

Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

Please take notice that an application is being made by The Homes and Communities Agency (trading as Homes England) to Horsham District Council for large scale development at Land West of Ifield, south of Charlwood Road. This notice is made in advance of a pending submission should any potential owner of the land or tenant wish to make representations in advance of submission of an application applicable to their land or lease agreement.

Proposed Development at: Land West of Ifield

The northern boundary of the Site abuts Charlwood Road, Ifield Avenue, Bonnets Lane, and Ifield Green. Ifield Wood and Cophall Wood are directly adjacent to the Site's north-west. The River Mole and woodland along the river run along the Site's north-eastern boundary before joining the Site along the eastern boundary. The Site is also bounded by various land uses to the north, north-east, and north-west, including Stanford House, Standford Bridge, the Da Vinci Gatwick hotel, Sri Guru Singh Sabha Ifield Green, and residential houses. The Site's eastern boundary abuts Ifield Village (although entirely within Horsham District Council) and has previously been subject to engagement via <https://westofifield.commonplace.is/>

The planning permission will be for the following development:

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.

Any owner of the land or tenant who wishes to make representations about this application, should write to Horsham District Council (at Albery House, Springfield Road, Horsham, RH12 2GB) and westofifield@homesengland.gov.uk

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. 'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land. The planning application will be submitted after 21 days of the date of this notice. Detail of the Application will also be published on the Horsham District Council website once the planning application has been validated and registered.