



Homes
England

The Housing and Regeneration Agency

West of Ifield

Working in partnership, building a community for the future





Homes
England

Introductions

Homes England Difference

West of Ifield

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The Homes England Difference

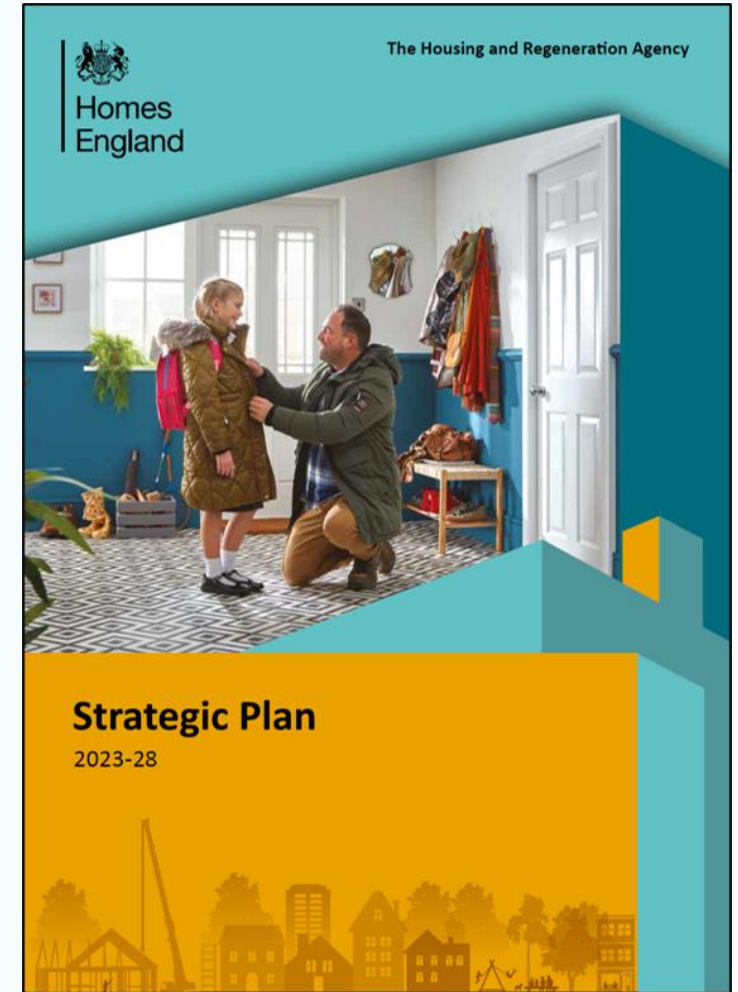
Our role is to deliver high quality homes and thriving communities, which people are proud to live in.

We meet the housing needs of everyone.

We create successful, vibrant, well designed and inclusive places.

We make a positive contribution to nature, to secure a legacy.

We work in partnership with local leaders.



[Homes England strategic plan 2023 to 2028 - GOV.UK \(www.gov.uk\)](https://www.gov.uk)





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West of Ifield – a community to be proud of



West of Ifield



3,000 homes



2,900 jobs



3FE Primary School / 8FE Secondary School



Strategic sustainable and active travel corridor



Primary Healthcare facilities



Skills and Innovation Centre



More than 15km of new footpaths and cycleways



85ha of new publicly accessible Open Space



Retail, community and Leisure Facilities



Key:

- 1 Neighbourhood Centre
- 2 Meadow View
- 3 Hillside and Woodlands
- 4 River Valley





Building Homes for Everyone

Ensuring everyone has access to a home, we will work collaboratively with you and our delivery partners over the life of West of Ifield to ensure local housing needs are met.



Accelerated Delivery



Affordable and Diverse



Innovation

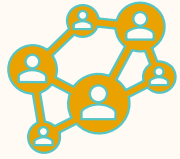


Design



Mixed Tenure Housing – Eddington, Cambridge





Creating a Community

West of Ifield will be a place people will want to call home, meeting the day to day needs of new residents and connecting with the existing community from the outset.



