



## **NOTICE OF APPLICATION FOR PLANNING PERMISSION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT**

**Town and Country Planning (Development Management Procedure) (England) Order 2015  
NOTICE UNDER ARTICLE 15 (3) or ARTICLE 16**

**Proposed development at: Land West of Ifield Charlwood Road Ifield West Sussex**



**The Housing and Communities Agency Trading as Homes England** is applying to Horsham District Council for planning permission for:

**DC/25/1312 -**

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.

You can track this application's progress and read related files on the Council's website. Search for the above reference number at <https://public-access.horsham.gov.uk/public-access>.

Members of the public may obtain copies of the environmental statement from:  
Sophie Ward Prior + Partners, 70 Cowcross Street, London, EC1M 6EJ. Charges may apply.

You can comment on this application online. You have 21 days from the date of this notice.

All comments received will be available to publicly view online. If an appeal is lodged, these will be shared with the Planning Inspectorate and appellant.

**Date:**  
**2nd September 2025**