.

Health and Fitness Facilities

4.31 While the Horsham District Council identified some deficiencies in health and fitness provision towards the Crawley Borders, the Crawley Borough Council assessment reports that provision within Crawley itself is adequate to meet current and projected future demand.

4.32 There are no known changes to the stock of facilities in Crawley since the Built Facilities Strategy was produced, with Active Places Power recording the same facilities. An application for planning has recently been submitted on behalf of Pump Gym for a new facility at Sackville House, Gatwick Road – (close to Gatwick Airport, North Crawley). Should permission be granted, the resulting facility would be a large site housed over 2 floors, with circa 250 classes per week and access to health and fitness stations 24 hours per week.

4.33 In Horsham District however, The Bridge Leisure Centre (Broadbridge Heath, West Horsham) opened in 2018 as the Horsham District Council Built Facilities Strategy was nearing completion. This facility includes a 70 station gym, and the Horsham District Leisure Strategy concluded that this would address the quantitative deficiencies that were identified. Active Places indicates that The Gym Group (Horsham) has also opened since the completion of the Strategy document. As a large facility, offering 120 stations (at budget gym prices), this ensures that the quantitative requirement for health and fitness facilities are now met.

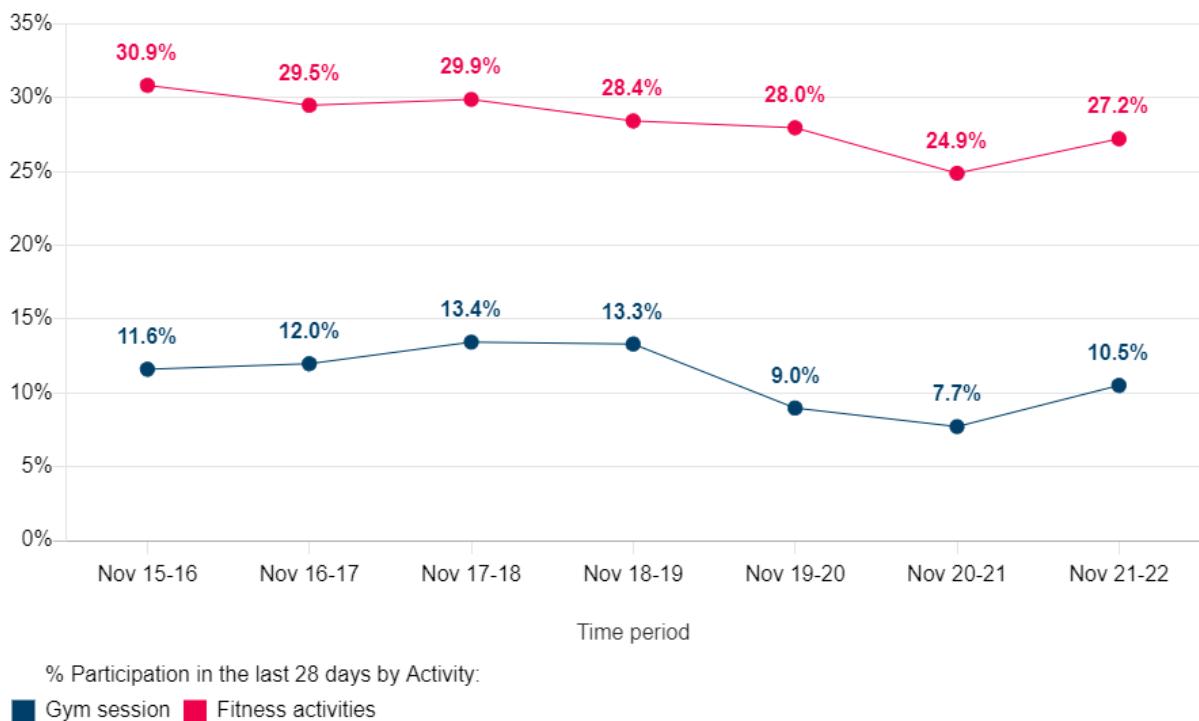
4.34 There remains however a geographical gap in provision in north Horsham District, the area in which Land West of Ifield is located.

4.35 Sport England's Active Lives Survey demonstrates that since covid, health and fitness experienced a decline in participation. Levels of use of gyms are however now starting to return to pre – pandemic levels. Usage trends for both use of the gym and health and fitness activities are demonstrated in Figure 4.1

Figure 4.1 – Usage Trends for Gyms / Health and Fitness (extracted from Sport England Active Lives Surveys)

Participation in the last 28 days by activity

At least twice in the last 28 days



4.36 Analysis by Local Authority suggests that participation is much higher in Horsham than in Crawley (with 10% of residents using gyms in Horsham compared to 6% in Crawley, but that the same trends are evident in both areas). With participation starting to return to normal, demand may increase, however with a decline since the strategies were produced, there is no clear evidence of a requirement for additional facilities with unmet demand now met, outside of the need to provide access to facilities within the immediate locality of the site.

4.37 The provision of additional health and fitness facilities is therefore of lower priority than outlined in the two facility strategies, given the additional provision that is now evident. That said, consultation with Horsham District Council noted that there remain accessibility gaps, and that the inclusion of health and fitness facilities within the facility mix would improve the sustainability of any local leisure centre.

Studios

4.38 Although the Horsham District Council Built Facilities Strategy does not specifically identify a requirement for additional studios, the Crawley Borough Council Strategy recognises the increasing role that these facilities are playing in meeting demand for health and fitness, and highlights that opportunities to increase the supply of such facilities should be taken.

4.39 Consultation reported that the use of studios has increased in recent years, with activities held in studios and halls becoming more popular. This reflects the changes in the way that people participate in sport, with health and fitness and associated classes gaining in popularity.

4.40 As a result, the provision of studios within the public leisure centres has increased and these consultation demonstrates that facilities in both local authority areas are heavily used. Studios in all of the Council owned leisure centres are now very busy. At the Pavilions (Horsham

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District), where studio space is more limited, there are regular requests for access to such a facility.

4.41 Statements reflecting the need to provide additional facilities to meet the needs of the growing population therefore continue to reflect current priorities.

Indoor Tennis

4.42 Both Leisure Strategies highlighted the requirement for new indoor tennis courts, with Horsham District identified as a priority (in both documents). No additional bespoke facilities have been provided.

4.43 Consultation with the LTA therefore confirms that this need still exists, but that the priority area for the delivery of a new facility is Horsham Town or south of this. It is understood that discussions are at advanced stage for delivery of this facility in conjunction with alternative development sites and this will result in no unmet demand remaining. This was echoed during consultation with Horsham District Council.

4.44 The identified need within the strategy documents to provide indoor tennis facilities are therefore no longer considered relevant for Land West of Ifield.

Indoor Bowls and Squash

4.45 Both strategies indicated that there was no identified need for additional indoor bowling facilities, with focus instead on maintaining existing facilities.

4.46 Horsham and District Indoor Bowls facility is understood to remain fit for purpose. There are no known capacity issues at this site currently. The clubs website demonstrates that there are memberships available, as well as opportunities for public pay and play.

4.47 Similarly in Crawley, Gratton Indoor Bowls and K2 both continue to operate indoor bowling and also have spare capacity for new members and / or pay and play.

4.48 There is therefore no clear evidence of additional demand for indoor bowling and the position set out in the strategy documents, which requires no additional facilities, remains relevant.

Other Views of Horsham District Council on Indoor Sports Facilities

4.49 In addition to understanding the views of the Council on sport specific issues, consultation with Horsham District Council also raised other priority issues, specifically:

- There is also a need to ensure that the management and future maintenance of any facilities is planned effectively, to ensure that facilities are sustainable. The Council does not wish to take on management of any facilities, however there may be scope to consider inclusion within the Leisure Contractor portfolio (up for renewal by 2027) should appropriate facilities be provided
- Facility mix of any new centre is also important. It is suggested that indoor health and fitness facilities should be a key component. Studio space is also the most popular of all facilities within existing Council leisure centres and additional studio space is therefore required / recommended
- The provision of facilities outside of a school setting should be considered. Whilst there are nearby sports halls etc, it is notable that the majority of these are situated at school sites and therefore opening hours are limited. There are many benefits and significant demand for facilities that are accessible to the local community during the day.

District Wide Facilities Assessment

4.50 The Horsham District wide facilities assessment evaluates the adequacy of community facilities. Community facilities are defined as public buildings available for individuals or groups to hire on a regular basis, including leisure facilities, community centres, parish halls and sports clubhouses. Section 1.1 of this document notes that the identified needs are separate from those identified in the Indoor Built Facilities Strategy.

4.51 The assessment evaluates needs on a settlement by settlement basis, considering the role that larger sports halls can play as well as small facility requirements. It applies 1km to 3km catchments to these facilities.

4.52 It notes however that there are no definitive quantity standards as to what level of community facilities are expected or required. Quality also has a bearing on the adequacy of provision.

4.53 Whilst the assessment explores the adequacy of provision on a localised settlement by settlement basis, it also considers the future demand for facilities. With specific regards to Land West of Ifield, it notes that community facilities equivalent to 369.6m² are required.

Summary of Needs – Indoor Facilities Position Statement

4.54 Table 4.2 therefore summarises our interpretation of the facility needs drawing upon the existing leisure strategy, District Wide Facilities Strategy and the updated position statement. It outlines where deficiencies exist that still need to be addressed and highlights where capacity may remain insufficient to meet future demand.

4.55 The implications and options for Land West of Ifield are reviewed in Section 6, in the context of the specific impact of the proposed development. The key findings set out in Table 4.2 therefore directly inform the sports strategy.

Table 4.2 - Summary of Indoor Facility Position

Facility Type	Existing Position in Horsham / Crawley Strategy	Updated Consultation	Impact
Sports Halls	<ul style="list-style-type: none"> No further requirement in Horsham, although needs for netball, cricket, table tennis identified Additional provision required to meet needs of Crawley population, particularly given the growth anticipated (up to 10 courts) Land west of Ifield served by facilities in Crawley (outside of catchment for Horsham facilities) – where there is a deficiency IDP suggests two court hall is required 	<ul style="list-style-type: none"> Additional sports hall provision now provided in vicinity of Land West of Ifield ECB and Sussex Cricket Board confirm ongoing need for cricket facilities Some localised demand identified for basketball, volleyball also evident No identified requirement for badminton 	<ul style="list-style-type: none"> Potential requirement to provide new sports hall to address identified deficiencies
Swimming Pools	<ul style="list-style-type: none"> Both strategies identify deficiency in water space Up to 6 lane pool required 	<ul style="list-style-type: none"> Some additional provision since strategy documents produced in Horsham District. This negates quantitative shortfall in this district, but both pools are located in South Horsham and therefore limited impact in terms of catchment areas. 	<ul style="list-style-type: none"> Potential requirement for new swimming pool to meet identified deficiencies

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Facility Type	Existing Position in Horsham / Crawley Strategy	Updated Consultation	Impact
		<ul style="list-style-type: none"> Swim England analysis demonstrates that there is a significant deficiency in the vicinity of Land West of Ifield No additional provision in Crawley suggests that projected deficiencies still exist in this area. Any new pool should be flexible to support leisure and recreational opportunities 	
Community Halls / Studios	<ul style="list-style-type: none"> Both strategies emphasise the importance of ensuring provision keeps pace with population growth 	<ul style="list-style-type: none"> Existing facilities at capacity and in high demand. Aspiration for additional provision 	<ul style="list-style-type: none"> Potential requirement for additional studio provision
Health and Fitness	<ul style="list-style-type: none"> No requirement for additional facilities in Crawley Small unmet demand in Horsham, but location identified to be Horsham Town / South 	<ul style="list-style-type: none"> Existing facilities well used, some new provision in Horsham District since strategy development means that quantitative deficiency is now addressed Consultation with Council highlights the potential benefits of including health and fitness facilities for commercial reasons Expectation that additional provision is also necessary to ensure that facilities keep up with population growth 	<ul style="list-style-type: none"> No clear demand for health and fitness provision based on current need Consultation with Council highlights benefits of providing additional facilities in terms of income at leisure hub
Squash	<ul style="list-style-type: none"> No additional demand identified 	<ul style="list-style-type: none"> Position in strategy understood to remain accurate 	<ul style="list-style-type: none"> No clear demand for new squash courts based on current need
Indoor Bowls	<ul style="list-style-type: none"> Some unmet demand based on modelling, but analysis of facilities in both areas suggests no additional requirement 	<ul style="list-style-type: none"> No update. Position in strategy understood to remain accurate 	<ul style="list-style-type: none"> No clear demand for new indoor bowls facilities based on current need
Indoor Tennis	<ul style="list-style-type: none"> Unmet demand in both Crawley Borough and Horsham District Strategy identifies deficiencies in Horsham as being of greater priority 	<ul style="list-style-type: none"> LTA confirm that requirement for indoor facilities continues to exist, but that this is likely to be delivered by an alternative developer in Horsham Town or to the south of the district Council also confirm that there are no additional requirements for indoor tennis 	<ul style="list-style-type: none"> No clear demand for evident demand to be met at Land West of Ifield
Specialist Facilities	<ul style="list-style-type: none"> Demand for gymnastics facilities identified in both authorities IDP suggests Horsham facility to be delivered in town or to south of district Facility for Badminton required (Horsham) Facilities for cricket (both authorities) 	<ul style="list-style-type: none"> Gymnastics facility to be delivered south of Horsham Town Centre No clear evidence of facility for badminton requirement. NGB indicate greater need to South of Borough. New sports hall at The Bridges also meets this need. 	<ul style="list-style-type: none"> Gymnastics facility for needs to be met in Crawley – no on site requirement Badminton facility now delivered – no clear on site requirement Cricket need remains in both authorities to be considered
Community Facilities	<ul style="list-style-type: none"> Assessment identifies requirement for 369m² at specific development site 	<ul style="list-style-type: none"> No update 	<ul style="list-style-type: none"> Requirement to consider this (to be evaluated further in Section 6)

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5. Outdoor Sports Facilities

Understanding the Current Position

5.0 This section considers the current position for outdoor sports facilities in the vicinity of Land West of Ifield. It draws upon the Playing Pitch and Outdoor sports strategies that have been prepared in both Horsham and Crawley.

5.1 As was the position with indoor sports, the location of the proposed site means that issues relating to both authorities are relevant, given the amount of cross boundary movement that takes place.

5.2 Table 5.1 therefore summarises the key issues identified in the two Playing Pitch Assessments and Strategy documents and the facility recommendations that were set for each sport.

5.3 In brief, the key issues emerging are:

- For football, a similar picture emerges in both Horsham and Crawley. Whilst there is significant overplay on youth football pitches, there is adequate capacity in the remaining pitch stock to meet current demand for football. Deficiencies are however projected in future years
- Added to this, additional 3G AGPs are identified as being required to meet current as well as future demand (8 across Horsham District and 4 in Crawley in the life of the strategy). Overall for football, both strategies prioritise qualitative improvements and the provision of additional AGPs, but also highlight the pressures that the existing grass pitch stock is under
- There is spare capacity for cricket in Horsham when taking into account both grass and NTP usage. In Crawley however supply is more tightly balanced with demand. Whilst there is no clear aspiration for new cricket provision in Horsham therefore (with recommendations focusing on qualitative improvements and non turf provision), there is requirement for new provision arising as a result of demand in Crawley
- Overall there is adequate capacity for rugby union. When considering just club needs however, there is overplay on some club bases and on others supply is closely matched with demand. The strategies both identify a need to improve quality in order to increase capacity, and also highlight the role that 3G AGPs can play in supporting rugby as well as football
- Whilst there is spare capacity for hockey, facilities are not necessarily in the right place to meet demand – a requirement for a new home base for Horsham HC is therefore identified within the Horsham District Council Strategy. There are also capacity pressures for hockey identified in Crawley.

5.4 It is clear therefore that there are some pressures on the existing infrastructure for outdoor sport. Both strategies clearly highlight that these issues will be exacerbated by the proposed new housing development and population growth that will occur. The specific impact of proposals at Land West of Ifield will be considered in Section 6.

5.5 As set out in Section 1, golf is dealt with in separate documents and is consequently also outside of the scope of this report. Analysis relating to golf is therefore not included in this section.

Table 5.1 – Understanding the Current Position - Outdoor Sports Facilities

Facility Type	Horsham District PPS – Key Findings	Crawley Borough PPS – Key Findings
Football	<ul style="list-style-type: none"> 81 sites and 283 teams, the majority of which are adult and youth football age groups Both supply and demand higher in Horsham Sub area than other parts of the District Pitch quality is standard overall Districtwide, there is spare capacity, although there are pressures on youth 11v11 and 5v5 pitches In Horsham sub area however, there is significant overplay on youth 11v11 pitches, with a deficit of 24.75 MES in future years. There is some spare capacity on other pitch types Demand for additional 3G AGPs also identified - 8 additional pitches needed by 2031. Modelling suggests that the largest deficits of 3G AGPs are in the north of the district Scenario testing demonstrates that even if all football sites are considered to have security of tenure, there will remain deficiencies in provision Some capacity within the existing pitch stock to reconfigure some adult football pitches. If this was done alongside securing all sites, there would be just enough football pitches <p>Key Recommendations</p> <ul style="list-style-type: none"> Protect existing facilities and develop further capacity through maintenance and new AGPs Ensure sites offer community use and secured access Reconfigure adult pitches to youth 11v11 and 7v7 to 5v5 pitches to address existing deficits Provision of additional 3G AGPs – the strategy overtly recommends two new pitches, including Chennells Brook (NE Horsham). Additional pitches however required to meet need Improve maintenance at key football sites to eliminate risk of reducing quality Engagement with FA / FF pitch maintenance programme <p>Site specific recommendations in the Horsham sub area include;</p>	<ul style="list-style-type: none"> 79 pitches on 36 sites. 31 sites available to the community 165 teams, the majority of which are youth football / mini soccer Pitch quality is poor Overall, across the Borough there is a small amount of spare capacity (8 MES). There are however deficits of youth 11v11 football (11.5 MES) and mini football pitches. The assessment notes that the current surplus of adult pitches is sufficient to offset the deficit of youth pitches. There is projected to be a future deficit of 18.5 MES (youth) and a deficit of 3.5 (youth 9v9). There will also be inadequate pitches for mini football. The deficits are primarily attributed to a lack of pitches although poor quality also influences these figures. With just two existing 3G pitches, the strategy identifies a deficit of 3. Future demand will increase this deficit to 4. <p>The strategy therefore identifies insufficient provision.</p> <p>The key Recommendations</p> <ul style="list-style-type: none"> Provision is added in line with population growth Provide smaller mobile goals on adult pitches to maximise functionality Identify at least two new 3G AGPs – listed sites include Jubilee Field, Holy Trinity Church of England School, Tinsley Lane Improve maintenance Focus on reconfiguration of adult provision to offset current deficit of youth provision Improve pitch quality New developments must use PPC to determine contributions. Where demand is for more than 50% of pitch, land is required for full pitch.

