



Homes
England

Making homes happen

Land west of Ifield, Crawley
Members presentation (29th July 2019)

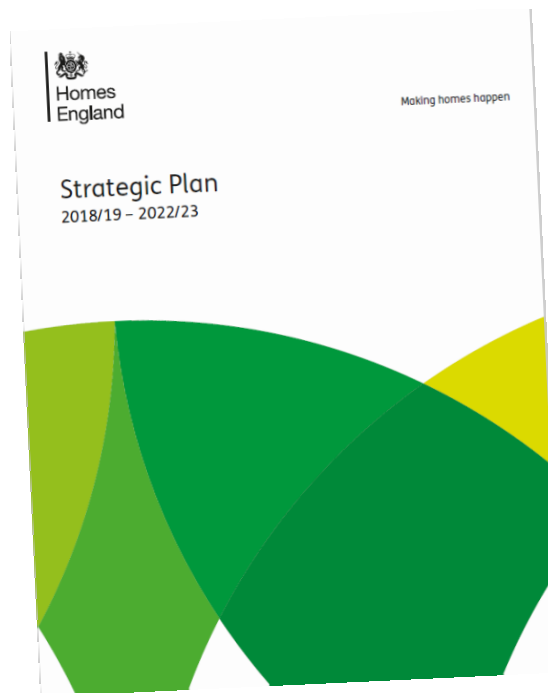


Our strategic plan

At Budget 2018, we published our five-year Strategic Plan explaining the steps we'll take, working collaboratively **with the community** and in **partnership with stakeholders**, to do this.

Ifield has been identified in the Homes England Strategic Plan as a priority for investment.

Within the next few years, we will have invested over **£27 billion** across our programmes.



Our objectives



We'll unlock public and private land where the market will not, to get more homes built where they are needed.



We'll ensure a range of investment products are available to support housebuilding and infrastructure, including more affordable housing and homes for rent, where the market is not acting.



We'll improve construction productivity.



We'll create a more resilient and competitive market by supporting smaller builders and new entrants, and promoting better design and higher quality homes.



We'll offer expert support for priority locations, helping to create and deliver more ambitious plans to get more homes built.



We'll effectively deliver home ownership products, providing an industry standard service to consumers.

Our track record



Northstowe, Cambridgeshire



Upton, Northamptonshire



Burgess Hill, Mid Sussex



Land west of Ifield

Why here? Regional context

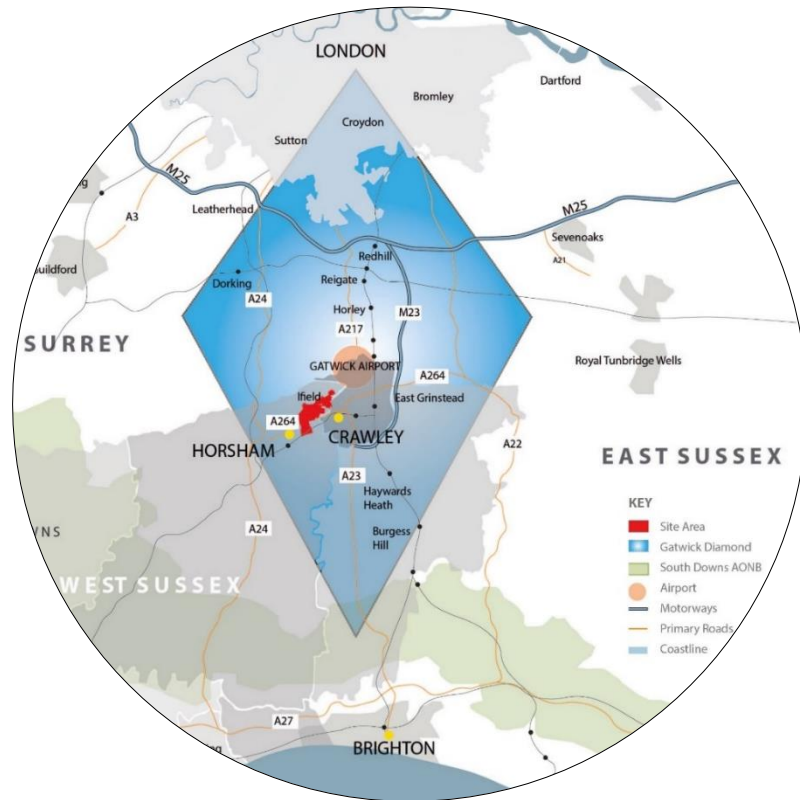
- Located at the heart of the Gatwick Diamond economic area
- Opportunity to work with a benefit of the local supply chain
- Strategic site in an area of acute housing need

Growth projections

	Population		%	Households		%
	2012	2037		2012	2037	
Crawley	107,555	132,649	23%	43,583	57,431	32%
Horsham	129,456	151,073	17%	55,410	70,113	26%

