



Homes  
England

The Housing and Regeneration Agency

# West of Ifield – Hybrid Planning Application Presentation to Rusper Parish Council 18<sup>th</sup> September, 2025





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## Introductions

Chris Bearton  
Head of Planning & Enabling

Rebecca Horrocks  
Senior Planning & Enabling Manager

Simon Cater  
Senior Planning & Enabling Manager

# Homes England - West of Ifield

- The Government's Housing and Regeneration Agency.
- Remit is to accelerate delivery of housing and infrastructure, and to implement policy objectives set by Government and in accordance with objectives in our Strategic Plan.
- Working in collaboration with local authorities and partners to support the delivery of more homes, securing wider benefits for both existing and future communities.
- Homes England does not build homes itself but control our sites and remain involved until they are complete, to ensure the commitments we make are delivered by our selected development partners
- West of Ifield comprises former Commission for New Towns (CNT) land, with long history of site promotion and recognised potential for meeting Horsham and Crawley's housing needs.
- The site is located at the heart of the Gatwick Diamond – an important part of the UK's economy, and is strategically positioned to support housing growth and significant economic growth.

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



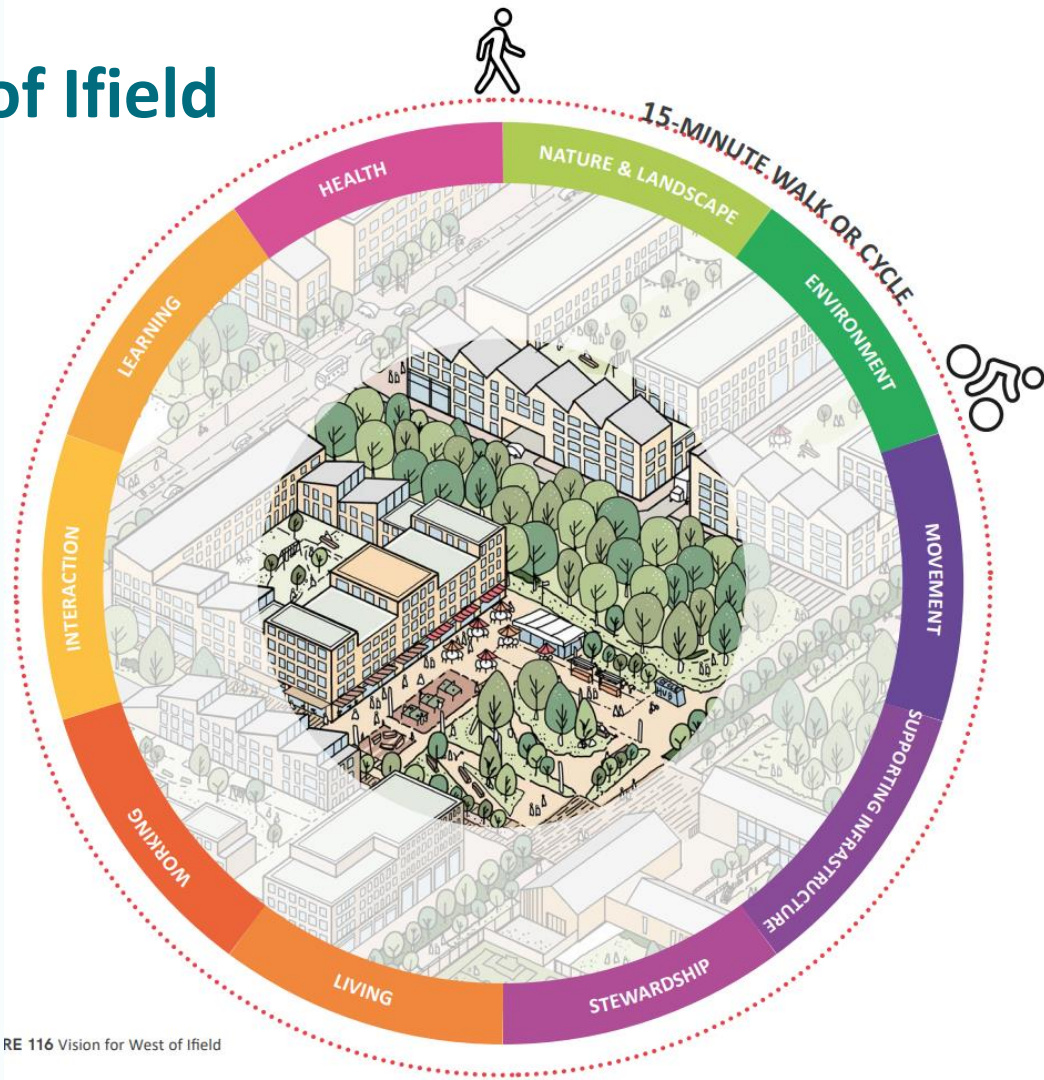
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Illustrative view of River Valley Character Area

# Our commitment to West of Ifield

- Build a **sustainable community**, that **minimises its impact** and makes a **positive contribution to the natural environment**
- Create a successful place, bringing **early infrastructure investment** to both new and existing communities and embedding **social value**
- Facilitate the building of **homes people need** across a **long-term planning horizon**
- Build partnerships and long-term relationships with **places** and **partners**, to secure **innovative stewardship** and a **positive legacy**
- Prioritising design quality, standardising **Building for a Healthy Life & Streets for a Healthy Life**



# Why now?

- Homes England committed to submitting a planning application in parallel to Local Plan.
- Supports needs of North West Sussex Housing Market Area and Gatwick Diamond.
- Importance of strategic scale development – enables early infrastructure and provides certainty of delivery.
- Whilst Local Plan has paused (not yet withdrawn), need for housing and infrastructure does not disappear and local housing challenges remain acute.
- Local Plan evidence base assessed suitability of West of Ifield for development – remains valid.
- Supported by HDC “Shaping Development in Horsham District” document.