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Facility Type	Horsham District PPS – Key Findings	Crawley Borough PPS – Key Findings
	<ul style="list-style-type: none"> Poor pitches requiring improvement - Beech Road, Bennetts Field, Jubilee Fields, Millais School, Needles Recreation Ground Other pitches requiring improvement – Horsham Park, Sussex Football Academy Broadbridge Heath Leisure Centre – potential 3G, unsecured access 3G AGP – Chennels Brook, Horsham YMCA, Jubilee Fields, Overplayed – Hills Farm Lane (improve capacity) New provision – redundant pitches at Jubilees Field Secure community use – Leechpool Lane School, Richard Colyer School, Forest School Reconfigure – Redford Avenue, Rusper Recreation Ground <p>The majority of actions therefore focus on improving quality to increase capacity and providing new 3G AGPs. There are no specific recommendations in relation to Land West of Ifield, but new playing fields are required at two strategic housing sites in the adopted local plan – North Horsham and Kilnwood Vale.</p>	
Cricket	<ul style="list-style-type: none"> Large cricket presence in the District – 32 sites of which 29 are available to the community. Only one site has unsecured use Majority of pitches of standard quality (10 good) so scope for improvement High demand with numerous large clubs Spare capacity to meet current demand. Analysis of future supply shows that installation of NTP will create adequate spare capacity. If all cricket was played on grass wickets however there would be overplay of 112 matches by 2031. <p>Key Recommendations</p> <ul style="list-style-type: none"> Protect all designated cricket sites Improve security of tenure Invest in NTP Invest in ancillary facilities Work with Sussex Cricket Foundation to improve participation in women and girls cricket <p>Site specific recommendations in the Horsham area include;</p> <p>Roffey Cricket Club – address drainage issues</p>	<ul style="list-style-type: none"> 13 grass cricket squares on 11 sites. Eight of these sites are managed by the local authority 51 teams playing in the Borough spread across 9 clubs. Some exported demand to neighbouring areas Condition of facilities is adequate, but scope for improvement with high proportion of sites achieving standard scores No spare capacity at peak time. Ifield Green, Maidenbower Park, Three Bridges CC and Tilgate Playing Fields are overplayed. The assessment reports a seasonal deficit of 29 MES currently, rising to a future position of 310 MES shortfall. The assessment reported that Sussex Cricket Board projections suggest that shortfalls could grow up to 374 MES. The shortages in provision mean that opportunities to provide additional cricket facilities were explored at Gratton Park and Forge Wood. Scenario modelling demonstrated that provision at both of these sites would reduce deficits by 100 MES (to 210). There would therefore remain deficiencies <p>Key Recommendations</p> <ul style="list-style-type: none"> Protection of existing sites Improvement to ancillary facilities

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		<ul style="list-style-type: none"> Investment into maintenance Improvement of NPT sites Identification of new sites for cricket
Rugby Union	<ul style="list-style-type: none"> 15 senior and 14 junior pitches, as well as 3G WR 22 Compliant 3G AGP Five rugby clubs operating in the Borough Calculations suggest provision is adequate, Taking into account just club sites, there are 7.5 MES available. Inclusion of all sites shows an overall surplus of 3.5 MES Pitches at Pulborough Rugby Club are overplayed (2.5), whilst The Holbrook Club, Barns Green RFC and Steyning RFC have a small amount of capacity. Horsham RFC play at the Coolbrook Ground and benefit from the 3G AGP. The Holbrook Club (Holbrook RFC) is the nearest site to the proposed development. <p>Priority Recommendations</p> <ul style="list-style-type: none"> Protect all rugby pitches Continue maintenance regimes at education sites Support Pulborough RFC with floodlighting Provide floodlighting at educational and Council sites to improve capacity Improve floodlighting, drainage and maintenance regimes Provide new 3G At Horsham RFC (now delivered) <p>Site specific recommendations include;</p> <ul style="list-style-type: none"> Protect the Holbrook Ground from development. Improve clubhouse. Support Horsham RFC in management of AGP Pulborough RUFC – install floodlights and extend changing rooms Secure access to Steyning Grammar School for rugby club 	<ul style="list-style-type: none"> 6 rugby union pitches accommodating the two rugby clubs – Crawley RFC and St Francis RFC. There are 2 other rugby pitches that aren't used for community activity. Both club sites have quality issues - drainage issues identified at Southgate Playing Fields and Willoughby Playing Fields, maintenance issues The assessment identifies that there is substantial overplay of pitches There is also a lack of floodlit capacity Scenario modelling demonstrates that improvements to maintenance and drainage would just address concerns at Willoughby Fields, but the future position at Southgate Playing Fields would still be one of shortfall even maintenance and drainage ratings were maximised. The potential creation of a 3G WR 22 Compliant AGP is highlighted as a key mechanism for increasing capacity. <p>Key Recommendations</p> <ul style="list-style-type: none"> New floodlit provision is required Facilities require upgrade Drainage is installed New 3G provision is provided, potentially in conjunction with football
Hockey	<ul style="list-style-type: none"> Seven existing full sized AGPs – 2 poor and 5 standard. Poor facilities are located at Millais School and Billingshurst Leisure Centre Three hockey Clubs in the District. Horsham HC are the largest club and have numerous teams. As a consequence they require access to more than one pitch 	<ul style="list-style-type: none"> There are three sand based AGPs all of which are suitable for hockey Crawley HC are based in the Borough, whilst Horley HC imports some demand into Crawley. Crawley HC also exports demand due to a lack of adequate capacity

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Facility Type	Horsham District PPS – Key Findings	Crawley Borough PPS – Key Findings
	<ul style="list-style-type: none"> Club activity is spread across numerous pitches (with Horsham HC using 5 sites). – Tandridge House School is at capacity at peak times, Steyning Grammar School is reaching capacity Enough capacity if all provision is secured. <p>Key Recommendations</p> <ul style="list-style-type: none"> Refurbish Billingshurst Leisure Centre, Millais School, Steyning Grammar School, Tanbridge School Protect Bluecoats Improve ancillary facilities at Tanbridge School 	<ul style="list-style-type: none"> Only one pitch at Healthy Balanced Generation (Oriel) is secured for community use. There is overplay at Hazelwick School (caused in part by demand for football) and facilities at both Ifield College and Oriel School are in poor condition and require refurbishment. Scenario modelling infers a need for two pitches overall in the Borough. <p>Key Recommendations</p> <ul style="list-style-type: none"> Protect all sites for hockey Establish long term community use agreements Mitigate loss of any change of surface that takes place Provide appropriate ancillary facilities Ensure appropriate access to pitches for hockey clubs Direct football demand to 3G sites.
Bowls	<ul style="list-style-type: none"> Analysis of bowling greens included in Built Facilities Strategy There are eight greens, all of which are in average to good condition Facilities are well distributed except for North West and central area No clear requirement for additional greens identified 	<ul style="list-style-type: none"> There are four sites providing five greens, At least one green offers spare capacity. The assessment concludes that additional provision may be required to meet demand, but that further feasibility work is required to understand this.
Tennis	<ul style="list-style-type: none"> Analysis of tennis courts is included in Built Facilities Strategy 10 venues for outdoor tennis, all of which are club sites. Seven out of ten of these facilities offer pay and play as well as club membership All courts in good condition, with many having had recent investment Courts are well distributed No demand models for tennis – so no indication of capacity provided 	<ul style="list-style-type: none"> There is adequate accessible capacity for tennis in Crawley, with existing sites under capacity for registered members. The quality of provision is however poor Parks provision is of limited quality

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5.6 Table 5.1 therefore indicates that there are many pressures on the existing infrastructure in relation to outdoor sports facilities. The strategies also clearly indicate that growth will exacerbate these issues (and the specific impact of the proposed development at Land West of Ifield will be considered later in this section).

5.7 The Horsham District Playing Pitch Strategy is however now considered out of date, and the Crawley Borough strategy is also nearing the end of its lifespan.

5.8 The remainder of this section therefore draws upon the findings of consultation as well as additional research to provide an updated picture for each of the outdoor sports facility types. We have then sought to determine the impact that this may have on the validity of the recommendations of the strategy document and the subsequent requirements for Land West of Ifield.

Football

5.9 Both Playing Pitch Strategies presented similar pictures for football, identifying pressures on youth football pitches (11v11) and a lack of capacity for 5v5 football.

5.10 Insight into recent participation trends provided by the Sussex FA reveal that:

- The number of teams in Horsham District has increased since the 2017 PPS – at this time 283 teams were recorded. Affiliation data available in 2023 suggests that there are now 330 teams playing in Horsham District. This represents a 14 % increase. The PPS does not break down the spread of play in different age groups, but does note that the majority of teams are senior / adult teams. In 2024, just 28% of teams play 7v7 or 5v5 football, suggesting that the high demand for youth and senior football pitches continues
- The most up to date available affiliation data for Crawley Borough records a total of 175 teams – again this represents a 9% increase on the amount of teams that were evident at the time of the 2021 PPS
- Participation is understood to be growing significantly in Horsham again, with increases in all forms of the game now taking place
- Women and girls football is also a key growth area, and participation is expanding across Sussex, placing additional pressures on the existing infrastructure.

5.11 The above therefore suggests that demand has increased significantly since the PPS were produced, with an extra 57 teams playing across the two areas. This means that much of the future growth projected by the two strategies has already been realised. The demand for pitches is therefore higher now than it was at the time of the PPS and the issues presented relating to the adequacy of facilities to meet current demand are exacerbated.

5.12 Although participation is known to have increased (particularly in Horsham District), few changes are understood to have taken place to the facilities stock in terms of additional grass pitches. It is known that 2 new adult grass pitches will be provided as part of the North Horsham development (Mowbray) but these are not yet available.

5.13 Since the production of both strategies, The FA / FF have introduced the Grass Pitch Maintenance Fund, and this has been instrumental in improving pitch quality across the country, and consequently the capacity of grass pitches. Some clubs in Horsham and Crawley have received funding to support grass pitch maintenance since the PPS were developed, but there remain improvements that are required across many sites. Equally, consultation with the FA demonstrates that any improvements that have been undertaken are unlikely have such a substantial impact that the resulting capacity improvements they eliminate the shortfalls that were identified, particularly given the increased participation that has been identified.

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5.14 Consultation with Horsham Council confirms this, noting that there are regular concerns about the quality of grass pitches during the summer months, particularly due to the presence of clay soils, which create poor pitch conditions resulting in multiple cancellations.

5.15 It is therefore considered that the identified pressures on grass pitches remain. As the population grows, there will remain insufficient grass pitches to meet demand in both Horsham and Crawley.

5.16 While both strategies seek to develop capacity to accommodate additional demand on grass pitches through investment into quality and 3G pitch provision, there are no clear recommendations for new grass pitches. Both assessments do however articulate the impact that population growth will have and the specific impact of the proposed development will therefore be considered in Section 6.

5.17 Instead 3G pitches are viewed as the key vehicle for addressing the deficiencies in the area, and as a consequence, both the Horsham and Crawley PPS identified the need for additional 3G AGPs to support both match play and training demand.

5.18 The Horsham District Local Football Facilities Plan reports gaps of 3G AGPs in the west, north and central of the authority and names 9 potential locations to deliver the PPS – Jubilee Field, Southwater Sports Club, Christs Hospital School, Roffey FC (Chennells Brook), Broadbridge Heath, Steyning Grammar School, Horsham YMCA FC. 3G AGPs are also earmarked for development sites at North Horsham and Kilnwood Vale. Both Kilnwood Vale and North Horsham are located in close proximity to the proposed development site.

5.19 The Crawley Borough Local Football Facilities Plan highlights proposals to create 3G AGPs at Three Bridges FC, as well as Crawley Town Foundation.

5.20 Since the strategies were developed:

- Two sand based AGPs at Oriel School and Ifield Community College have been converted to 3G AGPs. These have been added to the FA 3G pitch register and consequently are accredited for use for both match play and training. This has increased the availability of 3G pitches in Crawley and reduced the deficit from four (taking into account future demand) to two pitches. Three Bridges FC have applied to the Football Foundation to convert their stadium grass pitch to 3G and a decision is expected shortly on this. Oakwood FC have also achieved planning permission for a 3G, but the project has not progressed as yet. This suggests that there will remain limited unmet demand in Crawley for 3G AGPs.
- No additional 3Gs have been developed in Horsham District since the production of the PPS, which identified a deficiency of 8 AGPs (although recommendations only explicitly sought to deliver 2 pitches, citing land availability). Consultation with the FA confirms that progress on the delivery of these pitches is now evident. Horsham YMCA FA have recently been granted planning permission and are now working on the delivery of the pitch (including funding). It is also anticipated that Land North of Horsham will provide a 3G AGP. This is anticipated to be in partnership with Roffey Football Club. The PPS identified a requirement for a new 3G AGP at Chennells Brook to support this club, however it is understood that this may now be delivered at Land North of Horsham instead.

5.21 There therefore clearly remains a requirement for additional AGP, particularly in Horsham District but also to meet needs in Crawley.

5.22 Further support in relation to the requirement for 3G pitches was given by the Football Foundation who used affiliation data to map the location of existing clubs, based on their home ground for matches.

5.23 This analysis is illustrated in map 5.1. It demonstrates that the majority of clubs are located in Horsham Town itself, or within Crawley Town. There are few existing clubs in close proximity

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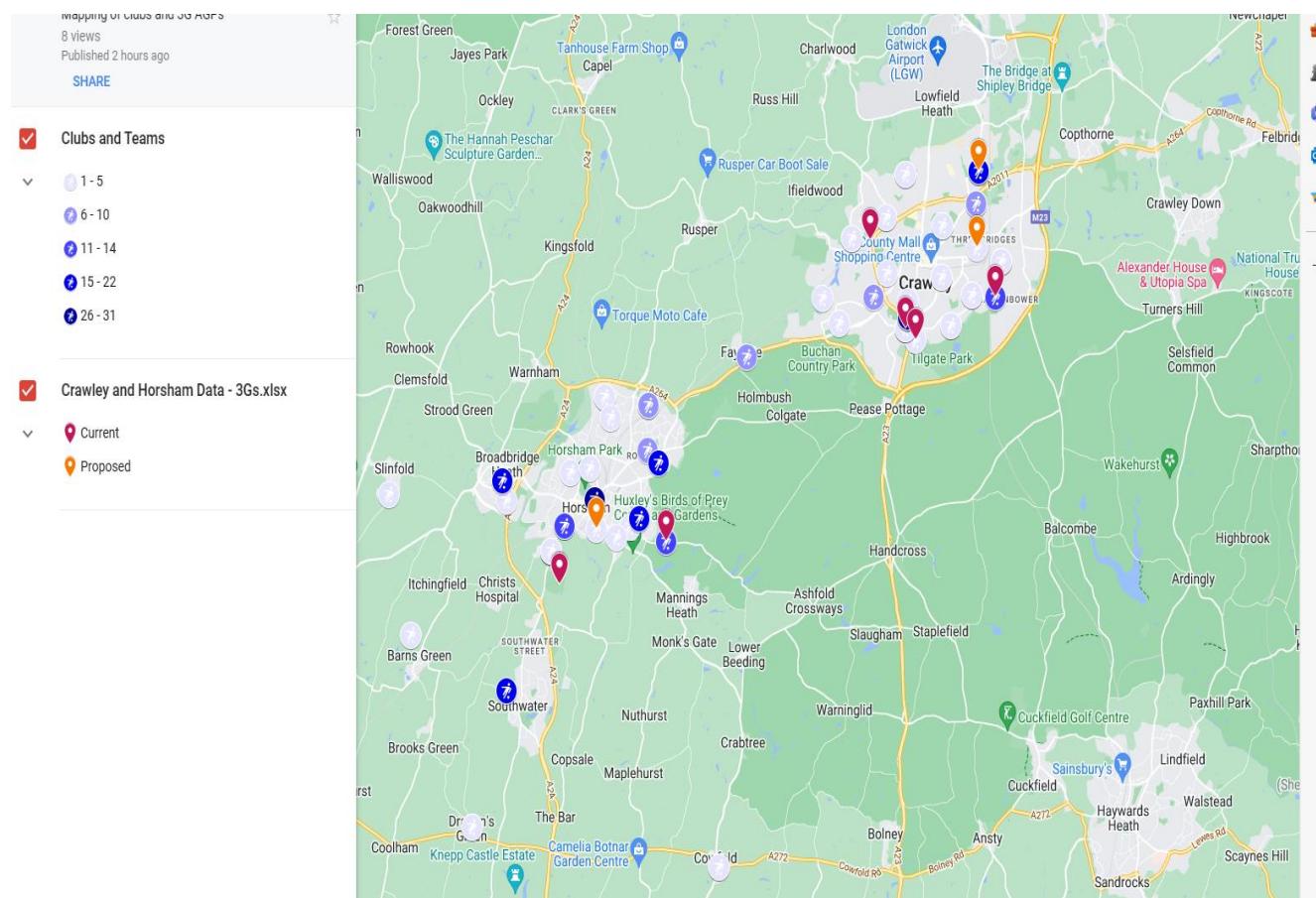
to Land West of Ifield. Clubs are however traditionally willing to travel to reach a 3G AGP and this is particularly the case in areas of deficiency.

5.24 The clubs that are located in the closest proximity to Land West of Ifield are predominantly single team clubs (or clubs with two teams). The nearest larger clubs, based upon this data, are:

- Ifield Sports Youth (4 teams)
- Faygate United (6 teams) – train at Faygate Playing Fields (grass)
- Haywards Heath Town Youth (3 teams) – club have 3G training facility at home ground.

5.25 Ifield Sports Youth and Faygate United therefore represent potential users of any new 3G AGP.

Map 5.1– Location of Existing Clubs



5.26 With two of the existing three AGPs in Crawley Borough located to the west of the town, including the pitch at Ifield Community College, which is in the immediate vicinity of the proposed development site, this suggests that Land West of Ifield may have a limited role to play in meeting the remaining unmet demand in Crawley.

5.27 There is more limited provision in Horsham District however and it is in this area where the highest existing deficiencies exist. The two existing AGPs are both to the South of the town, whilst the proposed facility at Horsham YMCA will be centrally located. There is therefore limited provision to the north, and consequently remaining unmet demand, although it is understood that a new 3G will be created as part of development proposals at Land North of Horsham.

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- 5.28 It is clear therefore that across the two authorities, there remains unmet demand for 3G AGPs. Consultation with Horsham District Council confirms that the provision of additional 3G AGPs remains a strategic priority for the Council.
- 5.29 They indicate that despite the new provision in the vicinity of Land West of Ifield, particularly when taking into account the impact of the new development, further 3G pitches are still deemed to be required in the area. This will be considered alongside the specific impact of the proposed development in Section 6.
- 5.30 In the absence of detailed accurate recalculations, the picture presented in the PPS for football is therefore thought to remain accurate. There is a clear need to provide additional capacity to meet both current demand and population growth. It is expected that much of the additional capacity will be met through 3G pitches, but that further grass pitches will also be required to meet population growth. The continued increases experienced in football participation is likely to exacerbate demand further.
- 5.31 It should be noted that The FF / FA highlight the need for updates to the existing PPS documents to be undertaken in order to ensure that the position can be understood with some certainty.

Rugby Union

- 5.32 The PPS documents for both local authority areas identified some quality and quantitative issues. Consultation suggests that this picture is deemed to remain broadly accurate.
- 5.33 Across the two local authority areas as a whole, participation in senior rugby struggled after covid, and there has since been a flat recovery, with the smaller clubs continuing to struggle to regain participants. As such, the smaller clubs in both Horsham and Crawley continue to focus on player retention and growth. As larger clubs however, Crawley RUFC and Horsham RUFC are now seeing increasing player numbers.
- 5.34 At the time of the finalisation of the Horsham District strategy document, Horsham RUFC, partnership with the RFU created a WR 22 Compliant 3G AGP. This significantly improved the capacity in the Horsham area. Improvements were also made to the ancillary provision, with a new changing block (which was then extended again), improvements to social space and car parking. These improvements however generated significant increases in participation, and the club now run a full spectrum of both male and female participation. The high participation means that even with the additional capacity that the AGP provides, the club's facilities are at capacity, and indeed improvement works are needed to grass pitches to improve the playability of these pitches.
- 5.35 Whilst Horsham RUFC are now blessed with high quality facilities, Crawley RUFC continue to experience the capacity pressures at their site that were highlighted in the PPS. One of the floodlit pitches in particular is unusable for the majority of the season and the remainder of the pitches would all benefit from improvement. In addition, the condition of the ancillary facilities is also inhibiting club growth and development. The conversion of two sand based AGPs in Crawley to 3G (one of which includes a rugby shock pad) has helped to address some of the club's capacity issues, but the challenges remain. Improvements to facilities to improve capacity and to ancillary facilities to maximise the abilities of the club to accommodate a wide range of rugby activity therefore remain the RFU priorities.
- 5.36 The ethos of rugby clubs means that clubs would prefer to accommodate all activity at, or in close proximity to, their own base - and ensuring the ongoing adequacy of provision at the club bases therefore remains the ongoing key priority for rugby clubs. Whilst there are capacity pressures particularly at Crawley RUFC therefore, it is suggested that the direction of the two existing strategies remain accurate - works to increase the ability for rugby to be accommodated at current club bases are of greater priority than new provision.

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5.37 It is clear therefore that whilst the picture for rugby improved since the PPS were developed, there remain improvements that are required if demand is to continue to be met.

Cricket

5.38 The evidence base documents reported capacity for cricket to be broadly adequate in quantitative terms in Horsham District. Whilst most cricket grounds were standard to good quality, the action plan focused predominantly on further qualitative improvements and the provision of NTP to address local capacity pressures. Pitch provision in Crawley was however under greater pressure, with a need for additional provision highlighted to meet short term demand, as well as to provide additional capacity for cricket in the longer term.

5.39 Although participation was strong in both authorities, since the PPS this has increased rapidly. To illustrate this, the Sussex Cricket Board highlight that:

- Cricket is thriving across Sussex as a whole, but the Crawley area is a particular hotbed for cricket. Participation is stronger south of Horsham in Horsham District, and there are more clubs. Residents north of Horsham tend to travel into Crawley to join teams due to a lack of facilities in this part of the district
- Senior cricket remains strong – 11 new teams entered the Sussex Senior Cricket League during season 2023, of which four were based in Crawley
- A new midweek cricket competition has been created – The Sussex Slam. There are circa 120 teams now entering this competition, a high percentage of which are in Crawley and Horsham
- The women and girls game has tripled, and this growth is anticipated to continue. There are now three clubs in Horsham offering cricket for women and girls and scope for many more. This reflects the picture for cricket at a national level, where participation by women and girls is exploding
- Disability cricket is also increasing in popularity across Sussex as a whole, but there is a lack of opportunity in both Horsham and Crawley due to constraints with facilities.

5.40 Participation data received from Sussex Cricket Foundation for the 2024 season suggests that:

- Participation in Crawley has reached 80 senior male teams, 2 female teams, 26 junior teams and 2 junior female teams – 110 teams in total. This represents a significant increase in participation that was evident at the time of the PPS, when 51 teams was recorded. Participation has therefore more than doubled in this area since 2019. Whilst some of these teams are midweek teams (i.e., not teams playing on a Saturday at peak time), the scale of the increase in participation is significant, and likely to have major implications for the adequacy of provision
- In Horsham, there are now 103 senior male teams, and 12 senior female teams. Cricket is also sustainable in the younger age groups, with 81 junior male teams and 17 junior female teams – overall therefore there are 213 cricket teams. The PPS identified 148 teams in 2017, meaning that demand has increased by 31%.

5.41 Clubs in the area are therefore strong and sustainable, but there are now greater pressures on the facility infrastructure due to the number of teams that they are sustaining. Since the two PPS were developed, an extra 124 teams have been created in the area, creating additional demand for both match play and training. In addition, there remain teams exported to other areas, particularly in the midweek league, due to a lack of provision and growth opportunities at some clubs are now becoming restricted.