Community Focus



Infrastructure Led



Stewardship



Social Value





Living with Nature

A genuinely environmentally-led masterplan that protects and enhances existing natural assets, supports biodiversity gains and incorporates natural capital.



Retained and protected habitats



Creating new habitats and supporting nature recovery



Improving access to the countryside



Working with Partners



The Avenue – Washlands Nature Reserve





Building for the Future

Designing for the future, ensuring West of Ifield remains fit for purpose and provides the opportunity for people to live, grow and age within the community.



Net Zero, Future Homes Standard, BREEAM



Adapting to climate change



Water neutral



Creating a place for Life



Brookleigh, Burgess Hill – Fabric First and MMC Construction



Keeping Everyone Active

Active and sustainable travel will be the decision of choice. Underpinned by the 15 – minute neighbourhood concept, all journeys can be undertaken by active or sustainable travel through targeted investment and inclusive design.



Ensuring infrastructure is active in design



Promoting good behaviours from the start



Connecting the site with the wider area



Enabling outdoor lifestyles by investing in outdoor space



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



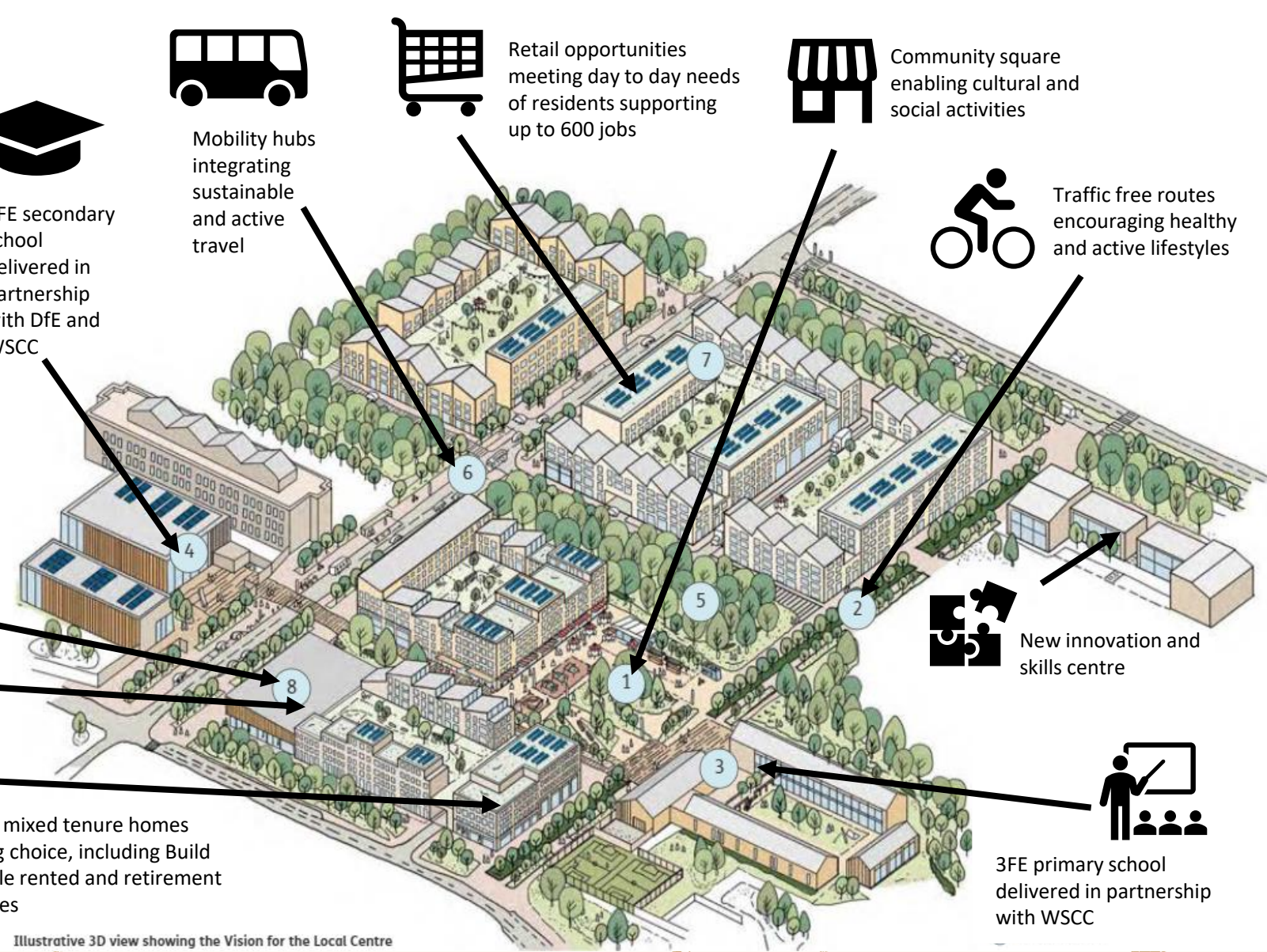
600 high density, mixed tenure homes providing housing choice, including Build to Rent, affordable rented and retirement living opportunities