# Overview of Proposed Development



3,000 homes



2,800 jobs



3FE Primary School / 6-8FE 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



West of Ifield will provide a new sustainable community that will offer a number of benefits to new and existing residents

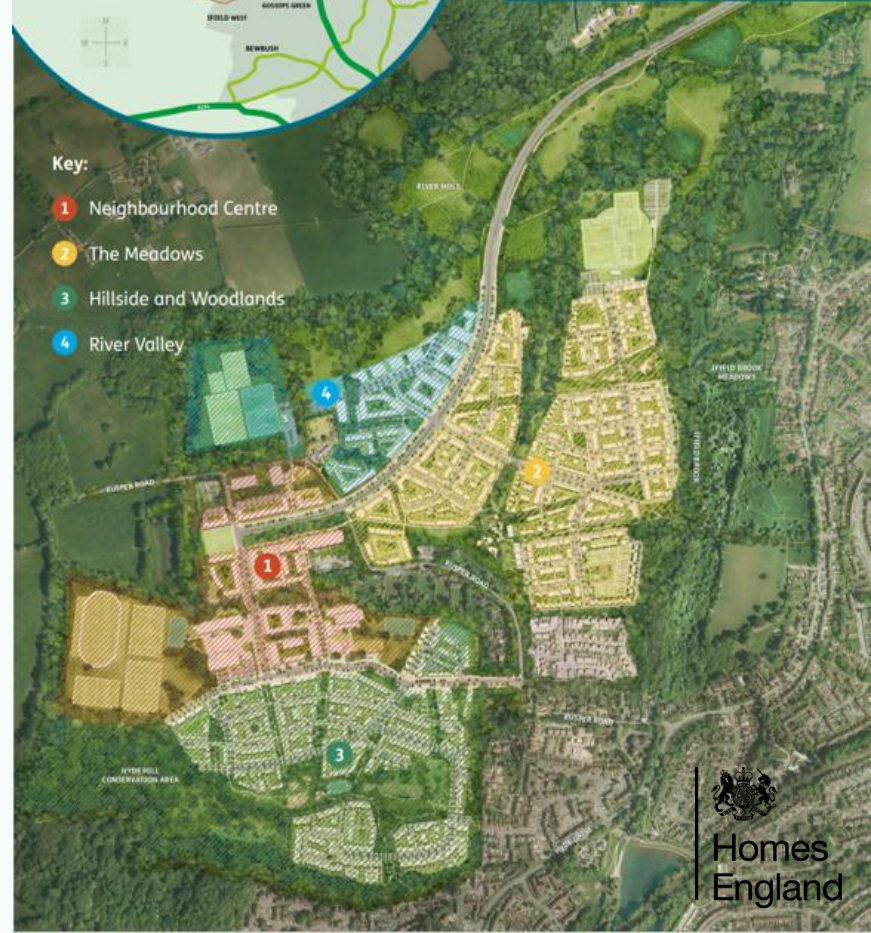
Key:

1 Neighbourhood Centre

2 The Meadows

3 Hillside and Woodlands

4 River Valley



# Informed Proposition

Jan to March 2020 Early engagement and consultation

Dec 2020 Project update

Mar to June 2021 Emerging Masterplan - consultation

July 2021 Draft Local Plan Reg19 (withdrawn)

Oct to Nov 2022 Detailed Masterplan engagement

March 2024 Local Plan Reg19

Nov to Dec 2024 Local Plan Hearing Statements and EiP

April 2025 Community update exhibition



Pre-application: Extensive engagement with HDC, WSCC and CBC

Key Stakeholders: Natural England, Environment Agency, Historic England, Sport England, England Golf

Devlivery Partners: Department for Education, NHS, Southern Water, Thames Water, UKPN, Metrobus, Govia Thameslink, Gypsy and Traveller Community, Housebuilders, Commercial developers, Care providers.



[www.westofifield.co.uk](http://www.westofifield.co.uk)



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# Hybrid Planning Application – structure and delivery

“Outline” planning permission

- Principle of development
- Development Parameters
- Site Wide Design Code

“Full” planning permission

- Highways access
- Crawley Western Multi Modal Corridor
- Associated infrastructure e.g drainage basins and flood compensation, utilities

All supported by Environmental Impact Assessment and technical assessments.

S.106 Agreement to secure obligations.

Provides a framework to secure early infrastructure delivery, unlock development parcels for future Reserved Matters.