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5.42 Despite some improvements to the infrastructure since the PPS were produced, the strong growth in participation means that Sussex Cricket Foundation consider that provision is now inadequate in both Crawley and Horsham and that the PPS do not therefore accurately reflect the current position. The additional facilities provided and the enhanced quality is not enough to offset the growth in participation.

5.43 Since the PPS were developed:

- A new cricket ground was developed as part of new development at Kilnwood Vale
- Sussex Cricket Foundation have invested in NTP in a bid to ensure that clubs that were displaced at the time of the PPS were able to play at grounds closer to home
- A new cricket ground (with NTP) has been provided at Gratton Park (Crawley)
- Aspirations to deliver a new ground as part of the Forge Wood development were not realised, however two new teams have already been developed from the new population.

5.44 The Sussex Cricket Foundation therefore confirm that the pressures that were apparent in the Crawley PPS are now exacerbated. Ifield Green Cricket Club, the club closest to the proposed development site continues to function at capacity. Whilst some sites in Horsham District do have capacity, the majority of clubs are situated to the South of Horsham, and therefore unlikely to attract players from the proposed development site. By way of example, the Sussex Cricket Foundation note that Roffey Cricket Club, to the north west of Horsham Town, are looking to create additional senior teams but do not have capacity to do so. Equally, the new pitch that was created at Kilnwood Vale is now also fully utilised, with the club entering the Sussex Cricket League in 2020. Unmet demand is therefore reported to exist in the area local to the proposed new development.

5.45 The Sussex Cricket Board Strategy, which will shortly be published, provides further detail on the cricket infrastructure. It sets out key recommendations to actioned across the county. The main recommendations are:

- The provision of more and better quality facilities in urban areas
 - the strategy notes that Crawley is the priority, although there are issues in all urban areas
 - Increased usage of NTPs on local authority sites
 - Secure sites on asset transfer to meet the growing need for second grounds
 - Identify and implement sustainable management models
- Improved access to indoor facilities
 - Indoor cricket venue identified as a priority in Crawley, as well as Brighton, Littlehampton and Eastbourne
- Increase capacity and quality of existing club provision
 - Encourage and support provision of NGPs
 - Work with GMA to support role of grounds maintenance in improving capacity
 - Support investment into pavilions
- Protection of existing sites.

5.46 Consultation with Horsham District Council suggests that they are not aware of significant unmet demand for cricket in Horsham District, particularly to the north of the District. It is acknowledged however that the majority of demand for cricket in the vicinity of Land West of Ifield is likely to come from Crawley Borough, where there are significant deficiencies as reflected in the Sussex Cricket Board Strategy above.

5.47 The significant and continuing increases that are evident in cricket, alongside the ongoing displaced demand and lack of capacity within the existing infrastructure therefore suggest that the priorities identified in the Crawley PPS (which identified a need for new provision) remain relevant. The increasing demand since the Horsham PPS was completed means that there may also be a greater focus on new provision in Horsham District.

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5.48 It should also be noted that reflecting the issues raised in the Built Facilities Strategy, Consultation with the Sussex Cricket Foundation, as well as the Cricket Board Facility Strategy suggests that unmet demand for cricket is not isolated to outdoor facilities and there remains a need for indoor cricket provision across both Crawley and Horsham. There has been little progress on the provision of additional facilities since the facility strategies were developed, and there remain no purpose built facilities and several sports halls of poor quality. The Cricket Board therefore emphasise the facility requirement set out in the two indoor / built facilities strategies to deliver opportunities for indoor cricket as well as grass cricket.

Hockey

5.49 The PPS for Horsham District reported hockey usage at several sites across the district, with Horsham HC, the largest club, spread across several sites. If sites that were unsecured for community use were lost, or more than one sand based AGP was converted to 3G, modelling demonstrated that provision would be inadequate. The dispersion of Horsham Hockey Club in particular was highlighted as a key issue and as well as protecting existing sites, the strategy identified improvement to the quality of existing facilities. Similarly, the PPS for Crawley identified a need to protect at least two of the sand based AGPs, and a need to enhance facility quality at the remaining sites.

5.50 Since these strategies were developed:

- There have been no changes to the pitches that are available in Horsham District. All pitches that were available at the time of the 2017 PPS remain so. Consultation with England Hockey identifies that availability remains a key concern however, with many of the pitches located at independent schools who require access to their pitches on a Saturday, which is peak time for hockey club matchplay. Horsham HC require full access to at least 2 AGPs, but continue to be spread across several sites
- The pitch at Tandridge House School has been redeveloped, improving quality and ensuring ongoing use for hockey in this area
- The stock of facilities has diminished in Crawley - the pitches at Ifield Academy and Oriel High School have been converted to a 3G surface. This resulted in the displacement of Horley Hockey Club, who were using the facility at Ifield Academy. The club are now using Worth School (East of Crawley) and Copthorne Preparatory School (north east Crawley) and continue to use their function room and ancillary facilities in Horley (North of Crawley)
- Crawley Hockey Club, in partnership with Hazlewick School, invested in order to improve the surface of the pitch at the school. The club remain based at this site and have a strong community access agreement.

5.51 Despite clear improvements for Crawley hockey club, the position for hockey is therefore more perilous than at the time of the PPS, with both Horsham HC and Horley HC struggling for facilities. Consultation with Horsham DC confirms that a new facility for Horsham HC is now a strategic priority.

5.52 Consultation with England Hockey confirms that they are currently working alongside alternative developers to provide a new facility for Horsham Hockey Club. It is anticipated that this will be a two pitch site located centrally in Horsham. If this aspiration is not realised however, there will remain unmet demand for hockey in the District. The location of Land West of Ifield to the north of Horsham (rather than central) means that it is not considered appropriate for the club to fully relocate to this site and create a two pitch venue (as they need to retain a presence in Horsham) and one pitch would therefore be sufficient in this eventuality.

5.53 The recently produced Reigate and Banstead Playing Pitch Strategy seeks to deliver a new sand based AGP to accommodate the needs of Horley HC. If achieved, this would mean that there would be no demand from this club for additional provision. There is however currently no site identified and no clear mechanism for delivery of such a facility and consequently unmet demand in Crawley.

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5.54 The above therefore suggests that there is potential that the needs of hockey clubs will be addressed through other schemes, but that at the current point in time, there are greater issues evident than those raised in the PPS.

5.55 Notably, Horsham District Council echo the views of England Hockey that there is a priority need to identify a new home for Horsham Hockey Club. It was agreed however that Land at West of Ifield does not necessarily represent the best location for the club. Provision of sand based AGPs are however considered an essential sports development tool and the Council would support any opportunities to provide a sand based AGP on a school site.

5.56 Added to this, consultation with England Hockey highlights an aspiration that any new school will be supported by a sand based AGP. This is a key part of England Hockey's new strategy, which seeks to promote hockey in primary schools and early secondary school years and facilities are therefore required to deliver this. England Hockey emphasise the multi-sport opportunities that are provided by sand based AGPs. They emphasise that the location of a sand based AGP as part of a community hub but outside of the school base would have more limited benefit for hockey and would raise questions around sustainability. England Hockey preference therefore is for a sand based AGP to be provided as part of the new secondary school. Again, early consultation with Horsham District Council expressed support for this approach.

Tennis

5.57 The Open Space, Sport and Recreation Review also provides updated analysis on tennis courts from the 2017 PPS. It notes that:

- There is a strong club based infrastructure in Horsham
- The parks infrastructure is more limited, with just one park in the district. No specific facility related issues were identified, with provision appearing adequate.
- There are no tennis courts in the Rusper Sub Area (the area in which the proposed development is located). The closest facilities are located in Horsham (4). Facilities in Horsham include Forest School, Horsham Sports Club, The Holbrook Club and Horsham Park.
- A one mile walking distance catchment is recommended, with a 20 minute drivetime also considered. The proposed development site is outside of the walk time catchment, but within a 20 minute drivetime catchment.

5.58 The Crawley Borough Strategy emphasised the poor quality of facilities in the parks sector, and the low membership that was evident in clubs.

5.59 Consultation with the LTA demonstrates that since these strategies were produced, participation has increased, and affiliation data for all clubs in the vicinity of Land West of Ifield evidences that clubs are now experiencing growth in membership. Of the clubs in closest proximity to Land West of Ifield:

- Ifield LTC have two recently refurbished courts and run junior coaching as well as senior activity. There is a small amount of capacity but membership is growing. There is little scope for growth as the site is in the grounds of the community centre
- Crawley LTC has growing membership that is now reaching capacity. The site is landlocked and has no space to expand
- Rusper Tennis Club has only one playable tennis court that is in poor condition and limited scope to increase membership
- The Holbrook Club have 3 courts (not floodlit) but again limited scope to expand activity as membership is increasing.

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5.60 It is clear therefore that demand has increased for tennis since the PPS were developed. In part this is due to population increases, but also due to greater engagement with tennis as a sport. To an extent, this is influenced by the investment that has been put into tennis in recent years, with:

- Refurbishment of tennis courts at Horsham Park in 2018
- three parks in Crawley (except Worth Park- check this) receiving investment through the National Parks Investment Programme in the last two years
- Ongoing improvement of club sites including refurbished courts at Ifield LTC.

5.61 Investment into parks courts provides opportunities for tennis at a grass roots level and then funnels people into clubs as they become engaged with the sport and is a key current priority of the LTA.

5.62 Whilst the LTA acknowledge therefore that the position has improved significantly since the PPS were produced, they emphasise that the increases in participation mean that these courts are now forced to accommodate more players. Reflecting the evidence set out in the 2021 Open Space, Sport and Recreation Facilities Review, mapping of existing facilities demonstrates that whilst there are good numbers of courts across both Crawley District and Horsham District as a whole, the supply of facilities in the immediate vicinity of Land West of Ifield is limited. This is illustrated in Map 5.2 and 5.3 (supplied by the LTA).

Figure 5.2 – Tennis facilities in Horsham

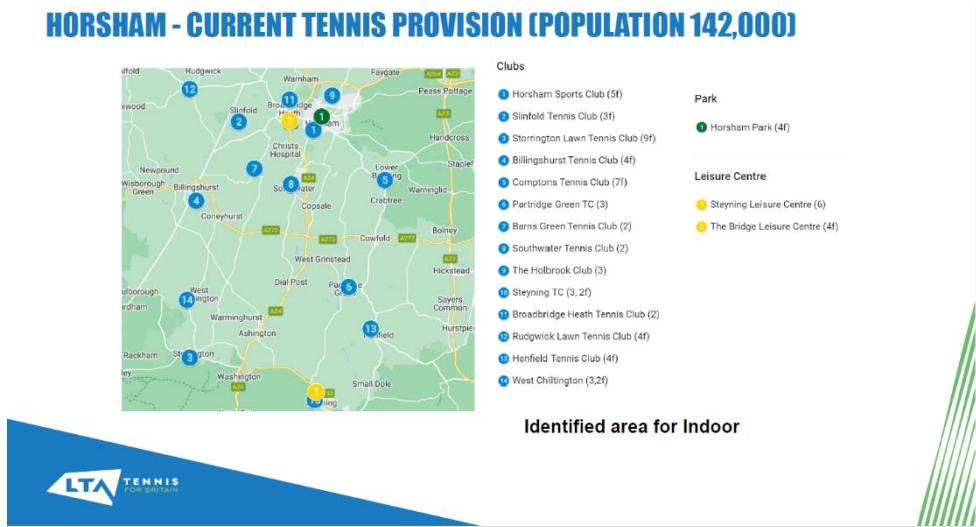
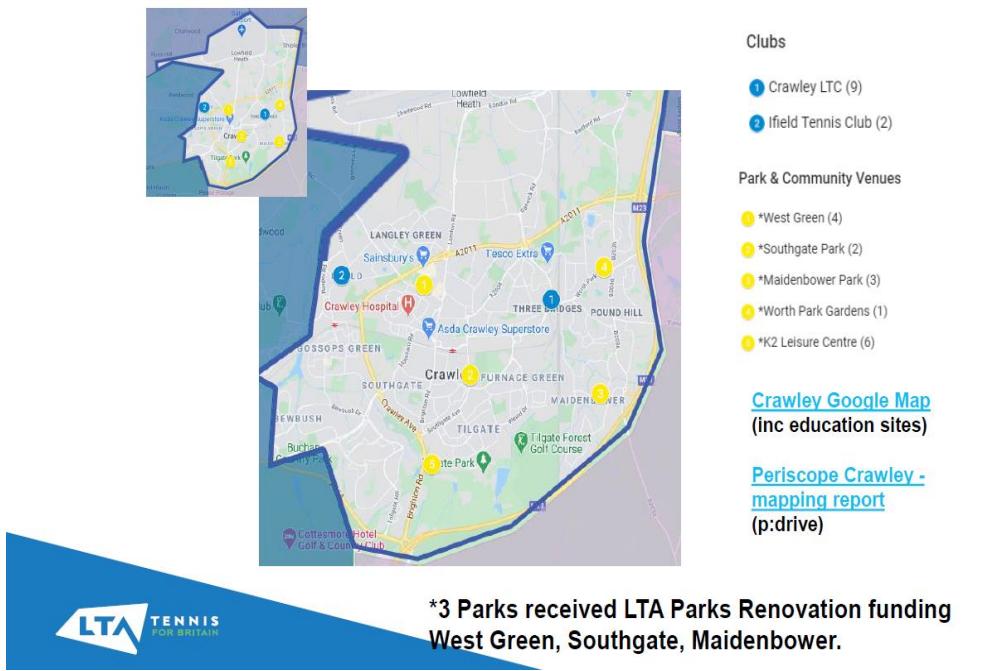


Figure 5.3 – Tennis Facilities in Crawley

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CRAWLEY- CURRENT TENNIS PROVISION (POPULATION 120,000)



5.63 As a consequence of the above distribution of facilities, as well as the increases in participation that are evident since the PPS were completed, The LTA therefore suggest that there is a lack of provision and demand for new provision on the Horsham District / Crawley boundaries – i.e., in the location where Land West of Ifield is located.

5.64 Whilst the PPS therefore presented a picture of adequate capacity and a focus on quality, it is clear that improvements to the stock of facilities and sports development initiatives have positively impacted participation, resulting in less spare capacity in the existing infrastructure. The PPS therefore now do not accurately represent the needs for tennis – it is perceived that there is a need for new parks tennis courts as a priority, to serve the existing population but primarily new residents on the Crawley / Horsham Border.

5.65 Added to this, the requirement for indoor tennis courts in both Crawley and Horsham District was evident in both PPS and the LTA confirm that this need still exists. Horsham District remains the priority location for such a facility. That said, consultation with the LTA confirms that the preferred location for this is Horsham Town / South Horsham and that this facility is not considered a priority for the Horsham Crawley border. Indeed it is anticipated that this requirement will be delivered as part of a masterplan for a new development in this part of the district. The need for indoor tennis provision therefore remains, but is not a key consideration for the Land West of Ifield.

5.66 In 2020, and since the production of documents for both Horsham District and Crawley, the LTA was also confirmed as the national governing body for Padel. A development plan is in place to grow the sport and as such, there is a requirement for new facilities alongside tennis courts which is not reflected in the existing evidence base. There are no existing padel venues in either Horsham or Crawley, although there are planning applications / proposals for padel in the following locations:

- Christs Hospital School, Horsham (now passed)
- Henfield.

5.67 The LTA therefore highlight that although it is excluded from existing documents, there is now demand for such a facility (to meet current demand) and that to maximise usage, padel courts

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should be covered. Any new proposed new development is envisaged to increase the demand for such a facility and this should be taken into account in any masterplanning process.

5.68 The provision of padel facilities is considered complementary to tennis and they can be collocated. To maximise sustainability, LTA guidance is that at least 3 tennis courts are required to create a sustainable facility alongside at two padel courts.

5.69 Consultation with Horsham District Council suggests that the views of the Council reflect those of The LTA. It is acknowledged that the proposed site is outside of the catchment area for tennis and there is potential demand for new provision, particularly when taking into account the impact of the new residents. Representatives of the Council also however highlighted that although outside the scope of the current evidence bases, padel is becoming an increasing priority in the area and is deemed to be well suited to new developments. The Council have been approached on several occasions about opportunities to develop padel in the local area.

Bowls

5.70 The Open Space, Sport and Recreation Review also provides updated analysis on bowling greens. It notes that:

- There are no bowling greens in the Rusper Sub Area (the area in which the proposed development is located). The closest facilities are located in Horsham (2)
- A one mile walking distance catchment is recommended, with a 20 minute drivetime also considered. The proposed development site is outside of the walk time catchment, but within a 20 minute drivetime catchment.

Summary of Outdoor Facility Provision

5.71 Table 5.2 therefore summarises the outdoor sports facility needs based upon the existing PPS and the updated position statement. It outlines the key deficiencies identified and highlights where provision is considered unable to meet current and / or future needs.

5.72 The implications for Land West of Ifield are reviewed in Section 6.

Table 5.2 - Summary of Needs – Outdoor Sports Provision

Facility Type	Identified Existing Deficiency	Updated Position	Impact
Football	<ul style="list-style-type: none"> • Deficiencies identified in both authorities in youth football • Adequate capacity in remaining pitch types • Quality issues also identified • Strategy focuses primarily on qualitative improvements • Future deficiencies in provision identified in both authorities • Lack of 3G AGPs – 8 additional required in Horsham, 4 in Crawley 	<ul style="list-style-type: none"> • Significant growth in football since PPS • Limited additional provision and therefore position in PPS underestimates levels of unmet demand • Some grass pitch improvements, but not thought to be sufficient to eliminate capacity pressures • Deficiencies therefore understood to remain • This position is exacerbated by the lack of progress on 3G AGPs in Horsham – significant deficiency still remains 	<ul style="list-style-type: none"> • Pressures on existing grass pitches and future deficiencies identified mean that additional provision is to be considered • Strategic priority for more 3G AGPs. • The location of Land West of Ifield means that any new 3G may need to be carefully planned, but it is anticipated that there the substantial unmet demand in the Horsham area means that there is demand for this type of facility

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Facility Type	Identified Existing Deficiency	Updated Position	Impact
		<ul style="list-style-type: none"> In Crawley, 3G provision has significantly improved although some unmet demand remains Provision in Crawley located in close proximity to development site. Few existing clubs in close proximity to the area 	
Rugby Union	<ul style="list-style-type: none"> adequate capacity for rugby union overall. When considering just club needs however, there is overplay on some club bases and on others supply is closely matched with demand. Need to improve quality to increase capacity Potential for 3G AGPs to support rugby union 	<ul style="list-style-type: none"> Participation has fluctuated but larger clubs are now experiencing growth Quality improved at key large sites in Horsham Significant quality issues remain in Crawley (particularly Crawley RUFC) which are impacting club growth and participation No clear evidence for new provision, due to focus on club base. 	<ul style="list-style-type: none"> Whilst additional capacity may still be required, improvements to maximise the capacity at the club base is the key priority Issues in Crawley are of particular significance, given recent enhancements in Horsham No evidence therefore that provision for rugby needs to be considered on site, potential requirement for qualitative contributions as issues remain.
Cricket	<ul style="list-style-type: none"> Spare capacity for cricket in Horsham when taking into account both grass and NTP usage. In Crawley supply is more tightly balanced with demand. no clear aspiration for new cricket provision in Horsham therefore (with recommendations focus on qualitative improvements and non turf provision) similar quality issues in Crawley, but also recommendations for new provision arising as a result of demand in Crawley. 	<ul style="list-style-type: none"> Significant additional participation in both authorities since previous PPS Some additional pitches created, but not enough to offset participation growth New provision represents an ongoing priority 	<ul style="list-style-type: none"> Additional capacity required in both authorities to meet current demand Future population growth likely to exacerbate this further Grass pitches for cricket to be considered as part of new development
Hockey	<ul style="list-style-type: none"> Adequate facilities provided in both authorities Some quality issues identified Issues with access to existing sites and clubs spread across a variety of facilities 	<ul style="list-style-type: none"> Improvements to Hazlewick School secured future of Crawley HC Conversion of sand based AGPs in Crawley to 3G has caused displacement of Horley HC. Delivery of new pitch not considered key priority for this club as documented as a requirement in Reigate and Bansted PPS Horsham HC continue to be spread across multiple sites. Ongoing issues means new home facility is a key priority Consultation suggests location of site, plus other developments, means that 	<ul style="list-style-type: none"> Unmet demand for hockey, but not considered a priority requirement for Land West of Ifield Expressed demand for sand based AGP, potentially at school site

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Facility Type	Identified Existing Deficiency	Updated Position	Impact
		<ul style="list-style-type: none"> provision of new home base is not a priority at Land West of Ifield That said, aspirations to secure sand based AGP to further secure hockey in the district remain 	
Tennis	<ul style="list-style-type: none"> Strategy identifies that existing provision is adequate to meet demand, although some qualitative issues are identified 	<ul style="list-style-type: none"> increasing participation means clubs are now nearing capacity lack of parks facilities in general, and in vicinity of proposed development based on catchment modelling increasing importance of Padel means that there is also unmet demand for this sport 	<ul style="list-style-type: none"> lack of parks courts - proposed development site identified as potentially appropriate location unmet demand for padel – proposed development site identified as potentially appropriate location
Bowls	<ul style="list-style-type: none"> Existing facilities adequate to meet current demand, although there are no bowling greens within a walk time catchment 	<ul style="list-style-type: none"> No updates suggest that this position has changed 	<ul style="list-style-type: none"> No clear quantitative requirement for bowls to address current position Potential requirement for contribution towards qualitative improvements

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6. Open Space and Informal Recreation

Introduction

6.0 In addition to the provision of formal indoor and outdoor sports facilities, the effective provision of open space is a key part of providing opportunities for formal and informal recreation.