New innovation and skills centre



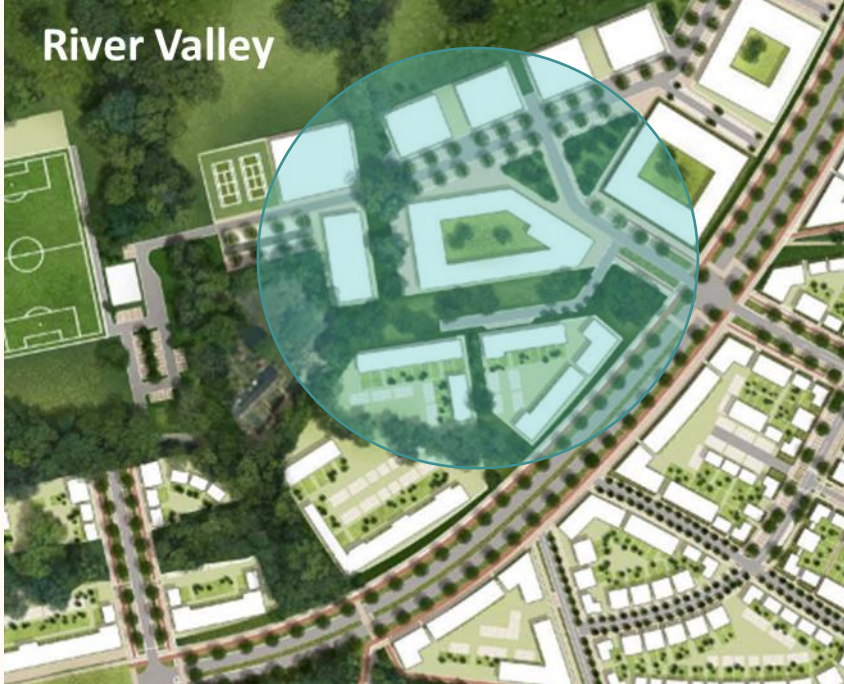
3FE primary school delivered in partnership with WSCC