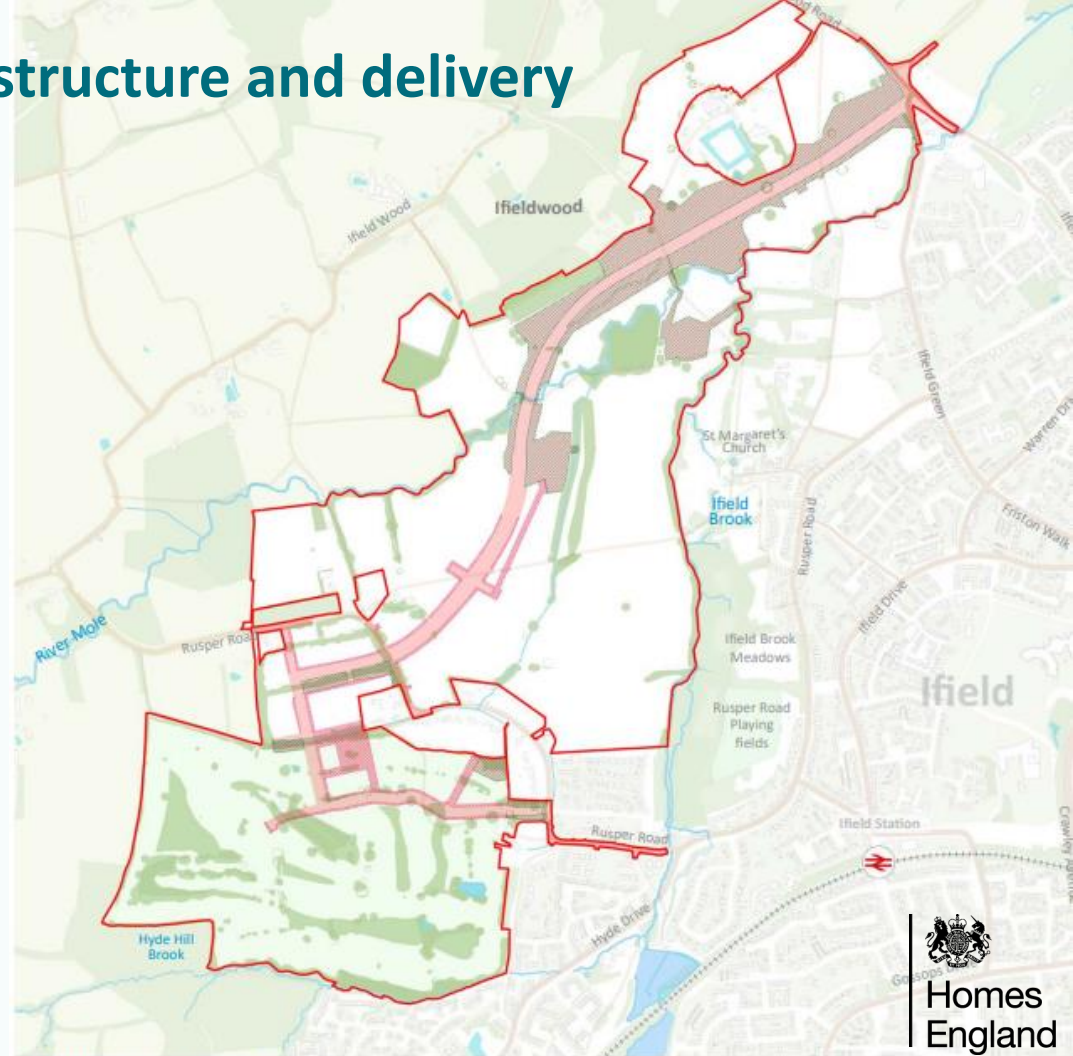







FIGURE 130 Planning Application Boundary

# Landscape Parameter Plan

KEYS

-  Hybrid Application Area
-  Area Applied for in Detail
-  Areas included within the detailed application but where RMAs will be submitted in the future. An overview of how the items of overlap are physically compatible is provided in the DAS

