

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 September 2025 16:22:12 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/1312  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/09/2025 4:22 PM.

### Application Summary

**Address:** Land West of Ifield Charlwood Road Ifield West Sussex

**Proposal:** Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.[cr]

**Case Officer:** Jason Hawkes

[Click for further information](#)

### Customer Details

**Address:** 18 Burns Close Horsham

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity
Comments:	<p>I object to planning application DC/25/1312 West of Ifield for the following planning reasons:</p> <p>*Homes England's failure to comply with National Planning Policy Framework (NPPF) Paragraph 99 and their inability to demonstrate Ifield Golf Course is surplus to requirements and their inadequate mitigation in supplying the golf club with equal or better-quality alternative facilities</p> <p>*It is extremely concerning that recent Golf course closures in our area at West Chiltington, Rusper, Redhill and Reigate, Effingham Park and the approved closure of Horsham Golf and Fitness, will diminish golf course capacity in the Horsham district</p> <p>*Ifield Golf Club, despite the blight of threatened closure for housing development, remains a thriving golf club having over 500 members and attracting 1000's of visitors each year. It regularly hosts mayor County and Sussex Professional Golf Union tournaments each year. As it approaches its centenary year it remains a valuable sports amenity that should be retained for future generations.</p> <p>*Homes England's proposal to achieve water neutrality by developing very deep on-site boreholes into the underlying sandstone aquifer is likely to prove technically challenging. The deep sandstone aquifers in this area are heavily contaminated with iron which will require the installation of an on-site water treatment plant to achieve potable water standards. This raises issues concerning who will operate and maintain the plant and how customers will be billed for water supply services. It would be preferable for any development to be delayed until such time as Southern Water has fully developed its future water resources strategy which may include options such as a new storage reservoir or effluent treatment &amp; reuse</p> <p>For these reasons, I respectfully urge Horsham District Council to refuse this hybrid planning application</p>

Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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