6.1 This section briefly reviews the current position relating to open space across both Horsham and Crawley local authority areas to meet current needs. It draws upon the open space, sport and recreation assessments for both areas, specifically:

- Horsham District – Open Space, Sport and Recreation Review (2021)
- Crawley Borough Council – Open space, sport and recreation assessment (2021)

6.2 Table 6.1 summarises the key issues identified in each of the assessments and the key recommendations.

6.3 It should be noted that from a quantitative perspective, the Horsham District Council Open Space review assessment applies standards at a local level. Land West of Ifield is located in the Rusper area, and we therefore refer to the figures provided for this area.

6.4 In Crawley, provision is also considered at a local level. Ifield ward is the closest location to the proposed development site, and so the adequacy of provision in this area is considered.

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Table 6.1 – Open Space

Open Space Type	Key Messages – Horsham District Council Open Space Study	Key Messages – Crawley Borough Council Open Space Study
Parks	<ul style="list-style-type: none"> 52 parks and gardens overall in Horsham District, covering over 126 ha All existing parks and gardens rate as high value One site available in Rusper – Rusper Recreation Ground Current provision equates to 5.7sqm per resident. Recommended quantity standard of 13.7sqm per resident. Deficiency in Rusper equates to -8 sqm per resident Recommended standard is above current provision (9.1sqm per resident), confirming that additional provision is deemed to be required Recommended accessibility standard – 1km Accessibility mapping demonstrates that the proposed development site is outside the catchment of the existing park 	<ul style="list-style-type: none"> 239ha parks and gardens 6.95ha in Ifield ward Accessibility standard set requires access within 600m Analysis demonstrates that Land West of Ifield falls at the edge of the catchment for parks within Crawley
Natural and semi natural greenspace	<ul style="list-style-type: none"> 59 natural and semi natural open spaces across the district, equating to over 339 ha No existing provision in Rusper and therefore Land West of Ifield is outside of the recommended catchment of natural open space Recommended quantity standard of 24.3sqm per resident means that there is a large deficiency Recommended accessibility standard – 1km (strategic) and 300m (local) 	<ul style="list-style-type: none"> 296 ha dedicated to natural green space 32ha of land is located in Ifield ward Recommended accessibility standard – 720m walk Land West of Ifield is not within the catchment of any natural and semi natural greenspace in Crawley
Amenity Greenspace	<ul style="list-style-type: none"> One amenity greenspace located in Rusper Current provision equates to 1.9 sqm per resident. Overall deficiency of 3.9sqm per resident in Rusper Recommended accessibility standard – 480m. 	<ul style="list-style-type: none"> 91.47ha amenity green space – 552 sites in total, 9.96 ha in Ifield ward Recommended accessibility standard – 480m walk Land West of Ifield is not within the catchment of any amenity greenspace in Crawley
Provision for children and young people	<ul style="list-style-type: none"> 129 childrens play areas and 59 youth / strategic sites One play area and one strategic / youth facility in the Rusper area Overall deficiencies in provision for children and young people (-0.3sqm), but adequate strategic / youth provision (0.5sqm) Recommended accessibility standard – 400m (children), up to 1km for strategic / youth provision 	<ul style="list-style-type: none"> 0.51ha provision for children in Ifield ward Recommended accessibility standard – 480m walk Land West of Ifield is not within the catchment of any natural and semi natural greenspace in Crawley

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Open Space Type	Key Messages – Horsham District Council Open Space Study	Key Messages – Crawley Borough Council Open Space Study
	<ul style="list-style-type: none">Land West of Ifield is outside of the recommended catchment	
Allotments	<ul style="list-style-type: none">28 allotments across Horsham DistrictNo existing allotment provision in Rusper – quantitative shortfall of 1.8sqm per residentRecommended accessibility standard – 1kmLand West of Ifield is outside of the recommended catchment	<ul style="list-style-type: none">20 allotments totalling 11.08ha in Crawley1.68ha allotments in Ifield WardLand West of Ifield is not within the catchment of any natural and semi natural greenspace in Crawley

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- 6.5 The assessment notes that quantity standards are used to determine the requirements for new housing developments.
- 6.6 The assessment therefore clearly demonstrates that for almost all types of open space, provision is expected local to the home, with all open spaces deemed to serve a catchment of 1km or less. As a consequence, Land West of Ifield is not served by any existing open spaces.
- 6.7 This means that linking with policy set out in Section 2, there will be a clear need to consider the provision of on-site open space as part of the masterplan for Land West of Ifield.

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7. Implications for Land West of Ifield – Development of Sport and Recreation Strategy

Introduction

7.0 Sections 4 and 5 have considered the adequacy of current provision drawing on the existing evidence base, as well as the views of National Governing Bodies of Sport. They have provided an updated position statement, outlining whether provision is adequate to meet existing demand, and whether it is able to sustain future growth arising from sports development initiatives and housing development.

7.1 The location of Land West of Ifield means that the analysis has included both the position in Horsham District and Crawley Borough to ensure that the full picture is understood. It is recognised that sports participation is not dictated by local authority boundaries and instead, that users will travel to available facilities within a catchment of their home.

7.2 Section 6 has briefly outlined the requirements for open space.

7.3 It is not the responsibility of new development to mitigate existing deficiencies, but it should be ensured that shortages in provision are not exacerbated, by providing appropriate facilities where this is identified to be required.

7.4 Land West of Ifield as a proposed housing-led development site, may provide the opportunity to address some existing deficiencies as well as ensuring that the needs of residents of the proposed new development are met. This sentiment is also evident across the suite of evidence base documents relating to sport and recreation in Horsham District. This adds sporting value, and is a key feature of the strategy for Land West of Ifield.

7.5 This section explores the specific impact that the proposed new development at Land West of Ifield will have in relation to demand for indoor and outdoor sports facilities and open space. Drawing upon the evidence base in Sections 4, 5 and 6, it seeks to understand whether the demand that will be generated by the new population can be accommodated within the existing infrastructure, and where additional facilities over and above the demand generated by the development may be of benefit to create a positive sports strategy (as well as to form part of the mitigation strategy for the loss of Ifield Golf Course).

7.6 Section 7 concludes by identifying where opportunities to provide facilities should be considered on site, and where off site contributions may be required.

7.7 It is emphasised that the proposed loss of Ifield Golf Course, as well the proposed mitigation to offset the loss, is dealt with under separate cover. Specifically;

- Land West of Ifield Golf Needs Assessment (June 2025)
- Draft Land West of Ifield NPPF Paragraph 99/103 Assessment (July 2024).

7.8 This paper therefore focuses on the strategy for other sports and open space.

Horsham Infrastructure Delivery Plan 2023

7.9 The Horsham District Council Infrastructure Delivery Plan 2023 was released to support the draft Regulation 19 Local Plan and provides an indication of the expectations from new developments.. Crucially, it states that:

'Any strategic scale sites will be expected to provide on-site community and sports facilities. The above requirements will need to be taken into account, both in terms of ensuring that the facilities required at West of Ifield are accommodated, but also taking into account the proposals at other development sites to ensure that facility requirements are not duplicated.'

7.10 The document is stated to be based upon the existing Built Facility and PPS Strategies and states specific requirements from new development. It expects that:

- Land North of Horsham will deliver a sports hub, playing fields, leisure facilities and outdoor sports facilities associated with the school
- A new 3G AGP will be provided at Ghyll Leisure Centre
- A two court badminton hall will be required as part of Land West of Ifield (subject to Crawley)
- New community facilities or enhancements to on-site community facilities will be required on all strategic sites – IDP suggests a new facility will be required on Land West of Ifield, subject to a review of available facilities in Crawley
- A new gymnastics facility is required – the most appropriate location would be Horsham Town Centre or South East of the District.

7.11 The requirements of this document will therefore also be taken into account in the analysis that follows.

Impact of Proposed New Development

7.12 The Horsham District Council Open Space, Sport and Recreation Review sets out the mechanisms that should be used to determine the impact of demand for different types of indoor and outdoor sports facilities.

7.13 It recommends that for large strategic housing sites, the specific impact of the proposed development in terms of demand for sports facilities is calculated using tools provided by Sport England, specifically:

- The Sports Facility Calculator
- The Playing Pitch Calculator.

7.14 These tools estimate the amount of demand generated for sports facilities generated by a given population and together, provide an insight into the demand created for the majority of sports covered across the suite of documents. The use of these tools enable us to understand the impact of the specific housing development, rather than the projected growth across the two areas as a whole.

7.15 For tennis and bowls, which are not covered by the above tools, the Open Space, Sport and Recreation Review (2021) recommends alternative parameters that are used to determine whether facilities are required.

7.16 Once the impact of the development is understood, this is then considered in the context of the adequacy of current and future provision (Sections 4 and 5) in order to determine:

- Whether on site provision should be considered
- Whether contributions towards off site provision are required.

7.17 For the purposes of analysis, it has been assumed that the new development will generate a population of 6,725 people. This is in line with all other documentation prepared to support the planning application process for the site.

7.18 It should also be noted that the Sport England tools consider demand taking into account specific characteristics of the local demographics, and as a consequence are therefore used at a local authority level. Whilst to date, this assessment has considered the sporting context across both Horsham District and Crawley Borough, the location of the proposed development site within Horsham District means that we have used the calculators for Horsham District.

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7.19 The text that follows considers the outputs of relevant calculators for all sports. Table 7.4 considers whether on site provision / off site contributions are required in the context of Land West of Ifield.

Sports Facility Calculator (SFC)

7.20 The SFC covers Swimming pools, Sports halls, Artificial Grass Pitches (AGPs) and Indoor bowls centres.

7.21 It helps to quantify the demand for these facilities, providing an understanding of the additional demand that the population is likely to generate. It does not however take into account the existing supply of facilities – this means that the results must then be considered in the context of the findings of Section 4 (adequacy of current provision).

7.22 The calculator can also be used to inform decision making in relation to the cost of off-site contributions (where these are identified as being required). This will be part of the negotiation process in relation to S106 agreements.

7.23 Table 7.1 sets out the application of the Sports Facility Calculator for the proposed new development and demonstrates that the new development will generate significant additional demand for indoor sports facilities.

Table 7.1 – Demand Generated by New Development

Facility Type	Demand Generated by New Development (2875 People) – Visits Per Week	Demand Generated by New Development (2875 People) – Facility Requirements	Cost
Swimming Pools	433	71.14m ² – equivalent to 0.33 swimming pools	£1,635,925
Sports Halls	542	1.84 courts – equivalent to 0.46 halls	£1,474,320
Indoor Bowls	21	0.13 rinks, 0.02 centres	£64,020
AGP	125	0.17 pitches.	£215,973 (3G) or £195,134 (sand)

Playing Pitch Calculator

7.24 The Playing Pitch Calculator considers the demand that will be generated for pitch sports. The application of this calculator is set out in Table 6.2.

7.25 It should be noted that this calculator requires detailed data to be input, including the balance of teams for each sport and across a variety of age groups. Typically, this information is extracted directly from the PPS.

7.26 Given the age of the Horsham District PPS however, as well as the consultation undertaken with NGBs as part of this process which suggests that participation has typically increased across all sports, we have used data from the 2022 – 2023 season for each sport where available. This not only brings the requirements up to date, but provides a closer indication of the likely position that any refreshed strategy produced in the period between this strategy and any confirmed planning application.

7.27 Where provided therefore, affiliation data provided by the relevant National Governing Bodies of Sport has been used. For all sports, the affiliation data presents a stronger picture of participation than that was evident in 2023. Figures for hockey and rugby union are indicative only (based on available information in the 2017 PPS), as updated affiliation data was not available.

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7.28 As with the Sports Facility Calculator, the Playing Pitch Calculator provides only an indication of demand that will be generated. It is then necessary to balance this with an understanding of the adequacy of current provision (Section 5), and whether this existing demand can be accommodated within the existing infrastructure.

7.29 The impact of developing 3000 dwellings at Land West of Ifield is therefore set out in Table 7.2

Table 7.2 – Impact of New Development on Demand for Pitch Sports

Facility Type	Number of pitches required to meet the estimated demand
Adult Football	1.97
Youth Football	3.14
Mini Soccer	2.04
Rugby Union	0.91 (estimate only based due to lack of updated affiliation data).
Cricket	1.94
Artificial Grass Pitches	
Sand Based	0.15 (estimate only based due to lack of updated affiliation data).
3G	0.38

7.30 The above calculators therefore confirm that in addition to the existing needs, highlighted previously, the new development will generate significant additional demand for outdoor sports facilities.

Tennis and Bowls

7.31 The above calculators do not provide any information for bowls and tennis, however quantitative standards for these facility types are set in the Outdoor Sports and Recreation Assessment, which requires:

- On site bowling green when 6,667 new dwellings are developed
- On site tennis courts when 1667 new dwellings are developed.

7.32 With the creation of 3000 new dwellings, this means that there is insufficient demand to justify a bowling green on site, but the additional population generates a requirement for 2 on site tennis courts.

Open Space

7.33 The Horsham District Council Open Space Review set quantity standards that should be used to determine the requirements for all types of open space within a development. As Land West of Ifield is not within the catchment area of any existing open space (in Horsham or Crawley) and there are also quantitative deficiencies evident, it is clear that new provision will therefore be required.

7.34 Table 7.3 presents the amount of open space that is required to meet the proposed local standards. As with other facilities, it evaluates the impact of creating 3000 new dwellings.

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Table 7.3 – Open Space Requirements

Typology	Sub-typology	Local Standard - Area per resident (sqm)	Estimated requirement (based on population of 6,725) in ha
TOTAL MINIMUM OPEN SPACE STANDARD		46.6	31.33
Sub Categories			
Allotments		1.8	1.21
Multi-Functional Greenspace		43.9	29.55
Natural & Semi-natural Greenspace		24.3	16.34
Amenity greenspace		5.8	3.90
Parks & gardens (includes outdoor sports*)		13.7	9.28
Children and Young People		0.9	0.61
Children (playgrounds / landscaped areas of play)		0.5	0.34
Youth areas and facilities (skate parks / bike tracks / open access ball courts – delivering appropriate provision for all genders)		0.4	0.27

Implications for Land West of Ifield

7.35 Table 7.4 therefore draws upon the information presented in Sections 4 and 5, as well as the results of the SFC and PPC (Tables 6.1 and 6.2) and summarises whether the existing infrastructure is able to accommodate the increase in demand that will be generated by the proposed development at Land West of Ifield in terms of sports facilities.

7.36 It considers whether on site provision is required **as a direct consequence of the demand generated by the proposed development only**. Opportunities to provide additional provision to address wider deficiencies will be considered in Table 7.5.

Table 7.4 – Implications for Land West of Ifield

Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification / comment	Evidence
Sports Halls	No – unmet demand identified in several sports, plus overall in Crawley Borough, facilities in this area are likely to serve the new development. IDP requirement of 2 court hall	1.84 courts – equivalent to 0.46 halls	Yes – demand for 2 courts generated	No	Supply inadequate. Demand generated by new development is sufficient to justify small new facility t New development creates demand for 2 court hall which corresponds to the IDP requirement and is necessary. Table 6.4 will consider should be	- SFC identified need - IDP requirement - Consultation - Crawley BC strategy - Catchment modelling - NGB sport specific consultation

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Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification / comment	Evidence
					given as to whether a larger hall should be delivered which offers improved functionality in terms of meeting sport specific unmet demand (cricket / basketball in particular).	
Swimming Pools	Provision adequate now in Horsham District, insufficient supply in Crawley	71.14m ² – equivalent to 0.33 swimming pools	Existing provision cannot meet demand but demand generated by this development alone (0.33 pools) does not necessarily require on site provision.	If no on site provision delivered	New provision in Horsham District means that supply meets demand in this area. Local analysis however demonstrates that there is a deficiency in the vicinity of the proposed development, and deficiencies in Crawley Borough. With the new development identified as generating demand for 0.33 pools, although demand cannot be met, the impact of the new development is not sufficiently substantial to dictate that provision must be on site.	<ul style="list-style-type: none"> - SFC identified need - Facility strategies in both authorities, but need now only remains in Crawley - Swim England demand modelling
Studios	No. Strategies note that provision is to increase in line with population. Demand for additional facilities identified due to capacity of existing.	Not quantified by calculator	Yes	No	<p>Both strategies note that this should increase in line with demand – demand not quantified, but development clearly generates additional need.</p> <p>No clear mechanism for securing contributions if not provided on site.</p>	<ul style="list-style-type: none"> - Both facility strategies - Capacity of existing facilities - consultation
Health and Fitness	Additional health and fitness facilities provided in Horsham District suggest that provision is now adequate. No unmet	Not quantified by calculator	No	No	<p>No evidence that additional demand generated cannot be met by existing facilities in quantitative terms.</p> <p>That said, again there are localised deficiencies and</p>	

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Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification / comment	Evidence
	demand in Crawley.				potential for inclusion of such a facility as part of the wider offer and in order to drive sustainability.	
Squash	Yes. Neither strategy identifies need for additional facilities	Not quantified by calculator	No	No	No on site squash required and no mechanism for securing contributions.	- Facility Strategies
Indoor Bowls	Yes, some unmet demand but not evident on the ground	0.13 rinks, 0.02 centres	No	Potential need	Impact of new development very small, any additional provision required to be linked to existing centre therefore no on site facilities required. There is an argument to suggest that contributions will be required to facilitate improvements to existing facilities.	- Facility Strategies
Indoor Tennis	No, but consultation confirms that proposed development site is not preferred area. New facility likely to be delivered prior to this site coming to fruition	Not quantified by calculator	No	No	No evidence to justify requirement for onsite provision.	- Facility Strategies - LTA consultation - Horsham District Consultation
Football	No - pressures on grass pitches (junior and 3G AGPs. Whilst evidence base suggests that this can be accommodated to some degree by redesignation, there are future deficiencies	2 AF, 3 JF and 2 MS 0.38 3G AGP	Yes	Yes	Existing provision inadequate and therefore increase in demand cannot be met. Demand over 1 – 2 pitches and therefore sufficient to justify requirement for on site grass pitches. Demand for 3G cannot be met by existing infrastructure. Additional demand generated however equates to less than half a pitch. No clear requirement for on	- PPS - PPC - FA consultation - Horsham District Consultation

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Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification / comment	Evidence
					site 3G therefore, but potential to consider 3G AGP as part of creation of exemplar sporting hub (see Table 6.4)	
Rugby Union	No. Issues with quality and capacity, particularly in Crawley	0.91 pitches (estimate only as updated affiliation information not available)	No	Yes	<p>Demand generated insufficient to warrant on site provision. On site provision also does not meet needs of rugby clubs who wish to focus all activity at club base.</p> <p>Existing deficiencies mean that increased demand cannot be accommodated and contributions therefore required to support capacity increases offsite.</p>	<ul style="list-style-type: none"> - PPS - RFU consultation
Cricket	No. Existing clubs are at capacity and picture of deficiency now presented.	1.94 pitches	Yes	No	<p>Existing provision unable to accommodate increased demand.</p> <p>Demand generated over one pitch – therefore sufficient to justify on site requirement. New provision therefore required to meet needs of residents of proposed new development.</p>	<ul style="list-style-type: none"> - PPS - PPC - Sussex Cricket Board Consultation
Hockey	No, Horsham DC require new double pitch home.	0.15 sand based AGPs (estimate only as updated affiliation information not available)	No	Yes	<p>Demand generated by new development not significant enough to warrant on site provision.</p> <p>Proposed location of development does not fit with preferred location for new pitch site.</p> <p>Contributions required towards off site improvements (although not required if AGP to deliver on wider priorities through</p>	<ul style="list-style-type: none"> - PPS - England Hockey Consultation - Horsham DC Consultation

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Facility Type	Is existing infrastructure adequate?	Requirement Generated by New Development	Demand sufficient to justify on site provision?	Off Site Contribution justified?	Justification comment /	Evidence
					delivery of sand based AGP at school site.	
Tennis	No, additional parks courts are required. Localised deficiency in vicinity of Land West of Ifield	2 courts	Yes	No	Demand generated is sufficient to warrant on site provision based on minimum size criteria. On site provision needed to meet needs of residents of new development (2 courts).	- Facility Strategies - LTA consultation - Horsham District Council consultation
Bowls	Yes – existing facilities can meet current and projected future demand	0.5 greens	No	Potentially	No on site provision required. There is an argument to suggest that contributions will be required to facilitate improvements to existing facilities.	- Built Facilities Strategies - Outdoor Sport and Recreation Assessment

7.37 Table 7.4 therefore suggests that based upon the evidence presented in Sections 4 and 5, the existing infrastructure is not able to meet demand that will be generated by residents of the new development in several facility types. For some facility types, the level of demand that will be generated by residents of the new development alone is sufficient to require on site provision.

7.38 Based on the impact of the development alone therefore, as a minimum, provision of the following facility types will need to be included on site:

- Sports halls (2 courts)
- Outdoor tennis courts (2 courts)
- Grass football pitches (2 senior pitches, 3 youth / 9v9 pitches, 2 Mini football pitches)
- 2 cricket pitches
- Studios.