-  Principal Building Zone
-  Landscape delivered under the detailed element

## FOR APPROVAL

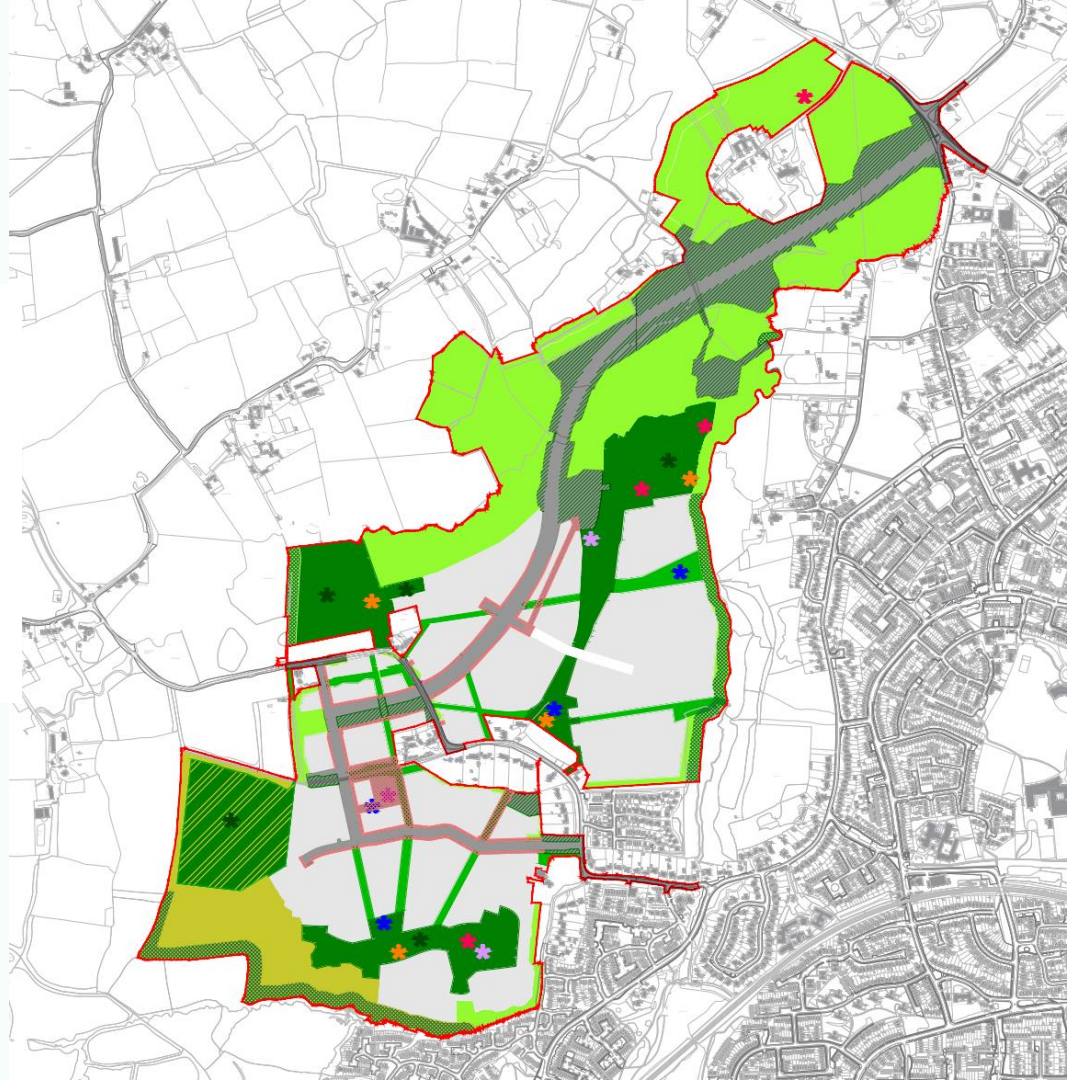
### Strategic Green Infrastructure

-  Natural and Semi-natural Green Space
-  Ecological Buffer
-  Connective Green Infrastructure
-  Parks and Gardens
-  Parks and Gardens Provided in Secondary School
-  Area Managed for Nature Conservation Purposes

## Locations are shown indicatively

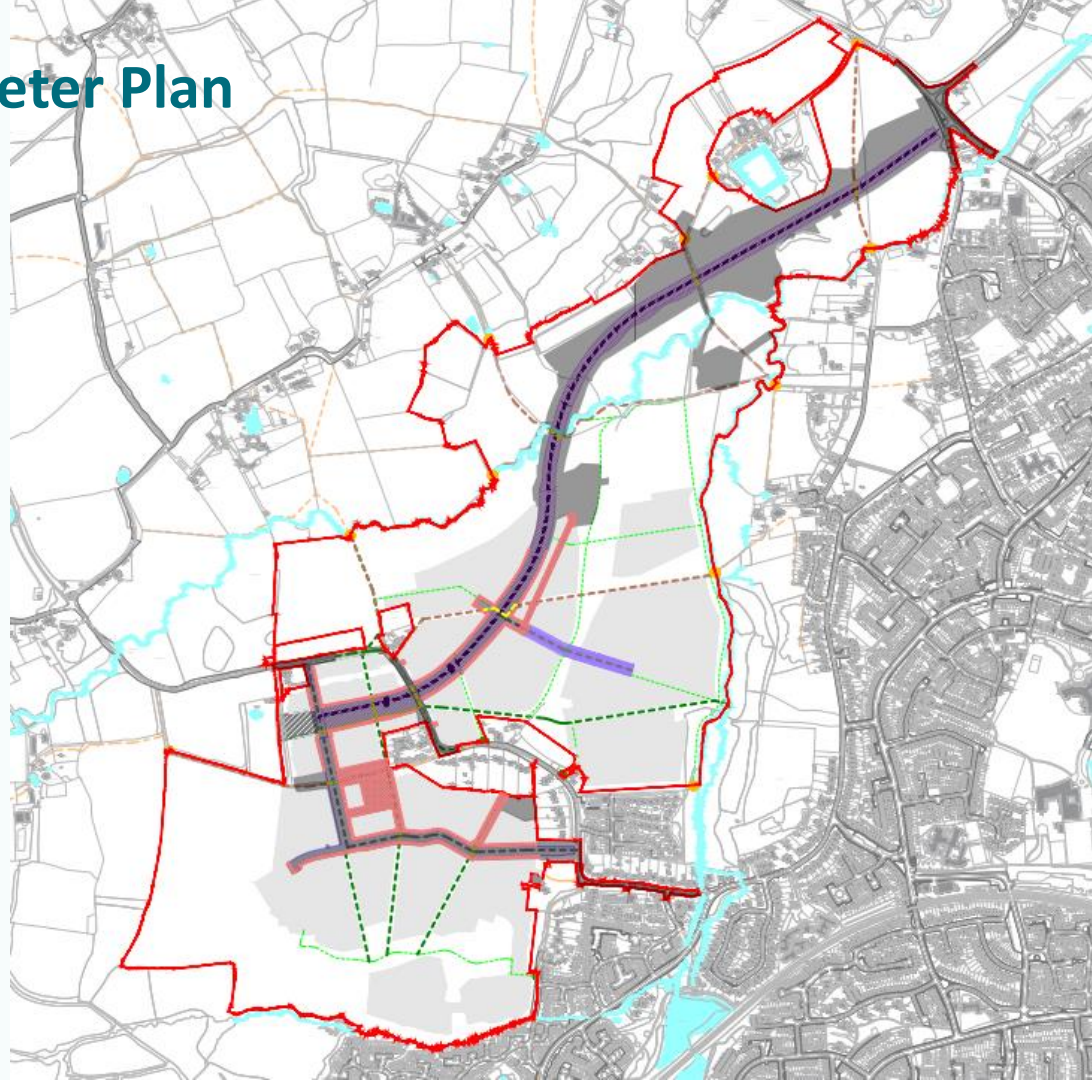
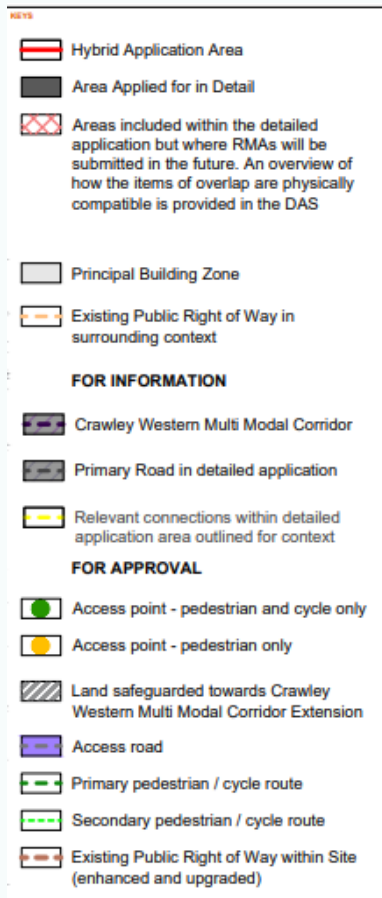
Additional Green Infrastructure (to be delivered in areas of strategic green infrastructure and on plot as appropriate)

