



Homes  
England

The Housing and Regeneration Agency

# West of Ifield

Working in partnership, building a community for the future

Additional information to accompany presentation

July 2023







Homes  
England

# West of Ifield – a community to be proud of

## The Homes England Difference

- We are the government's housing and regeneration agency. We believe affordable, quality homes, in well designed places are key to improving people's lives.
- Place-making, partnership working and a focus on sustainable development are part of our core objectives to create vibrant and thriving communities. Our role is to support the creation of quality housing, helping to create jobs and drive local economic growth.
- We have experience of delivering high quality schemes, bringing forward sites for nearly 400,000 homes since 2018. This has helped a quarter of a million people into home ownership and providing genuine housing choice, allowing everyone to have the chance to access to a home.
- Our new Strategic Plan confirms we're about more than just housing. Our mission is to drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home.

## Why West of Ifield?

- Supporting local objectives, West of Ifield will provide the opportunity to meet identified development needs, and integrate existing communities alongside the delivery of new homes, jobs and infrastructure.
- West of Ifield has been planned in a sustainable way. It can provide clarity and certainty about how long-term housing needs for both Horsham and Crawley will be met.
- It is a comprehensive strategy, that delivers far greater benefits than housing delivery alone.
- It can be delivered in partnership between public sector partners, evolving over time to ensure opportunities are maximised and benefits realised.
- We are accountable to the communities we create, taking a long-term approach to realise social value and secure positive legacy from our schemes.





# Building Homes for Everyone

- Our role is to support the housing sector to tackle challenges faced by communities. **We build long-term relationships** with places to ensure they have enough homes of the right type and tenure, and everyone has access to the different services they need.
- At Ifield we will **diversify the types of housing provided** and ensure a tenure balance across the scheme. Ensuring a range of housing options are built to meet local needs, including first-time buyers, **policy compliant affordable** homes, self build plots, and homes for older people. We will support **home ownership** through our funding programmes which increase availability and choice.
- We use a 'Developer Selection Process' with our partners. This places considerable **emphasis on quality**. Through our Building Lease arrangements, our development partners are contractually obliged to build what is agreed at the outset. We maintain control of the number and type of affordable homes which are proposed.
- We can **accelerate** the building of homes to deliver West of Ifield in full over the Local Plan period. We can enable multiple phases being built at the same time complimenting rather than competing, to maximise outputs.
- At Ifield we will identify opportunities to build homes **innovatively**, responding to changing demands. Through the Greener Homes Alliance programme, we have contributed £46 million to **support to SME housebuilders to enable them to build more high quality, energy efficient homes throughout England**.

*At Brookleigh in Burgess Hill, we accelerated the building of affordable housing in the first phase, working with Countryside and Sage, through MMC, and by using our grants, we increased affordable provision to 50%*





# Creating a Community

- Infrastructure is at the forefront of our plans – prioritising this is exactly what Homes England is here to do and will ensure **infrastructure delivery alongside homes and jobs.**
- Infrastructure isn't just roads – it is green infrastructure, blue infrastructure, social infrastructure and more.
- We have already committed to enabling the delivery of a new Secondary School (with DfE) in the first phase to help meet existing need, a new primary school / SEND / Nursery provision, local leisure facilities and playing pitches – scoped out with Sport England, and we are regularly speaking with NHS Sussex to facilitate new primary healthcare at Ifield.
- We are not looking at these items in isolation. We are joining the dots and bringing all this together to make sure the infrastructure works for both **new and existing residents.**
- We want Ifield to be **community led** – involving local people

from the outset. We recognise there will be a transition period before new residents move in and we want to include existing residents as part of the conversation. Our projects elsewhere have funded Community Development Officers, set up local liaison groups, new Town Councils and Community Interest Companies, all of which can secure a positive legacy.

- Social Value is at the heart of what we do. Placemaking isn't just building new houses – we will embed local employment initiatives in our plan, for example we set targets for our development partners and monitor their performance and job creation quarterly.