7.39 The sport and recreation assessment suggests that the 2 court requirement for 'community facilities' exists in addition to the above (as it indicates that it is a separate assessment from the built sports facilities). The inclusion of sports halls within the analysis for this document however suggests that the presence of a hall on site would override the need for an additional community hall.

7.40 The above facilities represent the impact of the new development alone.

7.41 For several other facilities, demand generated by the new development cannot be met by the existing infrastructure, however the additional demand generated by the development alone is not high enough to directly require the provision of a new facility on site. For these facilities, where no on site provision is included, contributions towards off site provision will be necessary.

7.42 As outlined at the beginning of this report however, there is an aspiration for the site to not only meet the needs of the new residents, but also to leverage the opportunity to contribute to the delivery of the wider strategic sport and recreation priorities of Horsham District and Crawley

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Borough. This means that there may be facility types where although the demand generated from the development does not require on site provision, there is enough demand in the surrounding area to require the creation of a new facility. Provision of such facilities on Land West of Ifield would therefore achieve the overall goal of providing a high quality exemplar development that delivers significant benefit to the area as a whole. The inclusion of added value facilities that directly respond to local need ensures that the facilities provided outweigh the loss of the existing golf course.

7.43 The next section therefore considers where these opportunities exist.

Additional Opportunities – Creating sports facilities that are of significant benefit.

7.44 Analysis of the evidence base suggests that the key opportunities to deliver added value over and above the direct requirements of the new development are:

- Provision of a swimming pool – although the demand generated by the new development itself equates to 71m² (0.38 pools), and is therefore not of sufficient scale to directly require a full size swimming pool, the existing and projected boroughwide deficiencies in Crawley Borough in particular are high (circa 350m² - over 1 pool). This means that the demand generated by the new development cannot be met. Swim England analysis confirms that Land West of Ifield is located in an area where there is not enough swimming pool water, and is therefore well located to provide additional water to reduce existing deficiencies as well as to meet the needs of residents of the new development. . The provision of a community swimming pool (potentially with moveable floors to improve functionality) with a leisure / recreational function would therefore add significant value to the proposals. This may be a local leisure facility rather than a traditional swimming pool, it is the recreational function that is particularly important
- The new development alone will generate demand for 2 badminton courts in a sports hall – this is enough to require on site provision (and this need is documented in the IDP). Current and projected deficiencies across the area however extend wider than this (up to 10 courts) and consultation revealed that the main existing gaps in provision are access to sports hall facilities for cricket / basketball clubs. A 2 court hall would not meet these needs. Extension of the required 2 court sports hall to 4 or more courts would ensure the facility could meet the demand identified for cricket and / or basketball
- The on-site requirement generated by the new development for outdoor tennis is 2 courts. This represents a small local facility. With wider deficiencies for tennis in the parks environment there is demand to extend the appeal of this small tennis facility to serve a wider catchment area and provide a small parks tennis hub, which would improve viability. Evidence suggests that there is unmet demand for padel in the north of Horsham District and in Crawley but as a new facility type, this is not currently identified in the evidence base. Creation of a padel facility, linking with the required tennis courts would however provide a high quality modern tennis facility and meet the identified unmet demand.. To maximise sustainability, functionality and longevity of any tennis hub, although the development only generates demand for 2 on site courts, LTA research would suggest that any tennis facility that is provided is extended to three courts, with two adjacent padel courts.
- The provision of a 3G AGP is identified as a strategic priority by Horsham District Council and there are significant deficiencies of these facilities across the Borough. With the new development generating demand for 0.38 3G AGPs, this additional demand alone does not provide sufficient justification for the creation of a new facility on site. The significant unmet demand however means that the provision of a facility on this site would be of benefit to the district as a whole. In addition to teams generated by the new development, Section 5 identified some key clubs in the local area that may also benefit from the use of a facility. The deficit in provision means that is also likely that additional teams will travel from

Horsham town to use a 3G pitch. Collocation of such a facility alongside grass pitches would enable the creation of a new strategic football hub as well as support the development of new teams associated with the development

- Horsham District Council and England Hockey highlight an aspiration for a sand based AGP to be provided at a school site, to support both multi-use curriculum and club recreational hockey needs.

7.45 It is important to note that if any of the above facility needs are not delivered on site, demand generated by the new development will remain unmet and off site contributions would therefore be required (in line with the impact of the proposed development).

Potential Facility Location

7.46 The proposed location of any on site facilities is as important as the facility type. The masterplan has therefore been developed with a view to maximising the benefits of the sports facilities for the local community.

7.47 The masterplan includes both a secondary school and a primary school on site. These facilities also provide an opportunity to provide facilities for the community, either by meeting or exceeding DFE requirements for schools. An Education Trust has already been identified to run the proposed schools and this Trust has confirmed a willingness to support a formal Community Use Agreement (CUA).

7.48 DFE's Output Specification provides details of the requirements for sports facilities in mainstream schools. The key points of the Specification are:

Indoor Facilities

- **Secondary School** - In any Whole School Project for a Secondary School, a sports hall shall be provided, along with other indoor PE spaces, such as an activity studio, as required in School-specific Annex SS1. [PM_10_20_90] 2.3.13.2 Any sports hall suite shall include changing facilities with showers for half a year group with equal and separate facilities for boys and girls in co-educational schools, located for easy access to internal and external sports spaces
- The sports facilities shall be designed to be accessed and used safely and easily by members of the community outside the school day
- Storage in PE and sport areas shall be designed to ensure that storage adjacent to the sports hall is easily accessible for storing large items of equipment. [SL_90_50_82]
- **Primary School** - Where a music and drama classroom (studio) is provided in a Primary School, it shall be designed as a flexible space that can accommodate music and drama. Where an activity studio (small hall), as defined in Technical Annex 1A, is listed in School-specific Annex SS1, it shall be able to accommodate PE without apparatus and any other activities required by the SSB. [SL_25_10_01]

Outdoor Facilities

- **Secondary Schools** - Hard-surfaced areas for games courts, and adjacent or overlapping skills practice areas, shall accord with any requirements identified in Technical Annex 1C and the SSB. [SL_42_15_59] 60 2.4.3.2 Where several courts are provided, these shall be combined, wherever possible, into multi-use games courts. These shall have appropriate dimensions to suit a wide range of sports, as set out in Technical Annex 1C. [SL_42_15_55]

Where the SSB requires some sports to have a higher priority, this shall affect the markings and dimensions required

- Grass areas for pitches, athletics and multi-purpose PE shall meet the requirements in Technical Annex 1C and the SSB, and:
 - a) have sufficient pitch margins built into the design to ensure pupil safety and allow for some pitch locations to be moved annually to reduce wear
 - b) be designed and constructed to a standard that allows the use specified in the SSB for the School's year-round curriculum needs
 - c) be economic to maintain, with easy access for maintenance equipment (and for irrigation if needed) d) be located and orientated to suit the activities.
- Artificial grass pitch surfaces shall be as specified in Technical Annex 1C and selected for ease of maintenance
- Any grassed areas provided for PE shall be capable of sustaining both summer and winter pitches and overlapping Summer pitches, such as cricket and rounders, and athletics facilities such as running tracks
- Pitches and courts that are going to be used by the community shall be sized in accordance with the relevant parameters detailed within Sport England 'Comparative Sizes of sports Pitches and Courts (Outdoor)
- Pitches and courts that are going to be used by the community shall allow after-hours access in accordance with any requirements in the SSB and any Planning requirements
- Where any existing outdoor PE facilities are used by the community, the existing support facilities shall be retained, such as parking, access routes and lighting. New or additional facilities including floodlighting shall be provided where required in the SSB.

7.49 It is clear therefore that the new schools will need to offer some sports facilities in order to meet with DfE specification and that there is potential for these to make up *some* of the community use offer. This has been taken into account in the masterplanning process.

7.50 In determining the best location for each facility however, it is also important to take account of the following issues that were raised during the consultation process:

- Council aspirations for sports hall to offer day time community access
- Council aspirations for swimming pool to offer day time access
- Potential benefits of including gym in any facility mix (on a local catchment area basis, despite the quantity of existing provision being adequate) to improve viability
- Importance of design to support community use of any school facilities
- Economies of scale in terms of management and maintenance of facilities where facilities are collocated.

7.51 Final decisions relating to the facilities that are provided at the school sites will be made by the DfE and identified Trust. Homes England should therefore work with these key partners to consider the above.

Sports Strategy for Land West of Ifield

7.52 Table 7.5 therefore summarises the needs identified and options for location of the facilities on the masterplan. **It outlines where facilities are provided over and above the baseline requirements for on-site provision to meet demand generated by the new development.**

Table 7.5 – Facilities to be provided on site

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Facility Type	Summary Requirements	Facility to be Provided on Masterplan	Comment (location / other issues to be considered as part of masterplan)
Sports Halls	2 court hall to meet demand from new development Potential extension of sports hall to meet identified wider deficiencies and improve functionality for sports where deficiencies have been identified	4 – 6 court hall (therefore delivering 2 – 4 courts more than baseline requirements to address wider needs)	<ul style="list-style-type: none"> - Could be provided at school or community hub - School likely to require additional facility if provided at hub - Full daytime access considered to be of benefit by Council, but may result in duplication of facilities if provided at hub - If provided at school site, CUA will be essential and site to be designed to support community access - Duplication is not necessarily overprovision in terms of wider deficiencies so there could be a standard 4-court hall as part of the school meeting DfE standards and an enhanced 4-court hall as part of the community hub to deliver specialist sport requirements.
Swimming Pools	0.33 pools to meet demand from new development insufficient to require on site provision Wider deficiencies in pools (equivalent to 1 pool), land West of Ifield located in area of deficiency On site pool represents added value and meets identified need	Swimming pool (therefore delivering pool water above baseline requirements to address wider need)	<ul style="list-style-type: none"> - Suggest located at community hub - Potential Leisure Local (larger size) and with movable floor – but could be different shape etc, standard tank not necessarily required as performance and spectating needs are met at KS2 - Pool creates added value – existing deficiencies mean that additional demand cannot be met, but scale of demand from new development means that larger facility adds additional value. The facility will contribute to meeting significant existing and projected unmet need(particularly in Crawley).
Studios	No clear quantitative guidance Studios required in line with population growth.	2 – 3 studios	<ul style="list-style-type: none"> - Located at community hub - Suggest at least two studios included - These should offer day time access if located in the community hub and drive sustainability.
Health and Fitness	No clear quantitative requirement – infrastructure can meet additional demand Development site is in area of deficiency in accessibility terms Commercial benefits to offering small health and fitness studio	Small health and fitness studio circa (40 – 50 stations) – delivers above baseline requirements to address wider needs	<ul style="list-style-type: none"> - Suggest community hub - Key part of local leisure model to drive sustainability therefore important to include as part of facility mix.
Grass football	2 Adult Football 3, Youth Football and 2 Mini Soccer pitches will be generated by the new development Wider unmet demand is also evident, but capacity increases to be met through 3G and qualitative improvements	2 AF, 3 YF and 2 MS	<ul style="list-style-type: none"> - Potential to split between school and community outdoor sports hub (or provide all at community hub and additional at school site) - Playing fields to be designed for public access if situated at school site - Suggest at least 2 larger pitches at community hub adjacent to any 3G - Less benefit in providing all at school site if 3G is situated at the community hub – 3G needs to be with grass pitches - See cricket below. Land area could be provided in total, but cricket overlaid with football pitches at hub site leaving land for playing field at school site.

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Facility Type	Summary Requirements	Facility to be Provided on Masterplan	Comment (location / other issues to be considered as part of masterplan)
3G AGP	0.38 AGP required by new development. Wider deficiency suggests that 3G onsite would significantly reduce existing widespread deficiencies	3G AGP – delivers above baseline requirements to address wider need	<ul style="list-style-type: none"> - Community hub / outdoor hub - Could be considered at school site with grass pitches, but Council would prefer sand based AGP at this location.
Cricket	New development generates demand for 1.94 cricket pitches Significant deficiencies in cricket provision in wider area emphasise the importance of this on site provision.	2 grass cricket squares	<ul style="list-style-type: none"> - Community outdoor sports hub / outdoor sports hub - Cricket pitches likely to be difficult to manage if at school site - Cricket could potentially be overlaid with football (although there may be some concerns raised about this by the ECB) - Potential to create flexible space with football - Potentially club managed on a lease basis.
Tennis	On site requirement for 2 courts generated by new development. Wider deficiencies suggest sustainable hub of 3 courts and 2 padel courts should be provided to meet need	3 tennis courts and 2 padel courts –addresses wider need and improves viability.	<ul style="list-style-type: none"> - Potential to provide at school site as part of required facilities but this moves away from concept of providing publicly accessible courts - Potential requirement for school MUGA on top of these requirements - Suggested location is community sports hub / outdoor sports hub - Potential parks location as an alternative option (within green space) but this could potentially bring with it toilet / pavilion requirements longer term.
Sand based AGP	No on site requirement generated by development Wider benefits of providing facility from curricular / hockey need	Sand based AGP - delivers above baseline requirements to address wider need	<ul style="list-style-type: none"> - School site to provide multi-sport with hockey function to increase hockey capacity in the area - If not provided on school site, there is no benefit of including this on the community hub.

7.53 Based upon the above specification, offsite contributions would be required towards rugby union and potentially indoor and outdoor bowls. If the on-site sand based AGP was not delivered, it is likely that a contribution would also be needed towards hockey. It is anticipated that this would be covered under the Community Infrastructure Levy ("CIL").

7.54 The above table has therefore been used to determine the facilities that are proposed on site and their location within the draft masterplan.

Ancillary Provision

7.55 Ancillary provision will be a necessary component of any on site sports facilities, with appropriate changing accommodation required in any wet / dry indoor facility.

7.56 Ancillary provision will also be required to service outdoor facilities although whether this is separately provided (or part of the indoor hub) will be dependent on the agreed location of facilities. It should be noted that changing rooms will not necessarily be required to service pitches where users are U16, but adult changing accommodation would be needed for adult pitches. Toilet and handwash facilities will however be required to service all pitches. It is likely that separate changing rooms would be expected for a 3G pitch and grass pitches.

7.57 The masterplan should therefore take into account ancillary facilities to serve the facilities that are proposed and ensure that they are located appropriately.

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7.58 For information at this stage, the SE calculator suggests that a requirement for investment into changing provision of at least £2,520,288 is generated by the new development.

Management and Maintenance of Sports Facilities

7.59 Management and maintenance options are in part, dependent upon the location of facilities. Different models are likely for different facilities.

7.60 Further discussions are required to determine the most appropriate management of the facilities and this should form the next stage of work following finalisation of the masterplan. Options that should be considered include;

- Independent commercial procurement route / developer management company
- There may be opportunity to incorporate the new facilities into the next round of Horsham DC Leisure procurement for facility management, which will commence in 2025 and / or Crawley Borough procurement (anticipated later). This could apply to any community hub and / or facilities located at the school site
- In house management of community facilities by the school
- Club based management (potentially with support from ECB / FA).

Open Space Strategy for Land West of Ifield

7.61 Calculations in Table 7.3 clearly demonstrate that new open space will be required to meet the needs of residents of the proposed development. Land West of Ifield does not benefit from being in the catchment of any existing open spaces.

7.62 Land West of Ifield is being developed as a landscape led masterplan. The masterplan seeks to create a development that is guided by the sites existing valuable character and ecological features. To this end, the open spaces provided will seek to meet recreation and amenity needs of residents, with access provided to local community green spaces, neighbourhood parks and local open spaces. Within these spaces play and activity spaces are provided for all ages.

7.63 Table 7.6 therefore sets out the open space that will be provided as part of the development and demonstrates that for each type of open space, standards will be met or exceeded. The spaces will be set out around the masterplan so that all residents are within local policy compliant distances of each amenity type.

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Table 7.6 Open space proposed on-site

Typology and Sub-typology	Area per resident (sqm)	Estimated requirement (based on population of 6,725) in ha	Commitments within HPA (ha)	Provision within illustrative Masterplan (ha)	Commentary
TOTAL MINIMUM OPEN SPACE STANDARD	46.6	31.34	A minimum commitment is secured in the Parameter Plans	Accessible space within the HPA identified at this stage as approximately 79ha within the wider 105ha shown on the approval plans and Landscape and Public Realm Parameter Plan	As set out below, there are additional areas of green infrastructure identified on the Landscape and Public Realm Parameter Plan which may not fit the definition of public open space.
Of which:					
Allotments	1.8	1.21	Commitment to meet standard at Reserved Matters Application (RMA)	1.3	Indicative locations are identified for Allotments on the Landscape and Public Realm Parameter and subject to the requirements of the Site Wide Design Code.
Multi-Functional Greenspace	Total	43.9	29.52	As below	72.48
	Natural & Semi-natural Greenspace	24.3	16.34	Commitment set out in the Parameter Plans	55.58
	Amenity greenspace	5.8	3.9	Commitment to meet standard at RMA	4.2
	Parks & gardens (includes outdoor sports*)	13.8	9.28	Commitment set out in the Parameter Plans	12.7

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						counting when figures are combined.
Children and young people	Total	0.9	0.6	Commitment to meet standard at RMA	1.85	Indicative locations are identified for Children and Youth Facilities on the Landscape and Public Realm Parameter and subject to the requirements of the Site Wide Design Code.
	<i>Children (playgrounds / landscaped areas of play)</i>	0.5	0.33	Commitment to meet standard at RMA	1.4	
	<i>Youth areas and facilities (skate parks / bike tracks / open access ball courts – delivering appropriate provision for all genders)</i>	0.4	0.27	Commitment to meet standard at RMA	0.45	
Outdoor sports	<i>Grass Pitches and Artificial Pitches</i>	See the Sport England Sport's Playing Pitch Calculator and also the: Council's Playing Pitch Strategy, FA Horsham Local Football Facility Plan, Council's Open Space, Sports and Recreation Review		Commitment to meet standard at RMA	3.14	As outlined above, the outdoor sports provision/ sports pitches will be provided on the area identified as Park and Gardens on the Parameter Plan.
	<i>Tennis</i>			Commitment to meet standard at RMA	0.54	
	<i>Bowling</i>			Commitment to meet standard at RMA	-	
Additional Green infrastructure types not included within above categories:			<ul style="list-style-type: none"> 11.2ha: Area identified specifically for nature conservation and management on the Landscape and Public Realm Parameter Plan. 8.23ha: Areas within the Ecology buffers (as identified at the outline stage) on the Landscape and Public Realm Parameter Plan, protected via the Landscape Retention Plan or otherwise considered too small (at the Illustrative stage) to contribute to publicly accessible open space. 6.9ha: Secondary school open space. Public access to this area will be explored through a Community Use Agreement 		These areas, when added to the other figures above, cover the full open space set out in the Parameter Plans. Further details on the exact scale of these areas will be refined at the RMA stage.	

Active Design and Active Travel

7.64 Tables 7.4, 7.5 and 7.6 confirm that there are a mix of on and off site facility requirements. Whilst many facilities will be on site, residents will use some facilities off site. Added to this, the

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added value that will be generated by including some facilities to support the existing infrastructure and address existing deficiencies means that residents of existing neighbourhoods will also travel to the new development. This emphasises the importance of strong, sustainable connections with nearby neighbourhoods and with existing sports facilities.

- 7.65 Links to and from nearby neighbourhood centres with active travel in mind will be a key component of the site design.
- 7.66 Building on this, Active Design takes a fresh look at the opportunities to encourage and promote sport and physical activity through the design and layout of the built environment to support a step change towards healthier and more active lifestyles.
- 7.67 Strategically, all open space within the masterplan is connected to create a network of spaces linked by green corridors. This will allow users to access all key green spaces, sports and play areas, as well as the wider countryside via dedicated pedestrian and cycle routes. This will help to encourage healthy lifestyles.
- 7.68 A separate transport strategy has been prepared which takes into account the Active Travel England design code. This document provides the detail of how the principles of Active Travel will be delivered.

Summary

- 7.69 This report has evaluated the sport and recreation needs for the proposed development at Land West of Ifield. It considers both the adequacy of current provision, and the ability of the existing infrastructure to sustain the growth that is proposed in the context of the existing provision. It also takes into account the aspirations to create an exemplar development at the site, that addresses some of the existing deficiencies in facilities as well as meeting the needs of new residents. Overall, it seeks to set out a potential sports and recreation strategy for Land West of Ifield.
- 7.70 In order to arrive at the proposed sport and recreation strategy, we have used the existing evidence bases and checked and challenged these through consultation with the respective Councils and the relevant National Governing Bodies of Sport. The impact of the proposed development has been determined through the application of both the Sports Facilities Calculator (SFC) and Playing Pitch Calculator (PPC).
- 7.71 This report therefore identifies sporting needs and sets out how these could be considered within the masterplanning process for Land West of Ifield.