-  Allotment
-  NEAP
-  LEAP
-  Youth Areas and Facilities
-  Sport Pitches, Tennis & Multi Courts
-  Public Squares

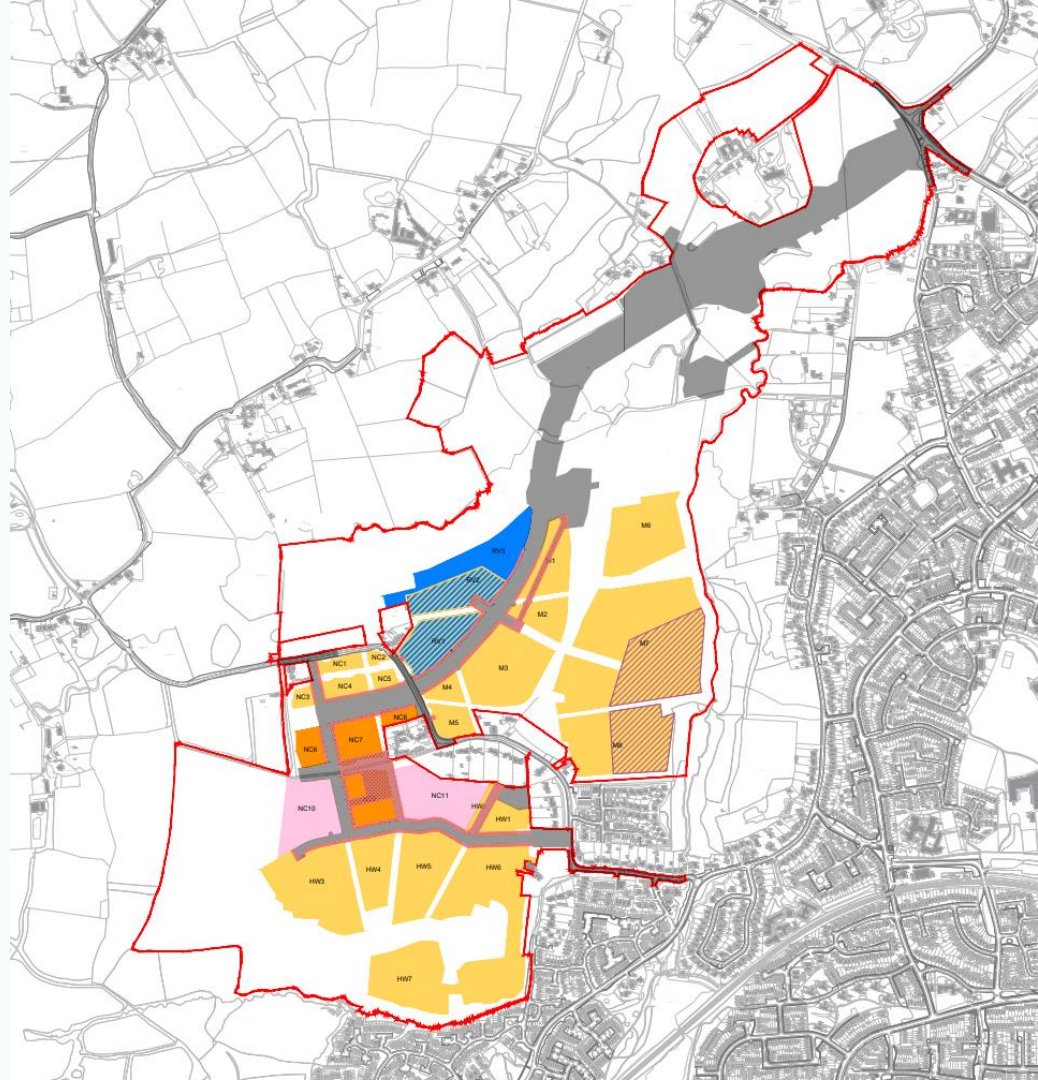
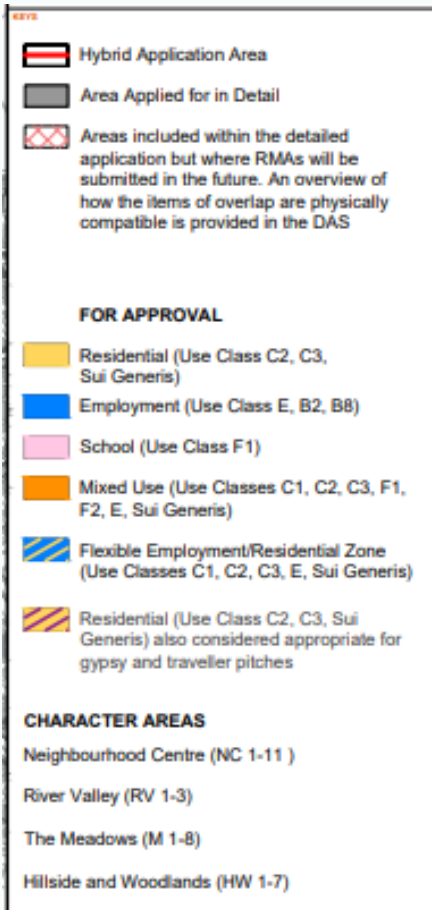