*At Northstowe, Cambridge, Homes England is leading the development of a new settlement. The scheme funds two Community Development Officers which ensures that a strong community is already forming. A new Town Council has been set up, along with a Community Interest Company, Northstowe Arts, to promote public art in the area.*





# Living with Nature

- From the start, our plans for West of Ifield have been landscape-led and environmentally responsible. Our masterplan allows new residents to live alongside nature the environment which remains at the heart of the community.
- Taking a comprehensive and environmentally conscious approach to design, our plans will:
  - **retain half of the site as Open Space** – creating over 85ha of new and improved natural and semi-natural greenspace – around 4 times that required by HDC existing standards
  - **protect the most sensitive and locally important areas** – including ancient woodlands, Ifield Brook Meadows and the River Mole Valley
  - achieving **average net-gains in biodiversity of up to 15%**
  - **protect and enhance important habitats** in support of locally identified nature recovery networks
- Our plans ensure that existing and proposed landscapes will provide a green edge to the scheme, providing defensible boundaries and protecting the countryside beyond.
- As part of our stewardship arrangements, we will return these assets to the community, empowering them and enabling them take collective responsibility for its long-term management
- We are already in discussion with potential partners and land management providers to ensure we secure the benefits from the outset.

*Lea Castle in Worcestershire is the first Homes England scheme to gain Building with Nature accreditation. This is a voluntary scheme which sets standards for high-quality green infrastructure across 12 standards including those on water, wildlife and wellbeing.*

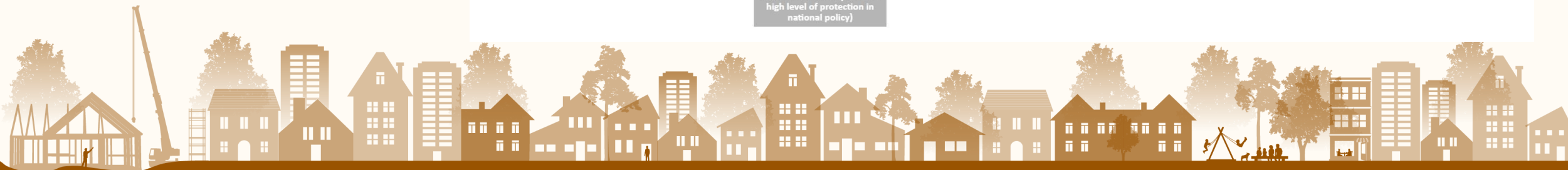
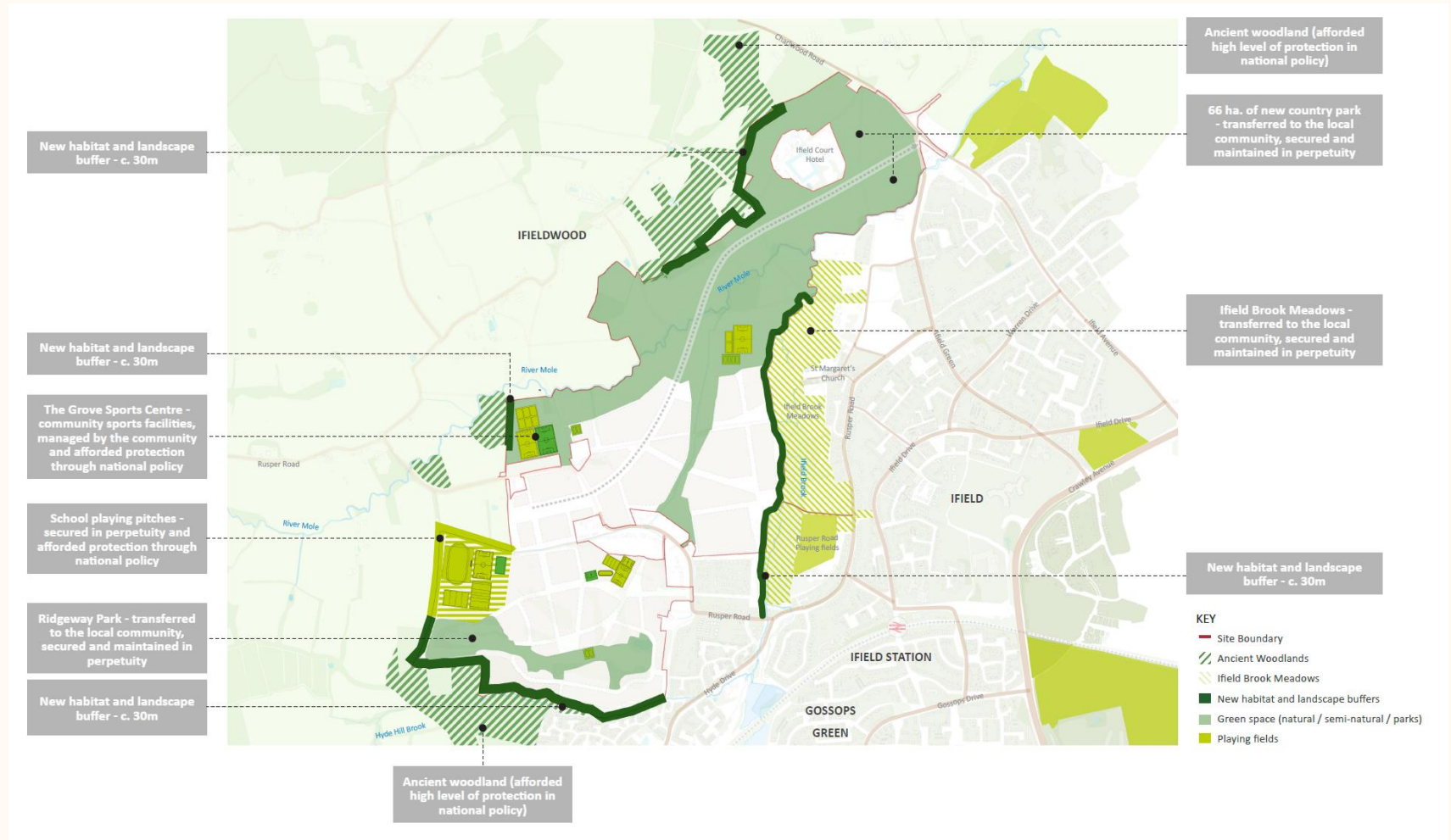