Homes
England

The Housing and Regeneration Agency

Part C





POTENTIAL GOLF INVESTMENTS FOLLOWING THE CLOSURE OF IFIELD GOLF COURSE

A FINAL REPORT BY FMG CONSULTING LTD

IN PARTNERSHIP

WITH

EUROPEAN GOLF DESIGN LTD

27th FEBRUARY 2025

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Appendix A – Mitigation Proposal Templates – Tilgate Golf Course & Goffs Park

Appendix B – Mitigation Proposal – Rookwood Golf Course

1. Introduction

Background

- 1.1 FMG Consulting Limited has been appointed by Homes England to review a list of “agreed in principle” mitigation measures to offset the loss of the Ifield Golf Course which Homes England have acquired for the development of circa 3,000 houses. These mitigation measures have been discussed with Sport England, England Golf, Horsham District Council, Crawley Borough Council and Rookwood Golf Course and Tilgate Golf Centre.
- 1.2 The purpose of the report is to establish which of the potential mitigation measures is most effective, makes a positive contribution to mitigation objectives and inform discussion around future mitigation package as part of a Section 106 Agreement. It also seeks to better define each mitigation measure, validate its achievability and demonstrate its deliverability in consultation with club owners and operators.
- 1.3 A summary of these mitigations have been included in Appendices A and B to this report. The source of these mitigations were identified within the “Land West of Ifield NPPF Para 103 Assessment DRAFT July 2024 which highlighted details of potential infrastructure investments (mitigation proposals) that had been identified.

1.4 The report provides the principles of the mitigation strategy which have been discussed with Sport England and England Golf which were:

- targeted investment in municipal courses within the IGC catchment – this approach means there is a suitable route to secure the required mitigation as part of a future s106 agreement that can be managed by the local authorities and used in a way that maximises benefits and aligns with locally led investment strategies.
- enable / accelerate qualitative investment in traditional golfing facilities – this approach will make existing municipal courses more attractive to those potentially displaced from Ifield, encouraging golfers to join by increasing the quality and overall capacity for traditional golf formats. This could include course improvements to bunkers tees and greens and investing in areas that currently restrict playing opportunities over the golf season (i.e. improved drainage where water logging may currently restrict play at certain times of the year).
- enable / accelerate quantitative improvements in new / alternative golf facilities – this approach will target new entrants to golf and / or provide alternative facilities such as Adventure Golf, enhanced practice facilities, golf simulators or shorter game formats, in order to broaden the golf offer and encourage new entrants into the game, as set out this represents a significant proportion of future golf demand across the catchment area and a demonstrable current lack of supply.

1.5 The key objectives of the mitigation proposals as presented in the July 2024 report is to increase capacity through additional provision or improvements to increase the playing season of the golf courses during wet weather, to increase the quality of the players experience by making the courses attractive and comparable to the golfer currently playing at Ifield Golf Club and to develop golf as a game and attracting new entrants (i.e. adventure golf)

1.6 The next steps which are covered into this report was to define, quantify, analyse these proposed measures at Tilgate Forest Golf Centre, Goffs Park and Rookwood Golf Course.

1.7 We have captured the data for each proposal into a standard format covering details of the mitigation proposal, the capital and revenue implications, participation, sustainability and additionality.

Process Model

1.8 The process model that we have followed in developing this report has been:

- Attending site meetings,
- Review of the planning documents and previous reports,
- Consultation with the Councils, Operators and Golf Clubs,
- Defining the mitigation measures, looking at the size and fit on site, and
- Establishing the financial implications

2. Background

Introduction

- 2.1 As part of the development of the mitigation proposals, site visits were undertaken, initial meetings were undertaken with the leaseholder at Rookwood, the operator at Tilgate and officers at Crawley Borough Council. Further meetings and site visits were undertaken followed up with discussions and correspondence with these stakeholders.
- 2.2 From this information, the mitigation proposals were defined, data checked and verified, the financial implications quantified and an evaluation model developed which scored each proposal and ranked it against the other proposals.

Barriers to Migration of Users

- 2.3 There are a range of barriers potentially impacting on the migration of current users from Ifield to the Rookwood and Tilgate Golf Courses, assuming they will all choose to continue to play golf and migrate to these sites; the first is “round” capacity and the other is the technical skill to play the courses.

Round Capacity

- 2.4 To understand how busy or what space capacity a course may have, it is worth considering the average number of rounds played per annum, for example at Ifield the club advised that the average rounds per annum is 35,000, we have estimated Tilgate at under 20,000 (due to drainage issues) and Rookwood state there they have circa 33,000 rounds per annum. A good target for a golf course is circa 38,000 rounds per annum. This would suggest that there is some capacity at Rookwood, but Tilgate has the greatest potential capacity, with investment, to absorb more players in the future. This is especially important given its proximity to Ifield and that other courses are full or are more expensive.

Technical Ability

- 2.5 Technical ability of a course is measured by its “Par” and “Slope Index”. Using Ifield as a base, the Par is 70 and the Slope Index is 110, with the higher these numbers the more difficult they are.
- 2.6 For Rookwood and Tilgate both courses are a Par 72/71 and are similar lengths with Slope Indexes of 120/122 respectively. This would indicate that both courses require a similar number of strokes to complete the course by an experienced golfer but the courses are different in that the Tilgate Course has narrower fairways and Rookwood is more open but have higher Slope Indexes suggesting they are more difficult than Ifield.

Golf Courses

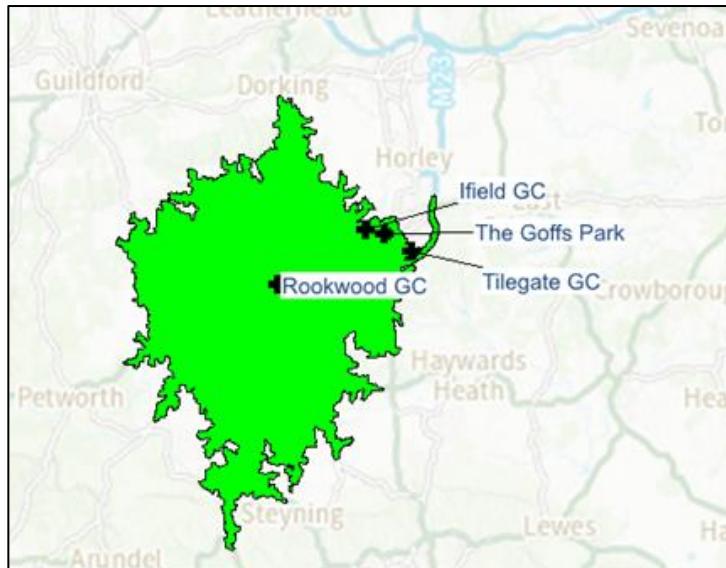
- 2.7 Details of the courses are found in the July 2024 report. We have set out below the details of each course and the relationship between the golf courses covered by this report to understand the travel distances between the sites and how close or far they are away from Ifield Golf course. Further detailed information is shown in the Golf Needs Assessment report. The data shows the catchment of these two courses has a lot of overlap with Ifield and therefore are suitable for mitigation of golfers but is likely to benefit specific areas, for example the adjacency of Tilgate in

context of the town of Crawley where the impact of losing Ifield is perceived to be more acute as the general provision of golf is poor.

Rookwood Golf Course

2.8 This course is situated to the north edge of Horsham and adjacent to the A24 road. It includes the Warnham Local Nature Reserve to the north. It is circa eight miles away from the Ifield Golf Course which is circa 16 minutes by car. The facilities are under a lease from the Council to the course operator. The course has circa 33,000 rounds per annum.

Map 2.2 – Drive Time from Rookwood Course



2.9 The course itself is an 18 hole, par 72 course over circa 6,200 yards. There is also a short game course adjacent to the main course. It has been used for both golf and footgolf. This has the potential for development.

2.10 The course has public rights of way and has been on the end of vandalism and anti-social behaviour. The club stated that fourteen holes are dangerous due to the public accessibility. Although they welcome visitors from the public they believe that these need to be controlled.

2.11 Access to the course is convoluted and the car park is small. The main club house has a capacity (fire regulations) of 165 persons, and functions this reduces to 120. They have in-house catering for parties, weddings and wakes which leverages income.

2.12 Their membership (100) is actually those that purchase season tickets to play and allows them to play golf but there are no club competitions. The obligation for pay and play only is set out in the lease with the Council. If there is an opportunity to bring members into the club, the changing areas will need to be upgraded. There two main pathways to golf are the improvements to the short game facility and also adventure golf.

Tilgate Forest Golf Centre

2.13 This course is located to the south of Crawley but north of Pease Pottage, with the London to Brighton mainline to the East and Broadfield to the West. It is 3.8 miles and a 13 minute drive time from the Ifield Golf Course and is marginally closer to Ifield than Rookwood which is 16 minute drive time but looks further away on a map.

2.14 The course is currently operated under contract by Glendale Golf and is an 18 hole course par 72 over 6,100 yards and provides a comprehensive offer including a 12 year old club house, short game offer and a 30 bay driving range which operates the latest “Top tracer” system.

2.15 We understand that there is also a club that locates itself at the course which allows access to competitions and provides an official (World Handicap System) handicap. Glendale offer green fees but also a monthly or annual contract that allows unlimited golf. It is important to note that Tilgate

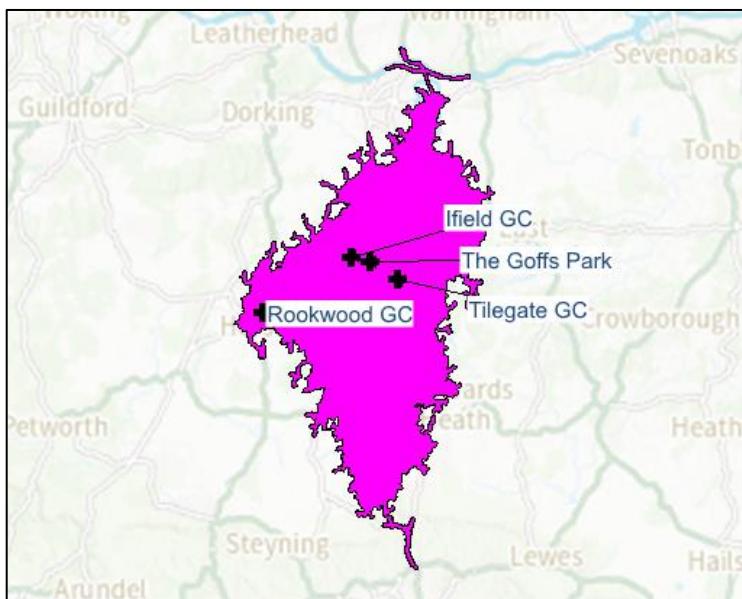
Golf Club runs independently out of the Tilgate Golf Centre and consideration could be given to allow Ifield Golf Club to continue in name especially during the early transition period but utilizing Tilgate Golf Centre as their home, further mitigating the loss of Ifield Golf Course.

2.16 Given its perceived closeness to Ifield it is thought by the manager at the Ifield Course that the majority of users will migrate to this course, although it is regarded as a difficult course to play. There are a number of gaps in facilities compared to Ifield including a comprehensive golf shop and a professional golfer and social spaces.

2.17 In terms of social space, there is a function space on a mezzanine floor but a café/bar is situated near the entrance and which has limited stock of gloves, hats and balls etc. There is a production kitchen in the building and there are some food and beverage events but the focus is on golf rather than these types of social event.

2.18 Golf lessons are provided by three golf professionals who operate an “academy” from the driving range.

Map 2.3 – Drive Time from Tilgate Golf Centre



2.19 The course has many issues with drainage which is preventing all year golf and would be unlikely to support such a migration unless improvements were made to the course to ensure it is playable throughout the year. As a public course they have limited numbers of club members. Much of the play is by green fees including golf societies. Further issue is car parking and access. The road access is single track and the car park is uneven and has no tarmac or lines causing restrictive use in the winter.

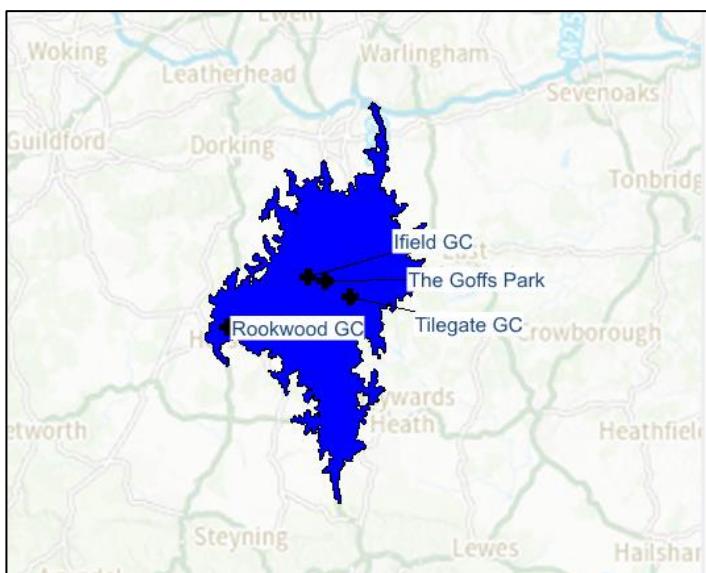
2.20 We note that a planning application was made and approved at Crawley Council Planning Committee on 10th February 2020 for an adventure golf facility and associated works and reconfiguration of overflow car park for additional parking provision. This expired in February 2023. See: [CRAWLEY BOROUGH COUNCIL](#)

2.21 We understand that the reason the scheme did not proceed and planning lapsed was due concerns by the Golf Course Operator where due to COVID and the uncertainty of recouping their investment before the end of the lease.

The Goffs Short Course

2.22 Goffs Park is a “community park” located 2 miles from the Tilgate Golf Course which is circa 7 minute drive.

Map 2.4 – Drive Time from The Goffs



2.23 The park includes an area with a café and a pitch and putt/short game course. It is not heavily used and looked like it needs some grounds maintenance to make it more usable.

2.24 It has a café adjacent to the pitch and putt course which is operated under a licence arrangement to a third party.

Summary

2.25 The three courses are of similar length and par are area all located within a 20 minute drive time of the Ifield Golf Course.

- 2.26 The closest facility is marginally Tilgate, although the Par and Slope Index is similar to Rookwood, Tilgate also has a driving range and more car parking capacity. Both have the capability for a short course 3 Par game.
- 2.27 Another important aspect which may be attractive to the Ifield Golf Club members is that Tilgate Golf Club runs independently out of the Tilgate Golf Centre and consideration could be given to allow Ifield Golf Club to continue in name especially during the early transition period, utilizing Tilgate Golf Course as their home, further mitigating the loss of Ifield Golf Course. There are a number of examples where this happens including St Andrews Old Couse, Wimbledon Common and London Scottish, and at South Bucks Golf Course, Farnham Golf Club and South Bucks Golf Club.
- 2.28 The main issue at Tilgate is that although it has the capacity for new players, it needs a considerable amount of investment in the course drainage systems and also social space configuration.
- 2.29 The attractiveness of Rookwood which is a similar distance away from Ifield but does not have a driving range but is has the ability to create pathways from its short game area which needs investment. It does not have a club attached to the course but offers season tickets for regular players.
- 2.30 They both provide the opportunity to give Ifield players a choice of where to play their golf.

3. Mitigation Proposals

Introduction

3.1 Details of the mitigation proposals for Tilgate and The Goffs are shown in the table below. Further information including a definition of the investment, financial implications, impact on participation, sustainability and additionality are included in Appendix A. All costs and net revenue. In terms of net revenue, this provides an indication of how the investment can increase sustainability in the longer term of the course and where this is negative or low, this can create additionality of provision from the investment itself but may require support from other proposals or directly from the courses.

Table 3.1 – Course Mitigation Proposals - Tilgate and The Goffs

Ref	Site	Course Mitigation Proposal	Capital Costs	Net Revenue
C1	Tilgate Golf Centre	Improve course drainage		
C2	Tilgate Golf Centre	Golf Driving Range Investment		
C3	Tilgate Golf Centre	Culvert and waterways clearance		
C4	Tilgate Golf Centre	Improve limited café provision		
C5	Tilgate Golf Centre	9 hole Reinstatement		
C6	Tilgate Golf Centre	Adventure Golf		
C7	The Goffs Park	Goff Park Pitch and Putt		
C8	Tilgate Golf Centre	Course layout improvements		
C9	Tilgate Golf Centre	Improvements to tees and greens		
C10	Tilgate Golf Centre	Improve buggy paths across course		
C11	Tilgate Golf Centre	Improve social space in the club house and enhance shop		
C12	Tilgate Golf Centre	National cycle route across the course improved to direct away from fairways		
C13	Tilgate Golf Centre	Pathway improvements		
C14	Tilgate Golf Centre	Tarmac the adjacent car park and install pay & display machines		
C15	Tilgate Golf Centre	Reduce the vegetation around the overflow car park to give an improved sense of safety		
C16	Tilgate Golf Centre	Access road resurfacing and widening		

3.2 The table below provides a summary of the mitigation proposals for Rookwood Golf Course. Further information is provided in Appendix B.

Table 3.2 – Course Mitigation Proposals - Rookwood Golf Course

Ref	Site	Course Mitigation Proposal	Capital Costs	Net Revenue
R1	Rookwood Golf Course	Sustainable Adventure Golf		
R2	Rookwood Golf Course	New Golf Practice Facilities		
R3	Rookwood Golf Course	Revised Short Golf Format		
R4	Rookwood Golf Course	Golf Simulator		
R5	Rookwood Golf Course	Greens, tees, bunkers, irrigation pump upgrades		
R6	Rookwood Golf Course	Enhanced investment in new golf course machinery		
R7	Rookwood Golf Course	Upgrade of on course pathways and access routes		
R8	Rookwood Golf Course	Continuation of club house upgrades		
R9	Rookwood Golf Course	Upgraded Food and Beverage offering to support new facilities		

4. Evaluation of Proposals

Introduction

4.1 Details of the mitigation proposals are included in Appendix A and B for each course. This section considers how we have evaluated each proposal for the purpose of prioritising each of these against each other and evaluating benefit to the course. It provides an indication of the priority of each proposal but excludes affordability or broad reach or spread of the proposals across sites or catchments.

Evaluation Criteria

4.2 The evaluation criteria used to prioritise the impact of these investments is included in the table below. It includes details of the weightings applied to the criteria to assess the overall relative importance of each of the criteria to each other.

Table 4.1 – Evaluation Criteria

Criteria	Details	Weighting
Participation	Impact on participation from new golfers	15%
Participation	Impact on participation from traditional golfers	10%
Participation	Impact on participation Ifield Golfers	30%
Sustainability	Improved operational sustainability	25%
Additionality	Investment provides additionality rather than protecting existing income or costs.	20%
Total		100%

Scoring

4.3 Each proposal is scored against the five evaluation criteria set out in Table 4.1 above. The scoring applied provides an opportunity to allocate a numeric score of between 0 and 10 to each evaluation criteria for each mitigation proposal. These “raw” scores for each evaluation criteria is then multiplied against their respective weighting, which creates an overall “weighted score” for each proposal. The scoring table is shown below.