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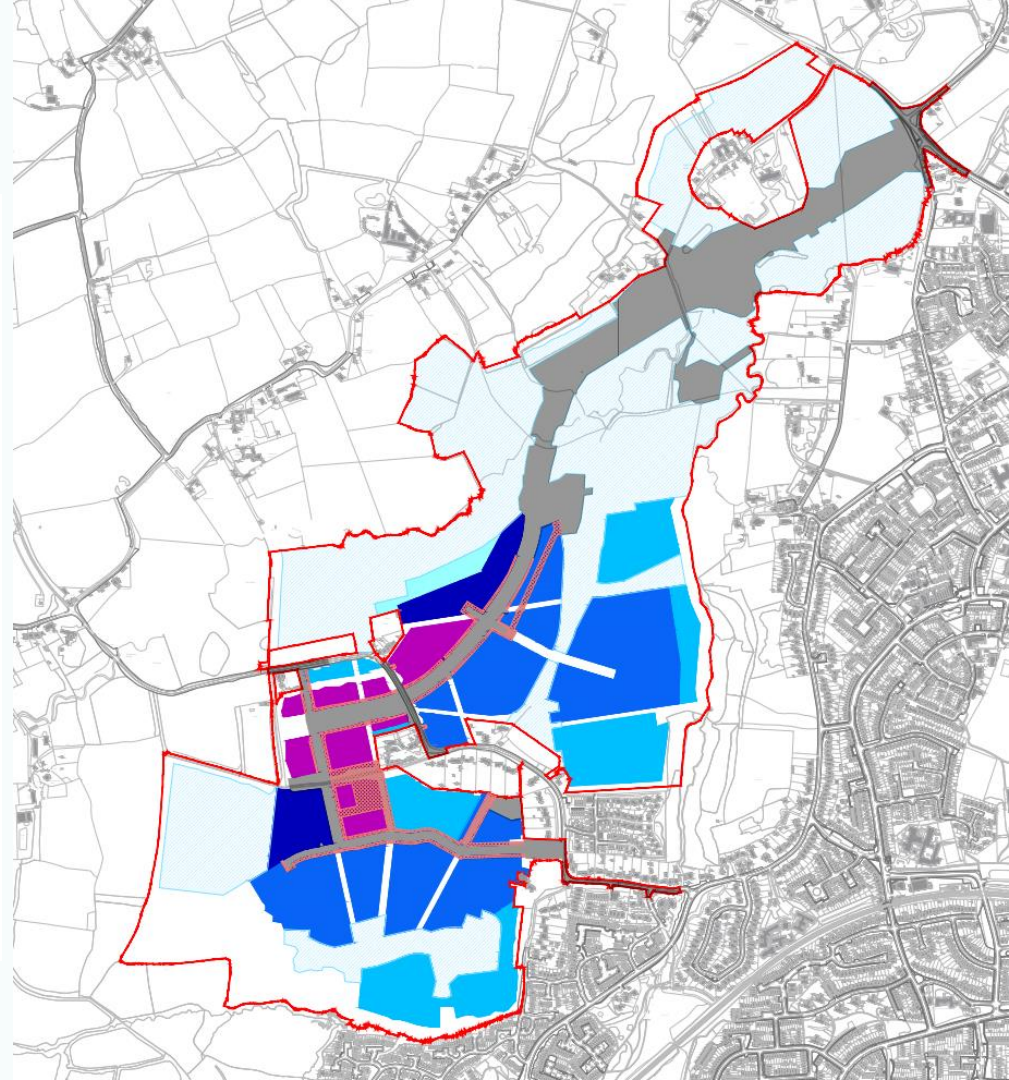
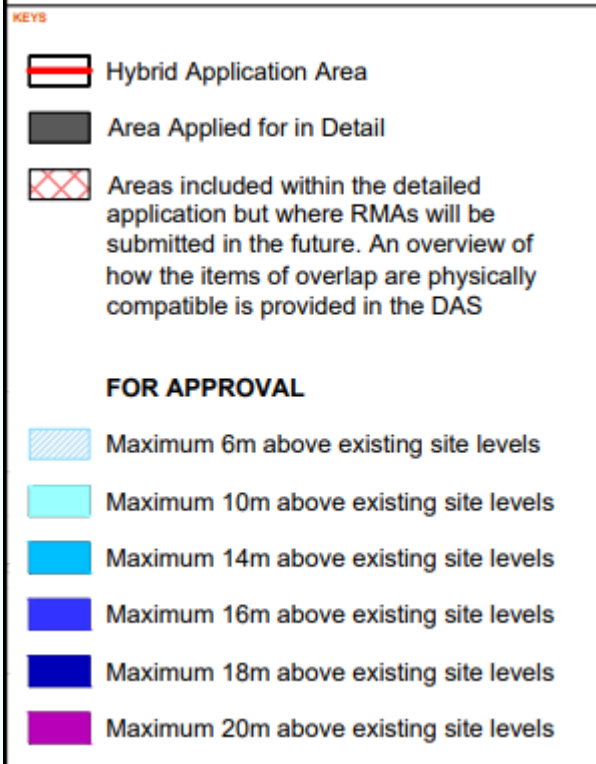
# Movement and Access Parameter Plan