# Living with Nature

By protecting existing habitats and embedding landscape features within the scheme, establishing community ownership and enabling long term management strategies, we can ensure that there is a defensible landscape buffer around the site, supporting local nature recovery objectives and providing separation between the scheme and neighbouring areas.

The plan shows how a defined green edge around the scheme will be secured and afforded long term protection.





# Building for the Future

- Sustainability is a core thread of our new Strategic Plan. We are committed to achieving better sustainability outcomes on our schemes. In delivering our plans for West of Ifield we will:
- **Ensure the scheme is zero carbon** – adopting Future Homes Standard and BREEAM, we are already working with the housebuilding sector and infrastructure delivery partners to secure low and zero carbon schemes. We will do this through a fabric first approach as well as measures such as air-source or ground-source heat pumps, solar panels and highly efficient communal heat networks. Our energy strategy for West of Ifield will continue to evolve, securing opportunities to learn from our schemes elsewhere, adopt new technologies and pilot innovative solutions to de-carbonise in both construction and operation.
- **Respond to the challenges of climate change** – designing the scheme to address future climatic events and ensure the new community is not at risk.
- **Ensure the scheme is water neutral** – bringing forward a strategy that reduces the need for water alongside onsite and offsite solutions. As with net zero, our strategy will remain flexible across the lifetime of the project to enable the adoption of new technologies and pilot innovative approaches.
- **Create communities for Life** – using Building for a Healthy Life accreditation as a benchmark for futureproofed design, securing this through a site wide design-code and our developer selection process to assess quality. We will ensure all homes meets the most up to date accessibility standards, making sure that everyone has the opportunity to live, grow and age as part of the Ifield community.