Table 4.2 – Raw Scoring System

	Raw Score
Has a highly positive impact - likely to generate the highest expected return from the investment compared to other scores (e.g. very strong attractiveness, removes barriers to play, couple of years payback period, more than one additional facility added to the course)	10
Has an incredibly positive impact – likely to make a strong contribution that is not at the highest it could be, but much more than a marginal increase. (e.g. a strong attractor, reduces barriers to play, 3 – 5 year payback period, one additional facility added to the course)	8
Has a positive impact – likely to have an above marginal increase as a result of the investment compared to current levels but not a strong contribution. (e.g. an attractor, limited reduction to barriers to play, over 10 year payback period, one additional smaller facility added to the course)	6
Has limited impact – likely to have a marginal return from the investment but not significantly noticeable. (e.g. possible attractor but not significant, does not really unlock barriers to play, no real payback period, limited additionality or provision)	4
Has very little impact – almost unnoticeable return on the investment made. (e.g. Not much of an attractor, no or little reduction to barriers to play, no payback period, no real facilities added to the course)	2
Has a negative impact. – no real impact arising from the investment.	0

Table 4.3 – Scoring Table

Ref	Site	Course Mitigation Proposal	Weighted Score	Rank	Capital Exp
C1	Tilgate Golf Centre	Improve course drainage	82.00	1.00	
C2	Tilgate Golf Centre	Golf Driving Range Investment	0.00	14.00	
C3	Tilgate Golf Centre	Culvert and waterways clearance	0.00	14.00	
C4	Tilgate Golf Centre	Improve limited café provision	0.00	14.00	
C5	Tilgate Golf Centre	9 hole Reinstatement	81.00	2.00	
C6	Tilgate Golf Centre	Adventure Golf	47.00	8.00	
C7	The Goffs Park	Goff Park Pitch and Putt	38.00	11.00	
C8	Tilgate Golf Centre	Course layout improvements	42.00	9.00	
C9	Tilgate Golf Centre	Improvements to tees and greens	0.00	14.00	
C10	Tilgate Golf Centre	Improve buggy paths across course	57.00	7.00	
C11	Tilgate Golf Centre	Improve social space in the club house and enhance shop	76.00	3.00	
C12	Tilgate Golf Centre	National cycle route across the course improved to direct away from	0.00	14.00	
C13	Tilgate Golf Centre	Pathway improvements	0.00	14.00	
C14	Tilgate Golf Centre	Tarmac the adjacent car park and install pay & display machines	59.00	5.00	
C15	Tilgate Golf Centre	Reduce the vegetation around the overflow car park to give an	29.00	13.00	
C16	Tilgate Golf Centre	Access road resurfacing and widening	39.00	10.00	
C17	Tilgate Golf Centre	Improve signage, currently single poor sign to the course	30.00	12.00	
R1	Rookwood Golf Course	Sustainable Adventure Golf	64.00	4.00	
R2	Rookwood Golf Course	New Golf Practice Facilities	0.00	14.00	
R3	Rookwood Golf Course	Revised Short Golf Format	0.00	14.00	
R4	Rookwood Golf Course	Golf Simulator	0.00	14.00	
R5	Rookwood Golf Course	Greens, tees, bunkers, irrigation pump upgrades	59.00	5.00	
R6	Rookwood Golf Course	Enhanced investment in new golf course machinery	0.00	14.00	
R7	Rookwood Golf Course	Upgrade of on course pathways and access routes	0.00	14.00	
R8	Rookwood Golf Course	Continuation of club house upgrades	0.00	14.00	
R9	Rookwood Golf Course	Upgraded Food and Beverage offering to support new facilities	0.00	14.00	

5. Summary and Conclusion

Summary

- 5.1 FMG were appointed by Homes England to develop mini-investment appraisals around a pre-agreed list of mitigation proposals put forward by the local authorities, and lease/operators of two courses, Rookwood Golf Course, Horsham and Tilgate Golf Centre at Crawley.
- 5.2 The list of proposals were concepts which have been converted into more detailed proposals which consider the capital costs, net revenue, sustainability and additionality of the investments as well as the impact on participation of traditional golfers, new golfers and more importantly the migration of existing golfers playing at Ifield Golf Course.
- 5.3 What is clear is that a number of issues are likely to influence where golf is played, the first is tee capacity in peak time and the other is the technicality of the course. Although we have established the level of rounds played at Ifield is circa 35,000 per annum (a good target is 38,000), we understand that Rookwood is 33,000 per annum and although Glendale Golf (Tilgate) were not clear on the number of rounds, we estimate these to be under 20,000 per annum due to drainage issues at the course. So there does appear to be theoretical capacity at these two courses to provide tee times for Ifield golfers, but mostly Tilgate.
- 5.4 The second issue is the technicality of the course. All the courses are 18 holes of around 6,100 to 6,300 yards and around the 70/72 par with a slope index of 110/122. However this par system assumes a good quality golfer, and anecdotal evidence suggests that the narrow fairways at Tilgate probably require a better golfer than the current Ifield Golf Course, which may limit migration from Ifield.
- 5.5 Geographically, Tilgate is marginally closer than Rookwood, it also has a driving range and car parking provision appears larger. The Tilgate Golf Centre also has a club operating from the site, and potentially the Ifield Golf Club could potentially relocate on a similar basis. This is similar to London Scottish and Wimbledon Common, and many clubs share the Old Course at St Andrews.
- 5.6 All the mitigation proposals have been developed in consultation with the local authorities, operators and leaseholders. These have included the financial costs, the impact on participation, sustainability and additionality. They have subsequently been evaluated using a scoring system which allocates scores from 0 to 10, each criteria is weighted in terms of relative importance. The results are calculated in terms of the highest overall weighted score for each proposal.
- 5.7 We are mindful that it may not be possible or necessary to fund all proposals therefore the prioritisation of the proposals allows informed decisions to be taken as to where investment will be most effective. Using the evaluation model we have listed these in order of the highest 5 weighted scores (most effective) to the lowest.
- 5.8 These are documented below.

Table 5.1 – Prioritised (Ranked) List.

Ref	Site	Course Mitigation Proposal
C1	Tilgate Golf Centre	Improve course drainage
C5	Tilgate Golf Centre	9 hole Reinstatement
C11	Tilgate Golf Centre	Improve social space in the club house and enhance shop
R1	Rookwood Golf Course	Sustainable Adventure Golf
C14	Tilgate Golf Centre	Tarmac the adjacent car park and install pay & display machines
R5	Rookwood Golf Course	Greens, tees, bunkers, irrigation pump upgrades

Conclusion

5.9 It can be seen that the investments at Tilgate score well and provides an opportunity to attract the Ifield players and bring the site up to average level of rounds, similar to the Rookwood and Ifield sites. This investment will provide positive pathways for the game and the tarmac base for the car park would be a bonus but not wholly necessary.

5.10 Clearly the perceived closeness of the Tilgate Golf Centre, the potential to absorb Ifield Members (rounds capacity), the provision of additional facilities such as the existing 30 bay driving range and that there is currently a club operating from the Tilgate Golf Centre has many attractions for the Ifield players over the Rookwood site.

5.11 Rookwood will have the capacity to absorb new players and is similar distance in drive times from the Ifield site and the investment could improve the playing experience for golfers. The adventure golf would be positive in terms of pathways and introduction to golf, but probably not the Ifield players. We would expect the migration of existing users will include both sites, with Rookwood being capable of taking many of these without too much investment, and Tilgate with the need for substantial investment.

5.12 The July 2024 report indicated that the how investment enabled by the mitigation proposals put forward can support different aspects of the golfer journey and how future investment can be prioritised to meet future golfing needs within the catchment area, with a view to:

- improve the golf infrastructure at Tilgate, to realise the course potential for traditional golfers.
- continue to diversify the leisure and recreational offer at Tilgate to attract new entrants to golf.
- support ongoing course improvements at Rookwood alongside consideration of widening the offer to deliver more entry level participants.
- improvements to leisure improvements at Goffs Park.

5.13 This report supports the key messaging from the July 2024 report, with the exception of the Goffs Park, which is not seen as a priority investment compared to other proposals.

Appendix A

Ifield Golf Course Mitigation Proposals for Tilgate GC

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** Improve Course Drainage (C1)
3. **Description of Investment:**

Discussions with Glendale Golf have indicated that course closure during wet periods of weather is a regular occurrence and that the overall conditioning of the course is less than satisfactory for approximately five months of the year, mainly due to the underlying soils and the lack of drainage around the course.

There is no plan, current or historical, to show where drainage is already installed on the course, but comments from the Glendale team would suggest that whatever is there is increasingly ineffective.

Glendale have provided data to show in the period from November 2023 to September 2024, the course was closed for 85 days because it was too wet to play. That's approximately 25% of the total number of days in the period. As well as daily green fee revenue lost, the reputation of the course suffers, discouraging membership sales, along with the related lost F&B and supplemental income streams being affected.

In addition, when open during that same calendar period, temporary greens have been in place for another 65 days (and, therefore, green fees were being sold at a discounted rate).

Glendale estimate that the loss of revenue from the days closed, or operating on discounted rates due to poor drainage, amounted to [REDACTED] for this period alone – it does not take too much imagination to estimate the losses over a five, or ten, year period.

As a result, it is recommended that a full system be installed throughout the course to improve course conditioning year-round, and potentially increase revenues as a result.

If approved, the proposal would be to install a new drainage network around the course consisting of carrier drains installed at 5-10m centres and connected to sand-band drainage installed at 1-2m centres. The carrier drains and sand-bands would be installed on every fairway and the practice range in a 'herring-bone' format. The process for this would be to mark out the positions of the carrier drains according to the topography of each hole; the drains installed, sand bands first and then the carrier drains. During this, one or more holes may temporarily be closed to play, normally a couple of days.

As well as improving course conditions and revenues, there may be an added benefit (if sufficient storage can be found on site) that the collected water could be stored and used for irrigation during the summer months. This would start to address Crawley Borough Council's

objective of Water Neutrality (<https://crawley.gov.uk/planning/planning-applications/you-apply/water-neutrality-crawley>).

4. Capital Costs

Based on the above outline specification, costs for the installation of a completely new drainage system could be from [REDACTED]

5. Financial Model

With revenue loss of [REDACTED] (versus projections) this year alone, and a CAPEX requirement of [REDACTED], there is a clear case for investment. In addition, with improved drainage it is reasonable to expect that membership sales would increase (the amount of [REDACTED] only accounts for membership sales lost, not gained) from the very low levels currently. Green fee volumes, and rates, would likely also increase dramatically, as would peripheral, but material, increases in F&B revenue and shop sales.

Recovery of income lost from 11,000 rounds @ £15 per round			[REDACTED]
Increased rounds by 20% - 5,000 new rounds @£15 per round			[REDACTED]
Saving in day to day repairs and maintenance			[REDACTED]
Increase in secondary spend 16,000 x £2.50 margin excl. VAT			[REDACTED]
Net Marginal Revenue			[REDACTED]

Based upon average number of rounds per 18 holes across the UK and the above data we have assumed that the site is operating at circa 20,000 rounds per year given the drainage issues and number of days closed or under winter restrictions. We have adjusted for lost rounds at circa 11,000 bringing our estimate total rounds to the other site averages of 31,000 per annum. We have then added the additional spare capacity of 5,000 rounds bringing the anticipated target rounds for the site to 36,000 per year (just below the average for a proprietary course in UK).

Although detailed information is not available, based on discussions with the club management team, and with reference to typical costs associated with drainage issues, we estimate that repairs are averaging around [REDACTED] per year. The additional rounds will have a corresponding secondary spend per round which we have assumed after materials, is [REDACTED] after VAT.

6. Impact on Participation

All golfers, regardless of their classification, will benefit from this, but those in the traditional and nomadic classifications will benefit the most. It could be argued that with greater availability to play due to reduced closures, this would encourage more golfers to join as members (including those from Ifield GC), raising revenues still further.

7. Sustainability

One can reasonably assume that a drainage system, properly installed and properly maintained, can last 20-30 years with minimal additional investment. Modern materials, using PVC and/or MDPE pipe and fittings will last at least that long provided that external forces do not impact the integrity of the network.

Operating costs will actually be reduced as a result of this investment as repairs to areas damaged due to poor drainage will be reduced.

8. Additionality

This investment, while significant, would improve the quality of the course, decrease the amount of time the course is closed and, therefore, increase revenue; that revenue coming from increased membership and green fee sales, both in terms of the number and actual value of those sales. It would increase availability to the course and, therefore, the course would be better able to accommodate members looking to relocate. While it is not possible to estimate the actual number that would relocate, with improved drainage, it should be possible for the number of rounds played annually to increase from the estimated 20,000 to a more typical number of 35,000, so some scale of the business impact of this investment should be clear.

9. Summary

Of all the investment options under consideration, this would be, by some distance, the most recommended one to make.

1. Golf Course: Tilgate Forest

2. Name of Investment: Golf Driving Range Investment (C2)

3. Description of Investment:

Investment has recently been made to upgrade the range, providing Top Tracer technology. As a result, Glendale are of the view that the only investment required at the range (and we would agree with this assessment) is to improve the drainage in the outfield, the cost of which is included in the previous section relating to drainage.

4. Capital Costs

Included in 'Drainage'.

5. Financial Model

The only point to add here is that the range is closed until approximately 9am every morning due to the poor drainage of the outfield, the range balls must be collected by hand which is a slow and labour-intensive process. Improving the drainage would allow balls to be collected much more efficiently and would allow the range to be opened earlier in the morning, increasing revenue opportunity.

Glendale also notes that during busy periods in the wetter months, occasionally the range has to be closed prematurely because all 15,000 (approximately) balls have been hit and they cannot be collected while the range is being used.

6. Impact on Participation

Included in 'Drainage'.

7. Sustainability

Included in 'Drainage'.

8. Additionality

Included in 'Drainage'.

9. Summary

Included in 'Drainage'.

1. Golf Course: Tilgate Forest

2. Name of Investment: Culvert & Waterway Clearance (C3)

3. Description of Investment:

Again, this is related to drainage and would be dealt with within that section. It can also be argued that if other capital investments were made as recommended by this report, the time previously taken to deal with other issues could be reassigned to ensuring that, once cleared, the culverts and waterways through the course are maintained to a higher standard than is possible now.

4. Capital Costs

Included in 'Drainage'.

5. Financial Model

Included in 'Drainage'.

6. Impact on Participation

Included in 'Drainage'.

7. Sustainability

Included in 'Drainage'.

8. Additionality

Included in 'Drainage'.

9. Summary

Included in 'Drainage'.

1. Golf Course: Tilgate Forest

2. Name of Investment: Improve Limited Café Provision (C4)

3. Description of Investment:

The current café is actually in reception with some chairs and small tables away from the café servery. The entrance is not well defined and needs improvement. It covers café, small retail offer, payment of green fees etc.

To the right and up the stairs there is a social space but not sure how this space is utilized at this time, but it is akin to a spike type bar. The recommended solution for improvements to café provision are set out in C11.

4. Capital Costs

See C11. All costs are shown at current prices and exclude VAT.

5. Net Revenue Budget

See C11. All costs are shown at current prices and exclude VAT.

6. Impact on Participation

See C11.

7. Sustainability

See C11.

8. Additionality

See above.

9. Summary

Some organisation of the café offer needs to be made, but without reconfiguring the space it is possible that it is running at its most efficient with staffing levels covering café, retail and green fees, albeit in a small area, with much cross traffic. Our solution is included at C11.

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** 9 hole Reinstatement (C5)
3. **Description of Investment:**

The 9 hole course at Tilgate is currently closed and has been for some time. Previously, it operated as a Foot Golf course but revenues for this were low and when course conditions deteriorated, it was determined that any investment could not be justified.

While tree encroachment onto the main course is an issue of concern, it is even more so on the 9 hole course where corridors between tree lines are extremely narrow, making the course much less playable for golfers of lower abilities. As such, it is not providing the facility that could attract new golfers to the game. The fact that the entirety of the site is classified as ancient woodland and/or priority habitat would make sufficient tree clearance challenging, regardless of the fact that there is a felling license for the site (which allows 'thinning' as opposed to substantial clearance).

If clearing can be achieved, and investment is to be made, the question then is the extent to which investment represents an opportunity for a return. It is suspected that greens would need to be rebuilt to modern specifications; there would be limited bunkering around the course and tees could be artificial to save construction and maintenance costs. Irrigation would be provided to greens only. This would provide an experience of a similar level to the main course without being excessive. Details of proposals to cut back the shrubs and woodland are included in Appendix A1.

4. Capital Costs

We estimate costs to improve greens, install artificial tees, add irrigation to greens and miscellaneous other works (circa [REDACTED]) to be in the order of [REDACTED] to [REDACTED]. Additional drainage is included within that section of this report.

5. Financial Model

For the purposes of the investment in the par 3 nine hole course we estimate that circa 10,000 extra rounds would be played at an average of circa £[REDACTED] per round. Clearly, the first year or two of operating the course would not be at these levels of play, but even with a 50% reduction in play (and revenue), the payback on this investment is relatively short term.

Maintenance costs for the 9 hole course would be in the region of [REDACTED] to [REDACTED] per annum, including materials and labour.

Additional rounds of 10,000 at £12 per round	[REDACTED]	[REDACTED]
Additional maintenance costs	[REDACTED]	[REDACTED]
Net Revenue	[REDACTED]	[REDACTED]

6. Impact on Participation

This investment will primarily attract new golfers. There will also be a percentage of play from traditional golfers looking for a shorter experience (in terms of time) or for short game practice. It may also appeal to golfers for whom a full 18 hole round is physically challenging and any improvements to the course should be done with access to disabled golfers in mind.

Anecdotally, talking to industry colleagues, there has been a significant increase in short course play since the pandemic, some facilities seeing a 34% increase in play since 2019.

7. Sustainability

Re-opening this course will, inevitably, increase operating costs, but the increase will not be directly pro-rated to the operating costs of the main course. Against this is the opportunity to widen the appeal of the overall facility and generate financially attractive revenues.

8. Additionality

An investment into the 9 hole course adds difference to the facility overall. In its re-imagined state, it would appeal to new golfers, younger and older players, as well as regular players who were looking for a shorter game or to practice their short game/iron play. As a result, the appeal could be fairly significant. It also makes a statement that there is investment across the whole of the facility, not just the main course, and opens up a currently under-utilised asset and revenue stream.

9. Summary

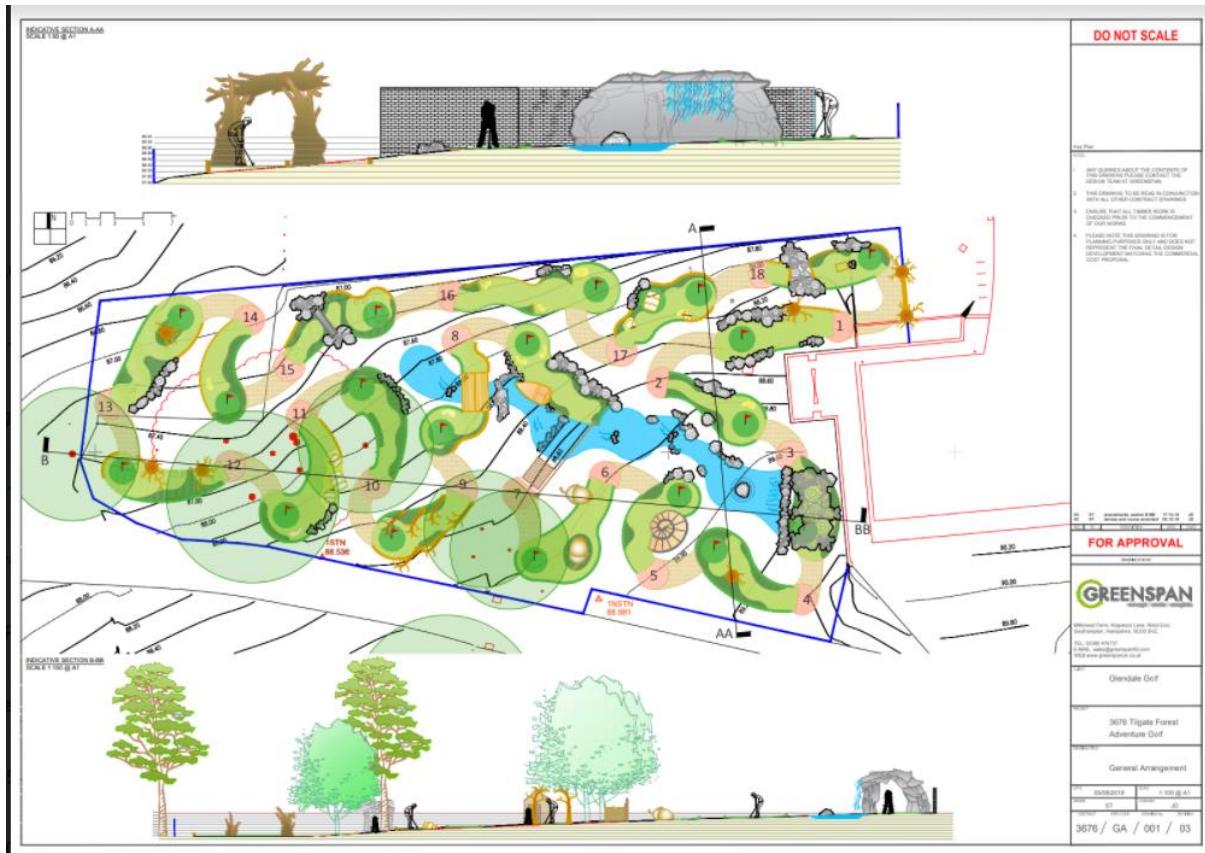
Even with the low projected revenue estimate, there is a potential return on investment in four to five years which would suggest this is an investment well worth considering. In addition, it provides a facility to encourage newer golfers to continue their pathway through the game.

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** Adventure Golf (C6)

3. Description of Investment:

It is proposed to develop an adventure golf course on the lawn area to the right of the clubhouse as one approaches from the car park. The area available is approximately 650m² – this is a significantly smaller space than the typical adventure course which appears to be an average of 2,500-3,000m².

Planning consent was granted for this in 2019.



4. Capital Costs

The work was budgeted in 2019 at [REDACTED]. Based on significant inflation in the five years since then, we would currently estimate the cost of this to be circa [REDACTED]

However, advice received from industry colleagues during the preparation of this report is, in essence, do it well and the revenues explode. Both scenarios are explored below.

5. Financial Model

At the time, the proposal was for the local authority to provide the capital costs for this investment with repayment plus interest guaranteed by Glendale.

Based on experience from other facilities, a typical number of rounds per annum would be 10,000 to 15,000 for the type of adventure golf originally planned, or 30,000 to 45,000 for a more elaborate scheme. Average rates for the type of facility originally planned are [REDACTED] to [REDACTED] including VAT for an adult and [REDACTED] including VAT for juniors under 16 years of age. Typically there will be a ratio of one adult to two or three juniors. This suggests a revenue projection of between [REDACTED] and [REDACTED] per annum and adjusting for VAT, net revenue of [REDACTED] and [REDACTED]. Maintenance costs for the 'low' end model would be approximately [REDACTED] to [REDACTED] per year this including costs of lighting for evening play.

	Low	High
Net Income	[REDACTED]	[REDACTED]
Less: maintenance costs	[REDACTED]	[REDACTED]
Net Revenue	[REDACTED]	[REDACTED]

Against this, a themed Adventure Golf of 2,500m² has a CAPEX cost of approximately £1 million. The number of rounds for such a facility can be as high as 45,000 per year with rates of [REDACTED] for adults and [REDACTED] including VAT for those under 16 years old. This would indicate potential revenues per year in excess of [REDACTED]

Maintenance costs for this option are estimated at up to [REDACTED] for the 'high' end Adventure Golf. Again, this includes costs of lighting for evening play.

6. Impact on Participation

The facility would be primarily attractive to non-golfers, children and recreational players. As such, it could serve as a good avenue to introduce the game to non-players. Equally, other venues are demonstrating that adventure golf can be a highly profitable 'stand-alone' facility with significant positive cashflow after the initial capex investment has been re-couped.

7. Sustainability

As stated above, if developed successfully and marketed/managed well, adventure golf is proving to be a highly profitable complimentary facility to the golf offering. On that basis, financially it is easily sustainable. Operating expenditure will increase, but the profitability of the facility more than covers the additional costs to operate.