# Land Use Parameter Plan



# Building Heights Parameter Plan




# Technical Assessments & Supporting Information

 The Housing and Regeneration Agency

West of Ifield, Crawley  
Transport Assessment

W03-HRA-00C-1A-01  
Version 1 - Planning submission  
July 2025

 The Housing and Regeneration Agency

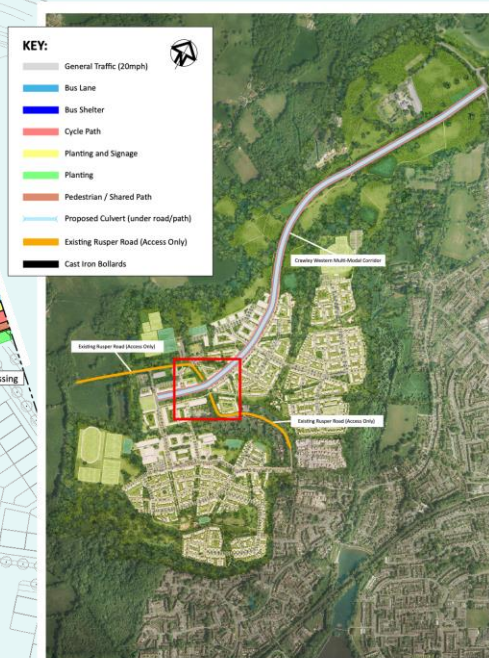
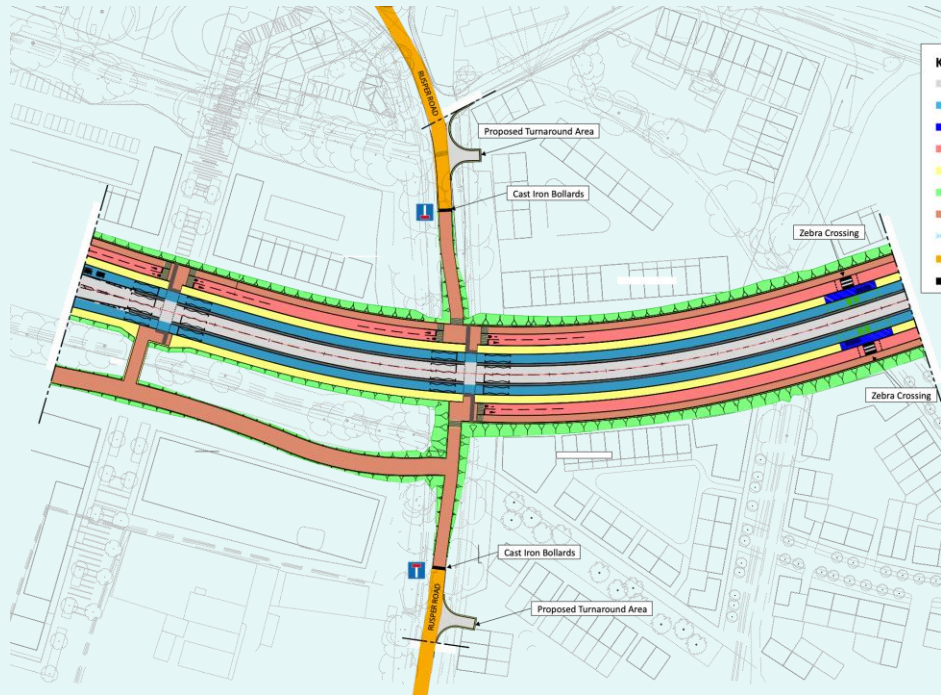
Rusper Road  
Summary of Changes

**Key Principles**

- Reducing traffic along Rusper Road.
- Reducing noise on and on the immediate local road network within Ifield and Ifield West.
- Improving the reliability and frequency of bus services within the local area.
- Allowing the potential of new shared space corridors between Rusper Road and Ifield Station, improving pedestrian and cycle safety.