*At West Carclaze in Cornwall we've supported through Garden Village capacity funding to ensure energy efficiency of homes in this all-electric village. Technologies including air source heat pumps and solar PV panels. We are working with Cornwall Council, MMC developers Ecoboss and the Department for Education, who are delivering a zero-carbon school on site.*





# Keeping Everyone Active

West of Ifield has been planned around active travel and avoiding the need to make journeys by car. Embracing the principles of a 15 – minute community our plans will:

- **Ensure all infrastructure is active** – prioritising walking and cycling across the site, working with Sport England to ensure active living design principles are followed.
- **Promoting good behaviour from the start** – providing a 15min bus frequency from day 1, providing car clubs and e-transport from the outset, subsidising access to sustainable travel choices and adopting an innovative parking strategy to reduce car ownership.
- **Connecting with the wider area** – aligning the delivery of new mobility hubs alongside direct investment in offsite infrastructure that delivers local walking and cycling priorities (LCWIP), investment in Ifield station and extended Fastway bus services to

ensure active and sustainable connectivity between Wol and wider area.

- **Encouraging outdoor lifestyles** – providing opportunities for people to meet and socialise outside through the creation of new parks, sports and play facilities access to local green spaces will benefit both existing and future communities. Secured through a **healthy living strategy**.

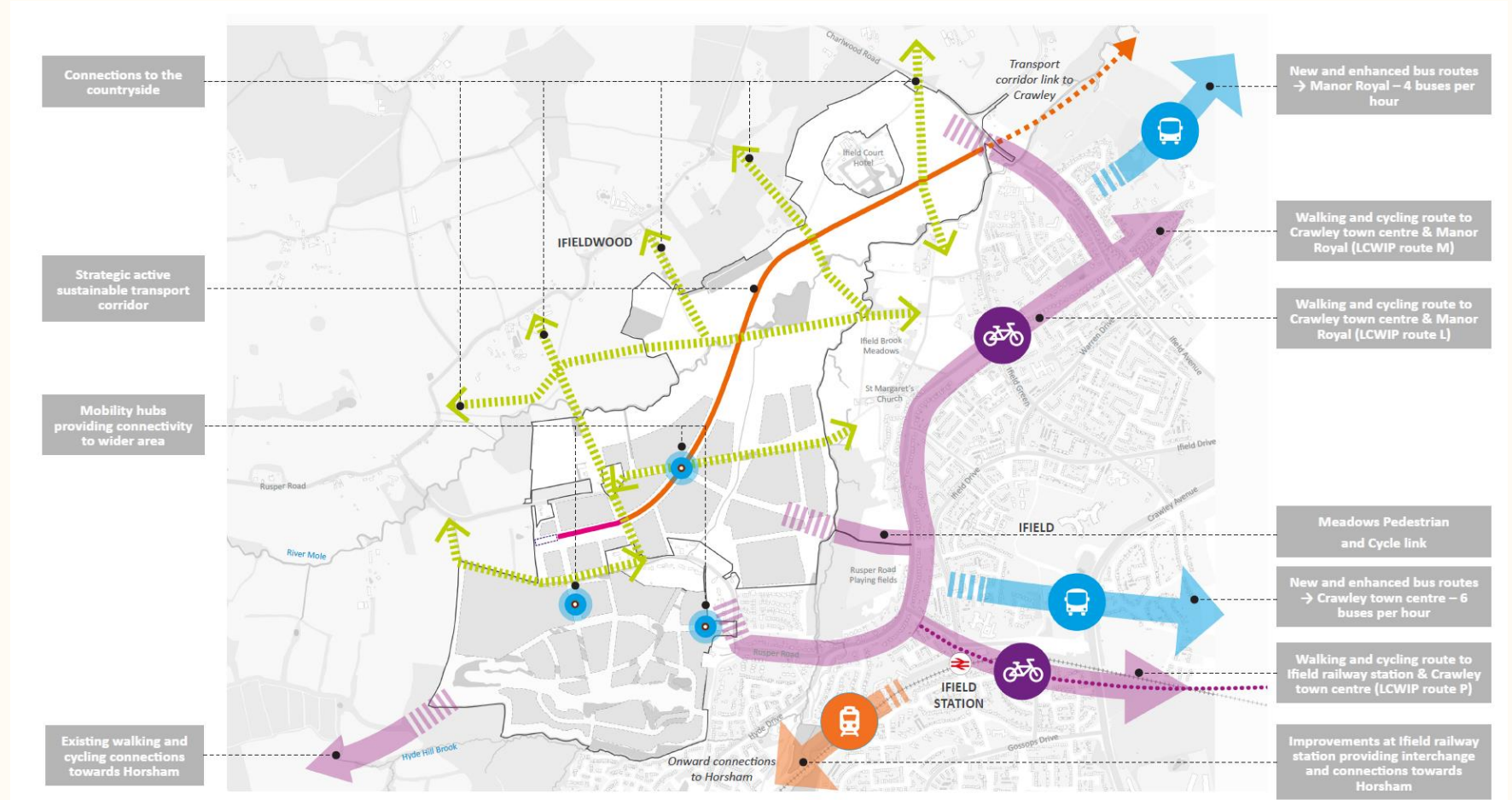
***Northstowe is a NHS Healthy New Town. It has an approved Healthy Living, Youth & Play strategy to ensure healthy and active living measures are embedded within the scheme is built.***



