

From: Planning@horsham.gov.uk
Sent: 01 January 2026 22:23
To: Planning
Subject: Comments for Planning Application DC/25/1312

Categories: Comments Received

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/01/2026 10:22 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: dene hollow spencer's place HORSHAM

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Other

Comments:

Subject: Statement of Intent Regarding Strategic Sports Provision at Land West of Ifield (Planning Application DC/25/1312)

To the Horsham District Council Planning Department and Homes England,

This correspondence serves as a formal Statement of Intent from tt365 Ltd, a private company committed to developing and operating dedicated table tennis centres nationally, regarding the Land West of Ifield development masterplan.

We wish to register our interest in providing a significant, privately financed indoor sports facility that aligns with the required "community, sports, and recreation facilities" (Use Classes F1 and F2) within the proposed Sports Hub area.

Proposal Summary

We propose to design, build, and operate a dedicated Table Tennis Centre of Excellence and Community Wellbeing Hub with a total gross internal floor area of approximately 3,000 square metres (sqm).

The proposed facility would comprise:

- A primary hall measuring approximately 1,400 sqm, capable of permanently housing up to 24 championship-grade table tennis tables for national tournaments, community use, and elite training.
- Supporting infrastructure including a gym facility that incorporates women's only areas, multi-use studio space (aerobics/pilates), office space, reception area, extensive changing rooms/showers, and significant storage facilities.
- High-Specification Flooring: The entire main hall and studio space will feature Gerflor Taraflex sports flooring installed over a sprung wooden subfloor, providing an elite, high-performance surface particularly compatible with table tennis movement and low-impact aerobic and pilates classes.

Strategic and Community Benefits

This proposal provides significant strategic advantages for the West of Ifield development and the wider region:

1. Zero Capital Cost to Taxpayer: The facility would be entirely privately financed by tt365 Ltd, removing the multi-million-pound capital burden for providing this specific infrastructure from the Council and Homes England.
2. Flexible and Inclusive Daytime Use: The facility is designed to serve all demographics throughout the day. During lower use daytime periods, we propose 16 active table tennis tables dedicated to "bat & chat" sessions (promoting social interaction and mental wellbeing), alongside a 10m x 35m area dedicated to aerobics and pilates classes. The inclusion of women's only gym areas further promotes inclusivity and accessibility.
3. Addressing National & Regional Facility Gaps: The provision for table tennis nationally is currently inefficient due to reliance on shared sports halls and significant storage issues for tables. This centre would solve this inefficiency regionally with dedicated, permanent space built to an elite standard.
4. Relieving Pressure on K2 Crawley: While tables stored at K2 assist the local table tennis community, access to book the main hall space is severely restricted by high overall demand for the facility. Our dedicated centre would provide guaranteed access.
5. Creation of a Regional Destination: Currently, there is no centre in Sussex dedicated solely to table tennis that hosts any British League competitions, whether adult senior, veterans, women's, or juniors. This 3,000 sqm centre would fill this void, establishing West of Ifield as a regional hub and putting it on the map as a leading sports destination.
6. Guaranteed Long-Term Asset: We formally propose a 25-year lease with a no sale and leaseback agreement, safeguarding the land and facility as a permanent community asset for a generation. We are open to discussing a peppercorn rent structure in exchange for this commitment and the substantial social value provided.
7. Alignment with "Active Wellbeing": Table tennis is an inclusive, all-age, and all-ability sport that meets the Council's "Active Wellbeing" strategy for engaging diverse groups year-round.

Request for Consideration

We respectfully request that our 3,000 sqm facility proposal be considered during the finalisation of the masterplan and the subsequent "reserved matters" application phase.

We specifically ask that the "parameter plans" for the primary Sports Hub land parcel be dimensioned to accommodate a building of this strategic scale and purpose.

We are ready to engage with Homes England as the landowner and the Council's planning and leisure officers immediately to provide detailed feasibility studies, letters of intent for private financing, and governance structures to make this vision a reality.

Yours sincerely,

Owner of Table Tennis 365 Ltd

[REDACTED]
[REDACTED]
01/01/2026

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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