The facility would not necessarily require dedicated staff to operate it and this could potentially be handled by the existing personnel or the pro shop. Given the proposed location adjacent to

the club house, there would be no need to develop any Food and Beverage offering at the adventure golf, as is often the case at other facilities.

8. Additionality

The addition of an Adventure Golf, alongside the range, existing course and, potentially, the renovated short course, provides Tilgate with an ideal pathway to develop interest in the game. In many ways, it creates the blueprint for this – taking non-golfers on a journey from pure leisure (Adventure Golf) to exploring the game a bit more (range) to a first experience on a grass course (short course) and, finally, onto the main course for the full golf experience.

9. Summary

Even at the ‘low’ end investment, this could fundamentally change the perception of Tilgate, and the future stream of new players and revenues. As such, this element of investment is very much to be encouraged.

1. **Golf Course:** Goff Park
2. **Name of Investment:** Goff Park Pitch & Putt (C7)
3. **Description of Investment:**

The current golf offering at Goff Park is a Pitch & Putt course that also doubles as a Foot Golf facility. Generally, the condition and presentation of the course is poor and needs a lot of work to bring it up to a attractive and usable standard.

There is thought about the development of adventure golf on the site although it is not clear whether this is in addition to, or as a replacement for, the par 3 course.

Unlike at Tilgate Forest main location, there is adequate space at Goff Park to develop a full-size adventure golf course. Typically, recently developed adventure courses in other locations have ranged in size from circa 2,000 to 4,000m² (whereas there is only approximately 650m² available at Tilgate Forest).

Adventure golf courses are normally themed, with common themes being related to dinosaurs, pirates, cartoon characters and so on. The best of them are elaborately designed and attractively constructed.

4. Capital Costs

Pitch & Putt

An investment similar to that outlined for the short course at Tilgate Golf Centre would not be unreasonable although, of course, it could be reduced dependent upon the ambitions for Goff Park. As such, capital expenditure would be in the order of [REDACTED] to [REDACTED] could be expected.

Adventure Golf

Discussions with experienced operators have suggested that an entry level adventure golf has a capital cost requirement of circa [REDACTED]. However, the operators have all been unequivocal in stating that if an investment is to be made, the return will be significantly higher if upwards of [REDACTED] is invested – the consistent phrase was “If you’re going to build one, build it right and don’t waste time with a basic course”.

Pitch and Putt Course	[REDACTED]	[REDACTED]
Adventure Golf	[REDACTED]	[REDACTED]
Capital Costs	[REDACTED]	[REDACTED]

5. Financial Model

Pitch & Putt

If this is to be a commercially viable operation, the level of investment to bring the course to a level to attract play is not insignificant and would be similar to that outlined for the 9 hole course. Revenues would be less than the 9 hole course, at a factor of about 60% -75%, indicating income [REDACTED] per year including VAT. Against this, maintenance costs would be [REDACTED] per year. The facility would also need staffing.

Adventure Golf

Given the stand-alone nature of Goff Park, revenues for Adventure Golf would be reduced from that projected for Tilgate but could still be significant. There is evidence to suggest that similar facilities would operate at around 50% to 60% of that expected at Tilgate (and there may well be a strong argument to be made that an Adventure Golf at Goff Park would compete negatively with one at Tilgate).

			High
Pitch and Putt Income			
Adventure Golf Income*			
Staffing Costs			
Maintenance costs for Pitch and Putt			
Maintenance costs for Adventure Golf			
Net Revenue			

*possibly café operator could sell tickets issue clubs etc.

6. Impact on Participation

A development of this nature will appeal to non-golfers and new golfers alike. It may also appeal, from time to time, to other categories of player, but only from a leisure perspective.

7. Sustainability

The concern with development at Goff Park would be that of security. In all likelihood, the adventure golf would need to be fenced to minimize the risk of vandalism or unauthorised access. Developing a course such as this can add significant profitability if managed well.

8. Additionality

Pitch & Putt

It would be complimentary to the current existing Tilgate facilities.

Adventure Golf

A fundamental question to ask is if one adventure golf is to be developed, should it be at Tilgate or Goff Park – logically, one would think that Tilgate would be the preferred location, but if it was determined that there was insufficient space there, it may tip the balance back in favour of Goff Park. Equally, maybe a smaller facility at Tilgate to compliment a larger one at Goff Park is also an option.

9. Summary

While the case for investment into Tilgate is relatively straightforward, it is less so for Goff Park. It does appear that there is insufficient complimentary facilities to develop a demand for golf on this site, and maybe this is why it is in the state it is in. If investment was to be made, it would be Tilgate consolidating golf onto one site.

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** Course Layout Improvements – Including Tees and Greens (C8 and C9)
3. **Description of Investment:**

Based upon the visits to Tilgate during the preparation of this report, it would appear that the course layout is fundamentally sound. Much of what could be done around the course would be limited by the extent to which tree clearance would be permitted – the removal of hundreds of trees to make the hole corridors wider and, therefore, more user-friendly would have a huge impact on the playability of the course, as well as the overall conditioning by increasing sunlight and air flow.

Tee space appears to be adequate, particularly given the current level of play. Greens are of a reasonable size and the contouring within allows enough room for a satisfactory number of hole locations. Bunkers are not in the best of conditions, but with some additional maintenance could be brought back to an acceptable level. While capital costs to all of these items might be desirable, no such improvement will have the impact on the course, and revenues, as increasing the number of days the course is available for play as investment into the drainage system would have and if capital is available, it would (in our view) be poorly spent on layout improvements.

Equally, the existing irrigation system on the course is 40 years old and, with a typical life expectancy of 20-30 years, already on borrowed time. Any investment into upgrading tees and greens, without a similar investment into the irrigation system required to keep those features in the expected condition, would be foolish. A replacement of the irrigation system would be circa [REDACTED] or more.

4. Capital Costs

Capital costs for a full renovation of tees, greens and bunkers could be in excess of £1 million and, again, would not be the recommended spend unless a new irrigation system is provided which would cost circa [REDACTED] **Financial Model**

With an investment of £[REDACTED], it could be expected that revenues would increase as a result of an increase in membership and green fee rates. Without repeating, the value of this investment would be significantly reduced if the course was still closed for large parts of the year due to poor drainage (and, again, this investment would be unwise without an investment into the irrigation system). Current losses of income are circa [REDACTED] per annum and the opportunity cost of not having the transfer of users from Ifield will enhance the opportunity cost for this investment.

6. Impact on Participation

It is difficult to look at this aspect of investment, and the impact it may have on participation, without looking at the overall levels of investment required. There is a case to be made (although potentially beyond the scope of this report) that to move the business at Tilgate forward, major investment is required to cover all of the items previously discussed. With that investment, the potential for significant returns are possible. With that investment, a whole pathway into golf for non-golfers, new golfers, nomads, members and potential members (including those from Ifield) has been opened up.

7. Sustainability

In terms of economic sustainability, without investment the future of Tilgate does not look particularly bright – it can keep moving ahead as it is now but it is difficult to see how the business can be transformed for the benefit of all involved. With investment, the picture changes quite dramatically. It is simple to imagine increased play, memberships, F&B sales, range usage, local community engagement and revenues.

8. Additionality

Without the investment into drainage and irrigation, it is difficult to see how an investment into the course layout and features adds materially to the facility. With investment into the infrastructure of the course, the next step would certainly be to improve the layout and features and, with that, the current value would be raised dramatically.

9. Summary

As stated above, unless this investment is in addition to that required for drainage and irrigation, the investment is not recommended. That said, there does need to be investment to improve the condition of the bunkering but this is predominantly applying more day to day resources which are currently occupied by over-coming the issues caused by drainage.

1. **Golf Course:** Tilgate Forest

2. **Name of Investment:** Improve Buggy Paths and Pathway Improvements (C10)

3. **Description of Investment:**

There currently are no buggy paths at Tilgate, so 'improvement' of these is not an option. There is a public footpath through the course, but what the improvement of this would amount to is unclear. If the consideration is for new buggy paths, there are a number of decisions to be made in terms of the overall length of path to be installed and the materials to be used.

4. **Capital Costs**

In terms of the length of path, there are two main options: full-length or green to tee. With the former, a path is created from the clubhouse to the 1st tee and, from there, a continuous route back to the clubhouse via all 18 holes. A 'green to tee' path is non-continuous and provides pathways through areas of high traffic – generally starting a distance short of the green being played and continuing from there to beyond the next set of tees. Clearly the amount of path to be created is very much reduced for the latter option compared to the former.

As well as the decision on length of path, the next decision is the materials to be used. This can range from 'hoggin' paths (aggregated gravel and clay-based soil), to tarmac or even concrete with a MOT Type 1 sub-base.

Given the options available, costs vary wildly. A green to tee path with a low specification could be [REDACTED] a high spec concrete full-length path would be between £[REDACTED] **Financial Model**

With a path system in place, buggy usage would inevitably increase. Typical pay-back on a buggy system is difficult to assess given the wide range of influences upon it, but it would be reasonable to anticipate a pay-back within 8-10 years.

5. **Impact on Participation**

An investment of this nature will appeal to existing golfers and nomads; it would also appeal to new golfers who found the novelty of driving a buggy appealing.

6. **Sustainability**

The sustainability (or perhaps a better word in this case would be 'durability') depends on the materials chosen. A hoggin path may need yearly maintenance and replacement every five years or so, whereas a concrete path could be expected to last thirty years or more without significant attention.

7. **Additionality**

An investment into paths would improve the operation and revenues by increasing the amount of buggy usage. Incidentally, as well as golfers, the maintenance team would also use the pathway as they moved between jobs around the course reducing wear on grassed areas.

8. **Summary**



Without the investment to drainage and irrigation and, to a lesser extent, the layout and features, this is not a recommended investment. If the investment has been made to other areas, then it is something to be considered, although the return on investment is likely to be relatively low, and long-term.

1. Golf Course: Tilgate Forest

2. Name of Investment: Improve social space in the club house and enhance shop (C11)

3. Description of Investment:

Separate professional shop and reception

Our plans for the professional shop are that this will be accommodated immediately outside the current entrance where they can pay green fees, meet with the professional, organize lessons and purchase golf equipment. This will be the first point of contact with the facility. A commercial agreement will need to be made with the professional around sales and lessons. They may transfer from the current Ifield Golf Course.

Members bar and social area

To the right and up the stairs will be a new member's bar area. This will provide a place for socializing, eating and drinking. Toilets are already provided in this area as well as a production kitchen. In the evenings the facility can be hired out for social events by members and also external users. The area will need a small dance floor provided which can be covered up by carpet as required. We estimate that the number of covers will be 100 in seated mode, and up to 130 in buffet mode.

This area has level access and can be accessed from the side of the building and has the flexibility of being separated from the rest of the clubhouse. There is rear access to the kitchen for deliveries and there is adequate storage within the well equipped kitchen space. To ensure the full potential of the new members bar is realized additional TV screens should be purchased to show appropriate sporting events.

4. Capital Costs

The capital costs of the works are shown in the table below:

Development of golf shop		
Re-configure the upstairs social space		
New FF&E		
Fees @10%		
Total Capital Cost		

All costs are shown at current prices and exclude VAT.

The area to the east of the entrance works well for a self-contained portable cabin/container that can house the pro shop and pro, offering flexible space to showcase shop stock. The outside of the main clubhouse gives flexibility on opening hours, fully alarmed and vandal proof fully fitted and guaranteed for [REDACTED]

The generous space upstairs within the clubhouse can house a number of activities, we have allowed a modest allowance of [REDACTED] for screening and room dividers. Within the clubhouse to ensure flexibility a portable dancefloor can be purchased, additional TV's, screen and projector will contribute to the potential for the upstairs space. This will cost circa [REDACTED].

5. Net Revenue

At this stage of the process, we have provided a forecast of the marginal impact from this investment in a mature year. These forecasts exclude the likely income that may be generated and highlight the likely expenditure areas only, including additional staffing, maintenance and lifecycle replacement in the future.

It should be noted that it is anticipated that income will come across from the transfer of golf users from Ifield to Tilgate regardless of this investment, but if these are to transfer, and perhaps more existing users, in order to retain these, it will be necessary to have adequate facilities that they have currently.

Income would include the transfer of member/green fee income and we have calculated some based on an assumption of each 100 members (20% of total current broad assumptions around the level of member transfer from Ifield with a further assumption that an incentivized membership package (say [REDACTED] per annum) would be offered to Ifield members generating a minimum income of [REDACTED] per annum [REDACTED] net of VAT) per 100 Ifield members.

As stated, we have not included this income in any of the proposals at this stage but if 40% transferred (200) that would provide circa [REDACTED] of membership income, plus additional income [REDACTED] can be achieved through additional F&B spending and commission from pro shop sales.

Membership income transferred from Ifield Users (assume 200)	[REDACTED]
Additional food and beverage income	[REDACTED]
Additional F&B Staffing	[REDACTED]
Pro-Shop Retainer	[REDACTED]
Premises Costs	[REDACTED]
Other Costs	[REDACTED]
Net Revenue/(Cost)	[REDACTED]

Clearly this is on the assumption of the operating model that the golf pro would be self-employed, purchase stock, not pay rent but share income on a commission basis. Generally, this golf pro model would include a retainer fee paid on an annual basis, we have allowed [REDACTED] per annum.

There is an expectation that the staffing costs would increase as there is an allowance of [REDACTED] ([REDACTED]). If delivered effectively this extra member of staff could initially be introduced to deal with the transition of new Ifield members.

There is a catchall of costs [REDACTED], this is a general allowance which includes the administration of new members, additional stock and sundries.

We have excluded any financing costs, and no market testing has been undertaken to support these projections.

6. Impact on Participation

Describe how the investment will increase participation from:

- New golfers – socializing is an important element to the game of golf. It provides positive pathways to engaging in the sport, provides social inclusion and creates a club environment from which users are encouraged to play. The pro shop is essential for guidance, instruction and course information enhancing the playing experience.
- Traditional golfers/Nomadic golfers – the planned facilities will provide facilities that are expected from the traditional club golfer, societies and nomadic golfers and will encourage repeat business if the price points are correct and the customer experience is positive.
- Ifield golfers – the expectation from this cohort is that having a good pro shop, professional and members area. Without these components they may feel that their golf offer has been downgraded and this could have implications for their participation in terms of not being a club member, becoming a nomadic golfer or leaving the game.

7. Sustainability

In terms of sustainability, the investments planned will provide a positive return to the golf course and increase the sustainability of the business. We would encourage the new facilities to be mindful of environmental and energy sustainability where choices can be made.

8. Additionality

The investment will provide improved golf facilities which will aim to promote the transfer of existing users to Tilgate from Ifield Golf Course and provide additional users of the course with nomadic golfers and societies.

9. Summary

This investment will offer enhanced facilities in line with the current offer at Tilgate offering a quick win for members to relocate to Tilgate.

1. Golf Course: Tilgate Forest

2. Name of Investment: National cycle route across the course improved to direct away from fairways (C12)

3. Description of Investment:

This was discussed with the Council with the concept that this would provide protection to cycle users across the course. There are no plans for how the cycle routes would be re-designed and this would require a design and engineering specification for costing purposes.

It was deemed to be outside the list of priorities for mitigation proposals relating to the loss of the golf facilities at Ifield. This is a local authority responsibility (Highways) and is funding of this is with them. [Cycle Infrastructure Design - Local Transport Note 1/20](#)

4. Capital Costs

See note above.

5. Financial Model

Nil.

6. Impact on Participation

Would not substantially impact on golf participation.

7. Sustainability

This does not support sustainability of the golf provision on the site.

8. Additionality

This does not provide any additionality for the site in terms of golf provision..

9. Summary

This requires consultation with the local authorities, highways and golf operator to establish the cost benefit of re-designing the national cycle network on this site.

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** Pathway Improvements (C13)
3. **Description of Investment:**

Discussions with the Council and Operator suggested that the improvements to the pathway was mostly relatable to the water run off adjacent to the club house and the water falling away into the car park.

Other pathway improvements (excluding buggy pathways) were considered to be resolved with improved drainage and irrigation systems. As above, an engineering solution is likely rather than a golf solution to this issue so no further work was undertaken at this stage.

4. **Capital Costs**

[REDACTED]

5. **Financial Model**

[REDACTED]

6. **Impact on Participation**

No impact.

7. **Sustainability**

No impact at this stage.

8. **Additionality**

No additionality relating to golf provision on site.

9. **Summary**

This is a matter that does need to be addressed and may be alleviated from the draining and irrigation proposals but is not considered would add value to the impact on golf, which is substantially what the mitigation measures are designed for.

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** Tarmac the adjacent car park and install pay & display machines (C14)
3. **Description of Investment:**

This investment is to seek to level and surface the car park with a tarmac layer supported with MOT underneath. The total area to be covered adjacent the golf course is approximately 1,978m2.

The specification for this quote is to scrape layer of grass and weeds from top of sub-base around whole border of car park and any other areas where needed, and apply weed killer, lay 50mm of AC20 binder course over whole car park area, compact and spray tack coat over whole binder course area, lay 30mm of AC10 surface course over whole car park area and compact. We anticipate that the surface will be marked out and pay and display machines included. We understand it is mainly golfers that use the current car parking area together with some dog walkers. It is currently free to use.

4. Capital Costs

The capital costs provided by the Council for these works are based upon recent tender prices and reflect [REDACTED] plus VAT. Although not stated in the quote we have included a further 10% provision for fees of [REDACTED], a grand total cost at [REDACTED]

5. Net Revenue

It is anticipated that the income for car parking for users of the golf facilities including adventure golf would have free car parking. To support this approach a ANPR system would work well, where users can enter their vehicle registration into a screen to ensure that no payment is required. Any new pay and display machines would be solar and card only so no resources are required. Management of the car park would be handed to the Council car parking team.

There are no revenue income or costs, other than leasing costs of circa [REDACTED] VAT (Capital Cost [REDACTED] for machines which we would lease), credit card commission (minimum) and software rental circa [REDACTED] per annum.

Total Cost = [REDACTED] per annum.

6. Impact on Participation

No impact on participation.

7. Sustainability

May free up some spaces previously used for dog walkers..

8. Additionality

New investment into the facilities to aid attractiveness to the site, especially in winter months.

9. Summary



Not an investment which is high on the list for golf participation but nevertheless to enhance Tilgate as a golf mecca, there is an expectation of the quality of facilities including car parking. This investment would support the other investments identified at Tilgate, but those should rank higher (drainage and irrigation) than car parking.

1. Golf Course: Tilgate Forest

2. Name of Investment: Reduce the vegetation around the overflow car park to give an improved sense of safety (C15)

3. Description of Investment:

As part of the car parking investment proposals, there is a need to maintain the greenery and shrubbery around the car park area. This will make it more attractive but also aid security of vehicles and users, especially in winter months. This could end with the removal of a number of trees, although we have not identified if any are subject to a TPO.

4. Capital Costs

£Nil.

5. Net Revenue

It is difficult to estimate the cost of these works, and we have asked the Council if their grounds maintenance contractor can price this. We would prudently forecast a fee of £30,000 initial cost and annual [REDACTED] 0 per annum. If this was to get through to the short list then we would seek a cost estimate with a specification from the Council.

6. Impact on Participation

None.

7. Sustainability

Limited.

8. Additionality

Not additional, this is something that should be being undertaken by the Council or Operator as part of their functions.

9. Summary

This is a normal function of the Council or its Operator. It will provide improved security to the users of the golf centre. Further work required including a specification for costing purposes if it is shortlisted.

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** Main road resurfacing and widening (C16)
3. **Description of Investment:**

As the site develops it will need to consider improvements to its supporting infrastructure including the improvements to the access road. Like a number of golf courses, the access roads can be narrow and ill-maintained as they are not officially highways and if they are, they are of low value to the Highways Authority.

The total area to be attended to is approximately 350m² The specification for this quote is plane off 40mm, cart away, apply a tack coat, supply, lay and roll 40mm of AC10 Surface course.

4. **Capital Costs**

350m² x [REDACTED] per m² = [REDACTED] plus 10% for fees = [REDACTED] plus VAT.

5. **Financial Model**

£nil.

6. **Impact on Participation**

Limited.

7. **Sustainability**

Limited.

8. **Additionality**

None – replacement of existing facility. Widening will provide some additionality but limited.

9. **Summary**

This investment will provide improvements that would add value to the overall offer, in terms of presentation but would not rank higher than the drainage works, and probably the investments in catering, pro shop and adventure golf.

1. **Golf Course:** Tilgate Forest
2. **Name of Investment:** Improve signage, currently single poor sign to the course (C17)
3. **Description of Investment:**

The site is located in a large housing estate and difficult to navigate to. There is access of the A23 near K2 Leisure Centre if coming from the south or west to the site which is circa 1.2 miles but from the north and east access is through the housing estates. Many people nowadays have a sat nav in their car and therefore the importance of signage in the street furniture is negligible.

4. **Capital Costs**

Estimate of [REDACTED] excluding VAT for each sign made from aluminium. Initial capital cost circa [REDACTED] plus VAT.

5. **Financial Model**

[REDACTED]

6. **Impact on Participation**

Limited.

7. **Sustainability**

Nil.

8. **Additionality**

Limited - new signs

9. **Summary**

Provision of signs are important but most golfers or families will now use their sat nav. It a secondary way, they may advertise the fact that the facility exists.