# Keeping Everyone Active

By embedding active and sustainable travel within the scheme and investing in local offsite infrastructure priorities, the scheme will deliver a connected and integrated public transport strategy, providing genuine choice for new residents to access the wider area without reliance on the car.

The plan shows wider connectivity between the site, Crawley and Horsham as a result of the proposed investment.



# West of Ifield – a community to be proud of

The following schematics show what a new community at West of Ifield will mean, and have been developed following a conversation with the local community and delivery partners over the last four years.

## Neighbourhood Centre

Focused around a market square, the neighbourhood centre is designed to be the heart of the new community and a hub for socialising, playing, learning and shopping.

- A new outdoor square for entertainment and community events.
- Segregated greenways and new bus services, providing genuine choice for sustainable travel options.
- A range of shops, cafés and entertainment spaces – ensuring a vibrant centre and thriving community.
- Flexible community space including library and children’s nursery.
- Space for a new health facility should NHS Sussex require it.

## River Valley

Sensitively designed alongside the river mole corridor and accessed by a new strategic active travel corridor, the River Valley will be West of Ifield’s new employment hub providing:

- Employment uses that complement existing centres at Manor Royal, Crawley and Horsham town centres.
- Flexible live / work accommodation space to support independent businesses.
- Superfast broadband and flexible work hubs to support the independent sector.
- A home to the Grove Sports Hub – a new facility that can accommodate a range of sports.
- A gateway to the countryside beyond.



# West of Ifield – a community to be proud of

## The Meadows

Meadow View is an area of family housing with a range of terraced to larger semi-detached homes, set back from the Ifield Brook Meadow.

- New ecological corridors and landscape buffers will be provided along the eastern boundary.
- An area of green space called Meadows Park will feature allotments and play spaces centred around a green wedge – views of St Margaret's Church will be protected.
- Neighbourhood parks, play areas and allotments.
- Ifield Brook Meadows retained as an important wildlife site and protected from development.
- Improved walking and cycling access into Ifield and Crawley.

## Hillside

Responding to the existing topography, Hillside and Woodlands will be where the development's larger, terraced, semi-detached and detached homes are located, with potential for custom and self-build opportunities.

- Linear park with walking and cycle routes.
- New neighbourhood spaces, allotments, tennis courts and BMX trail.
- Retained green corridors to protect long distance views and those towards the River Mole Valley.
- Retaining historic mature trees with enhanced landscaping and creation of new habitats for wildlife.
- Larger semi and detached housing types for families and self build plots, set within significant existing landscape and wooded areas – protecting existing ancient woodland.
- Apartment clusters set within landscaped grounds with shared open spaces.
- Proposed Gypsy and Traveller provision.