Rusper Road is a strategic link between the proposed new community at West of Ifield, the existing Ifield community, the train station and Crawley town centre. There is an opportunity to improve the function and layout of Rusper Road, and the key has been thoroughly evaluated and consulted upon, and the impact on existing communities has been considered.


Consultation feedback showed that people are concerned about existing traffic on the Rusper Road. Under our plans, the existing Rusper Road would become a one through road for vehicles, with controlled, convenient access to pedestrians and cyclists.



**KEY:**

- General Traffic (20mph)
- Bus Lane
- Bus Shelter
- Cycle Path
- Planting and Signage
- Planting
- Pedestrian / Shared Path
- Proposed Culvert (under road/path)
- Existing Rusper Road (Access Only)
- Cast Iron Bollards




 Horsham District Council

Documents for reference DC/25/1312

The following list of document(s) can be sorted via the column headers, filtered by entering a word or phrase in the filter box, viewed via the view button on each row, or you can download one or more documents in a zip file by selecting them and using the link at the bottom of the list

Show 10 entries

Search: Type to filter results

<input type="checkbox"/>	<input type="checkbox"/>	View	Document Type	Date Received	Name or Detail
<input type="checkbox"/>	<input type="checkbox"/>		Supporting statement	17/09/2025	LIST OF ALL SUBMITTED DOCUMENTS

# Planning Obligations (S.106 Agreement)

Highways and routes



Mobility



Amenity Space



Strategic Green Infrastructure



Sustainability



Education



Community Facilities



Leisure and Sport Facilities



The Housing and Regeneration Agency

West of Ifield, Crawley  
Infrastructure Delivery Plan

Document Reference: WOI-HPA-DOC-IDP-01  
Version 1 - Planning Submission  
July 2025



The Housing and Regeneration Agency

West of Ifield, Crawley  
Section 106 Draft Heads of Terms

WOI-HPA-DOC-HOT-01  
Version 1 - Planning submission  
July 2025



# What's next?

Consultation and determination of planning application by Horsham District Council

Development of stewardship strategy for long term management of facilities

Continued engagement with community throughout delivery

Reserved Matters consultation & engagement



FIGURE 141 Proposed Character Precedent - Lightmoor Park, Shropshire



FIGURE 144 Proposed Character Precedent - Castle Hill Ebbsfleet



FIGURE 149 Amenity space incorporating existing tree and play, Accordia Cambridge



FIGURE 159 Sports pavilion and club room with grass pitches and play adjacent forming a community focus at Barton Park Oxford



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**The planning application and all its supporting documents can be viewed at**

**<https://public-access.horsham.gov.uk/public-access/> - Reference DC/25/1312.**



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[enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

0300 1234 500

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



# Planning Obligations (S.106 Agreement)

## Highways and routes



- CWMMC Phase 1 Construction and Opening
- Full funding of LCWIP off-site cycle schemes and part funding of others (Routes L, P and M)
- Off-site ProW contribution
- Meadows Ped/Cycle link
- Rusper Road works, including downgrading
- Ifield Avenue – junction mitigation at Warren Drive and Stagelands junctions
- Rusper Village traffic calming
- Safeguarded land to not fetter the future extension of the Crawley Western Multi-Modal Corridor

## Mobility



- Contribution to support public transport improvement to the Crawley Fastway bus rapid transit network
- Travel plans and monitoring to support sustainable transport measures
- Contribution to support on-site Car Club operator
- Provision of electric vehicle charging points
- Mobility hubs to facilitate modal share
- Contribution to support improvements at Ifield Station (including additional cycle parking, lighting, enhanced station entrance and enhanced waiting areas)

## Education



- 1x Standalone Early Years Facility
- 1 x 3FE Primary Education School (Inc onsite Early years facility and Student Support Centre)
- 1 x 6-8FE Secondary School
- Financial contribution towards SEND provision (in addition to onsite SSC provided as an integral element of the primary school)

## Amenity Space



- Allotments that meet the needs of the new community on site
- Multifunctional Green Space that meet the needs of the new community on site
- Children and Youth Play that meet the needs of the new community on site
- Commitment to provide a Public Art Strategy

## Community Facilities



- Parameters that identify floorspace within the Neighbourhood Centre appropriate for a Flexible Use Community Centre of a minimum of 600sqm, which could include library facilities.
- Parameters that identify floorspace within the Neighbourhood Centre and Employment area appropriate for a Local Healthcare facility of a minimum of 1,500sqm.
- Financial contribution to be provided towards the costs of meeting additional demand for emergency services.

## Strategic Green Infrastructure



- A minimum 72.5 hectares of Natural and Semi Natural Greenspace which far exceeds the 24.3 sqm per person for Natural and Semi Natural Greenspace in policy.
- A minimum of 26 hectares of Parks and Gardens which exceeds the 13.8 sqm per person for Parks and Garden in Policy.

## Leisure and Sport Facilities



- New playing pitches and a club house with changing rooms at the proposed Grove Sports hub
- Contribution and parameters to deliver a Leisure Centre within the Neighbourhood Centre.

## Sustainability



- Management and maintenance plan to cover the whole life management and maintenance of the proposed SuDS system
- Biodiversity Net Gain of a minimum of 10%
- Contribution to support air quality mitigation measures
- Water reduction and offsetting measures to achieve Water Neutrality
- Offsite and OnSite Waste Recycling commitments