

COLGATE PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	DC/25/1312 – Land West of Ifield, Charlwood Road, Ifield, West Sussex
PROPOSAL:	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. Land West of Ifield Charlwood Road Ifield West Sussex
REFERENCE:	DC/25/1312
RECOMMENDATION:	Object
<p>Colgate Parish Council Planning Committee object to this application. The Parish Council have concerns regarding the additional overloading this development would have on the existing local infrastructure which falls outside of the development. For example, the additional loading on the sewage works, local roads, GP's and the local hospital capacity.</p> <p>There is no mention of the future phases in this outline application and no mention of the completion of the relief roads.</p>	

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NAME:	Colgate PC
DATE:	1/10/2025