Neighbourhood Centre



8FE secondary school delivered in partnership with DfE and WSCC



Mobility hubs integrating sustainable and active travel



Retail opportunities meeting day to day needs of residents supporting up to 600 jobs



Community square enabling cultural and social activities



Traffic free routes encouraging healthy and active lifestyles



Community hub providing a range of local services

Local leisure facility with opportunity for swimming and indoor sport facilities



New primary healthcare facility delivered in partnership with NHS Sussex



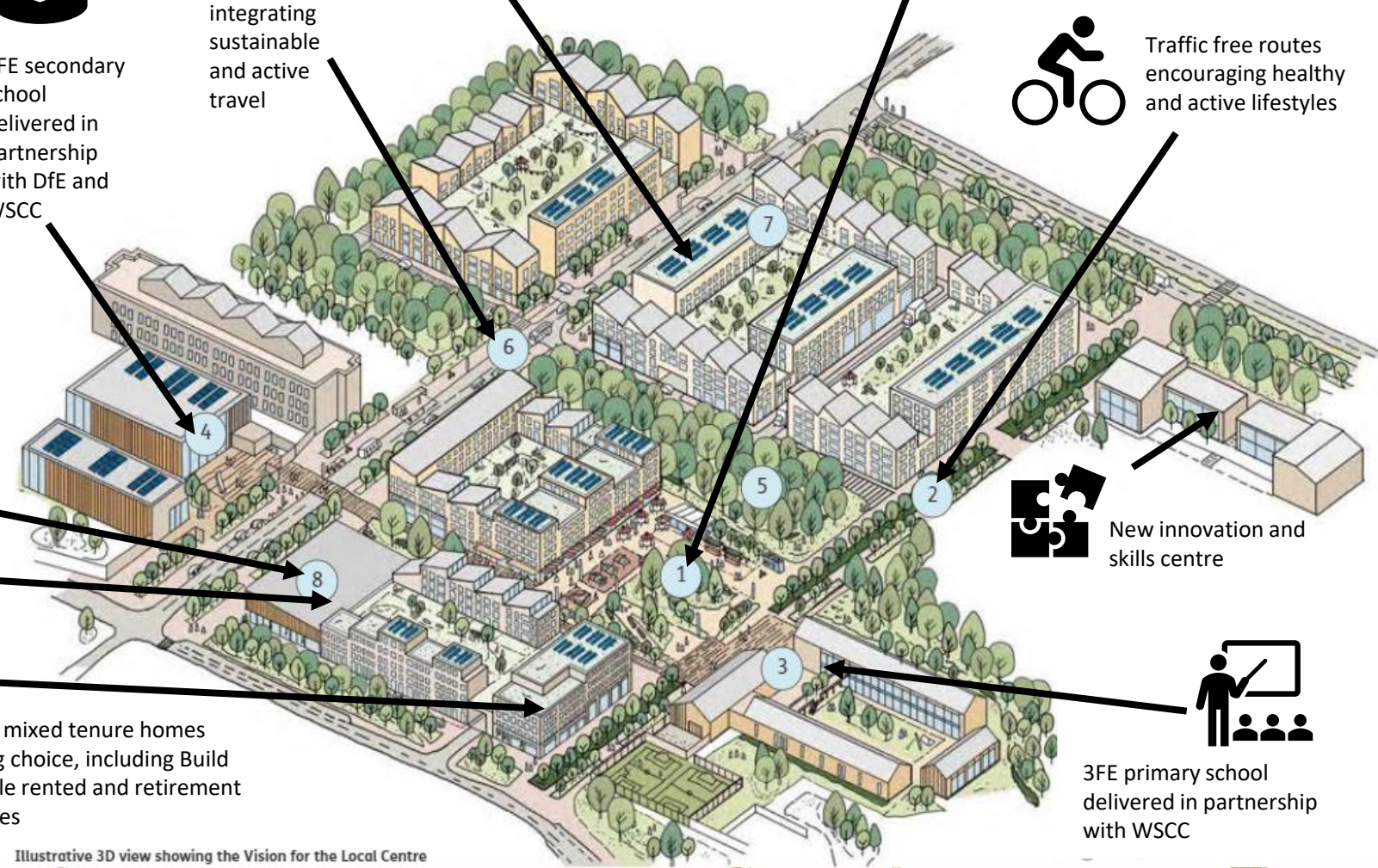
600 high density, mixed tenure homes providing housing choice, including Build to Rent, affordable rented and retirement living opportunities