Illustrative 3D view showing the Vision for the Local Centre



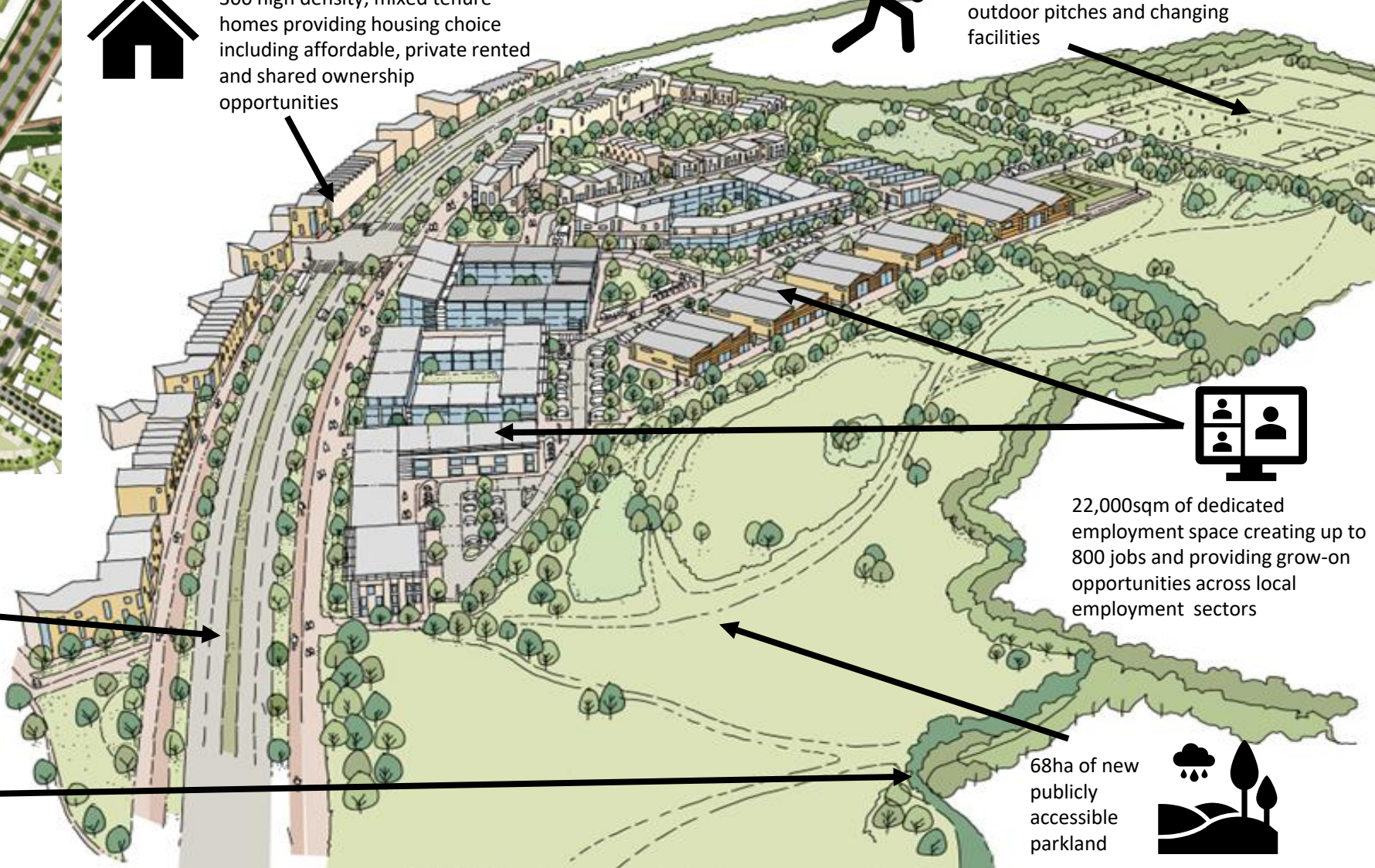
River Valley



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

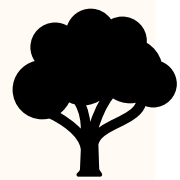


22,000sqm of dedicated employment space creating up to 800 jobs and providing grow-on opportunities across local employment sectors



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



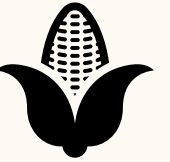
Buffer areas providing nature corridors and protect valuable landscape features



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



Why Homes England, Why West of Ifield?

- Homes for everyone
- Protection of the environment
- Economic growth and inward investment
- Benefits for new and existing communities
- Infrastructure and social value
- Partnerships
- Confidence and certainty





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[gov.uk/homes-england](https://www.gov.uk/homes-england)