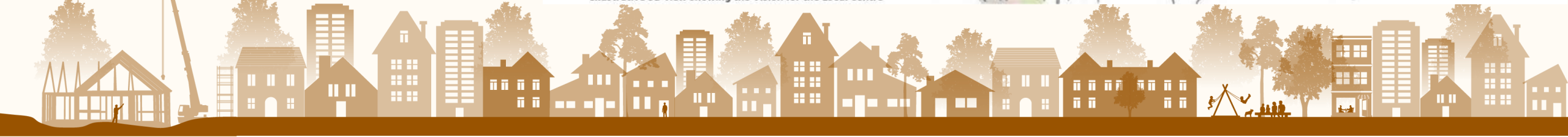
New innovation and skills centre



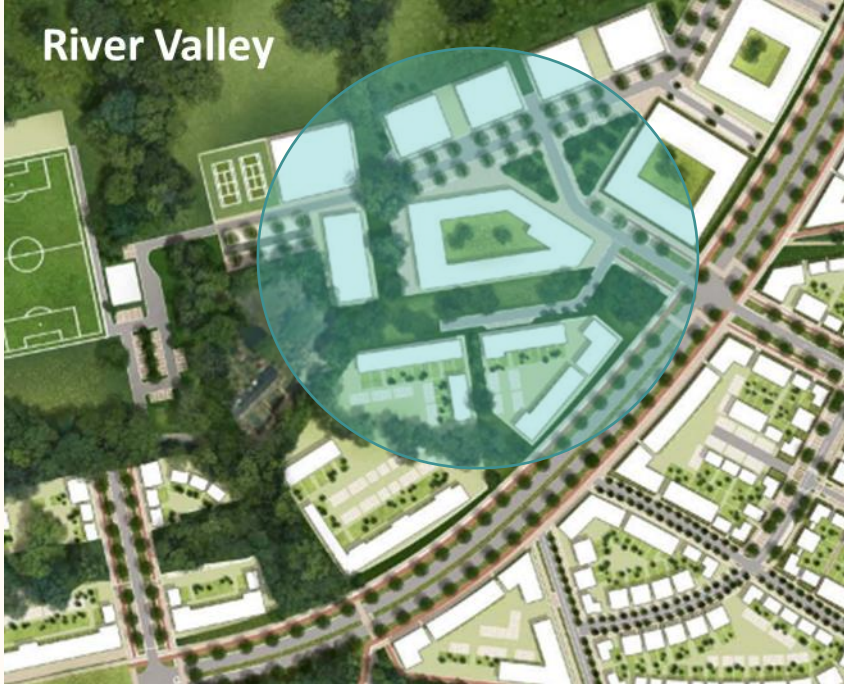
3FE primary school delivered in partnership with WSCC



Illustrative 3D view showing the Vision for the Local Centre



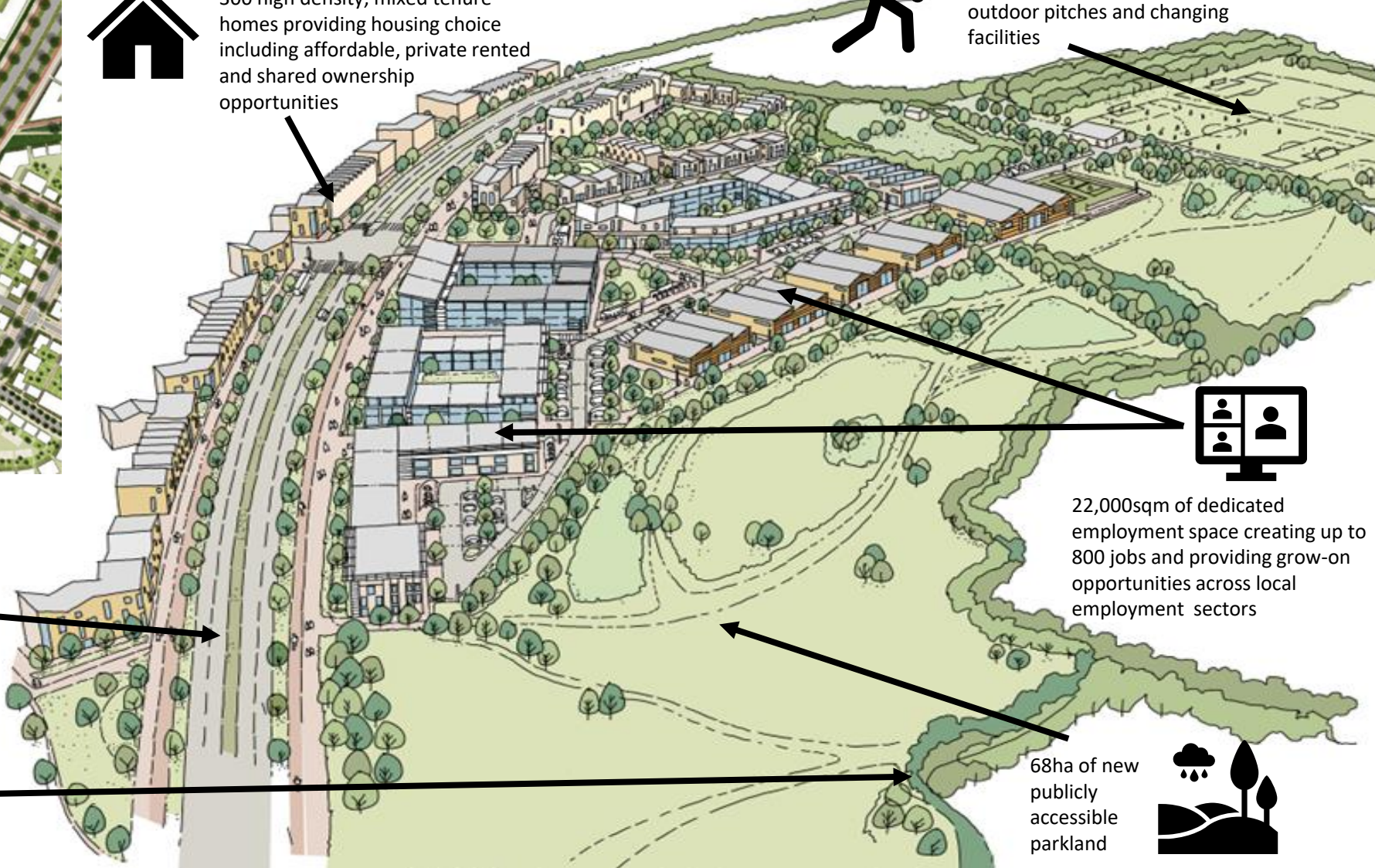
# River Valley



300 high density, mixed tenure homes providing housing choice including affordable, private rented and shared ownership opportunities



State of the art, multi-sport facility located at the Grove providing outdoor pitches and changing facilities

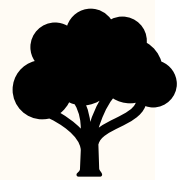


22,000sqm of dedicated employment space creating up to 800 jobs and providing grow-on opportunities across local employment sectors



Strategic sustainable and active transport link with dedicated busway, segregated walking and cycling

Retained tree belts and vegetation, integrating existing habitat corridors alongside new green infrastructure



68ha of new publicly accessible parkland



# The Meadows



1200 mixed tenure homes providing family accommodation and addressing locally identified housing needs



Protected tree belts and vegetation, integrating existing habitat corridors alongside new green infrastructure and active travel routes



Play facilities and formal park areas embedded within the neighbourhood



Buffer areas providing nature corridors and protect valuable landscape features



Retention and protection of Ifield Brook Meadows



New active travel link across Ifield Meadows connecting the development to Ifield station



Allotments and edible planting areas



Sport pitches and recreational spaces providing local play



Retained viewing corridor to protect the setting of St Margaret church



Hillside and Woodlands



Retained landscape features providing 10ha of new public open space incorporating sport facilities and allotments as part of a new Ridgeway Park



900 mixed tenure homes providing affordable housing choices, including first homes and shared ownership for those starting out on their housing journey



Self-build plots allowing people to design and create a unique place of their own



Local play facilities located in the heart of the community



Buffer landscapes to protect ancient woodland and maintain defensible boundaries



Older person accommodation located close to neighbourhood centre facilities



Green links providing sustainable drainage and habitat corridors







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