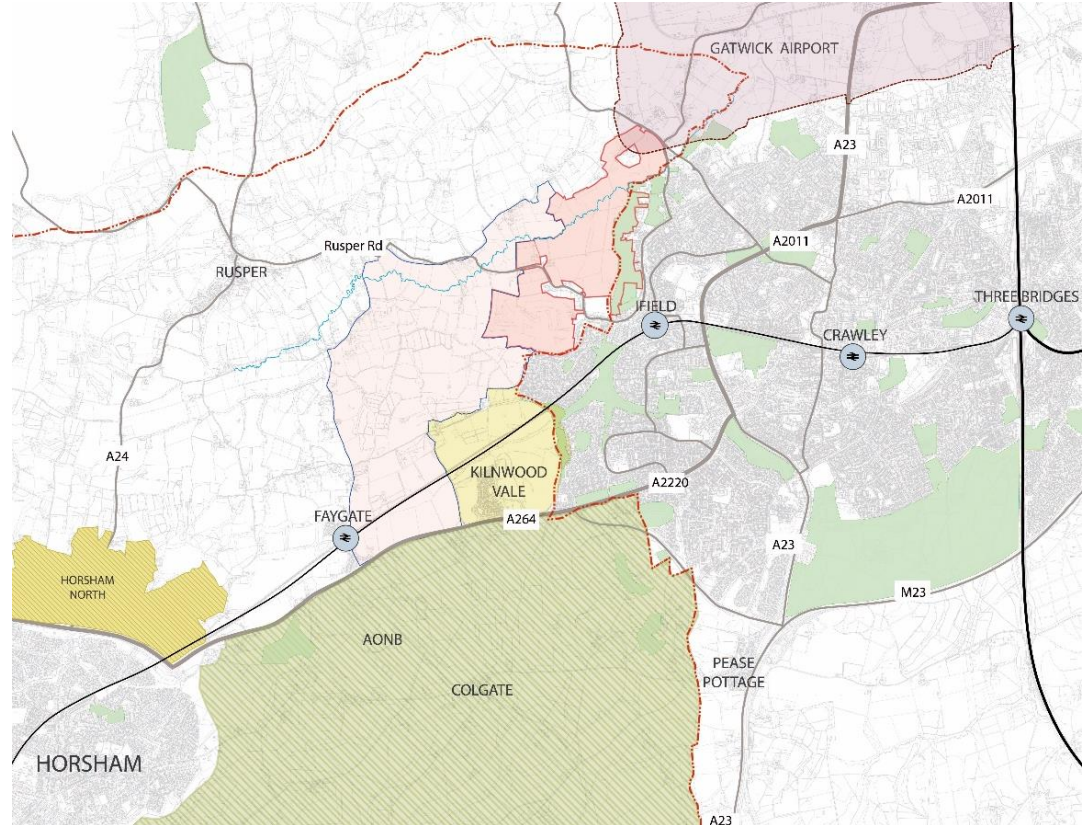
Affordability Index

	1998	2008	2018
Crawley	4.1	7.2	9.1
Horsham	4.8	9.7	13.5



Why here? Local context

- Strategic site in an area of acute need
- Allows for growth based on Crawley **neighbourhood principles**
- Supports the future of existing Town Centres
- Infrastructure benefit for new and existing communities
- Provides opportunities for further economic growth and **housing need delivery over multiple Local Plan periods**
- Maintains long term defensible boundary between Crawley and Horsham



Executive Summary

High quality and diverse housing offer



10,000+
homes

35 %
affordable



Green space & Flood Protection

Ifield Meadows protected.
Comprehensive flood
protection scheme. Linear Parks

Target **50%**
Green Space



Gatwick Compliant



Crawley Western Relief Road and Movement



Schools



5 x 2 FE
Primary Schools
expandable to 3FE
with Early Years

2 x 6 FE
Secondary School
expandable to 10FE
plus sixth form
and SEND



Biodiversity



10% biodiversity net gain

Sociable and vibrant neighbourhoods



Employment



10,000 new jobs
to support the local
economy and
Gatwick Diamond

1. Partnering with Local Authorities and stakeholders
2. Community involvement
3. Long term commitment to placemaking and high quality design
4. Infrastructure delivery
5. Innovative solutions to all technical matters

Our vision

The background features several overlapping, curved, organic shapes in various shades of green and yellow, creating a sense of movement and depth. The colors range from a vibrant yellow to a deep forest green.

#MakingHomesHappen

Integrated transport and low carbon movement

3 New Neighbourhoods interlinked to form a new Garden Town

Range of employment opportunities

High quality placemaking

Mix of green spaces, incl. Ancient Woodland

Integration with Crawley's existing neighbourhoods

Crawley Western Relief Road

Mix of high quality housing

Sociable and vibrant neighbourhoods

Early Infrastructure delivery



A new sustainable green neighbourhood

All new homes
located within:



5 mins walk of a bus stop
10 mins walk of a high
street and schools



5 mins cycle of Ifield train
station and existing
community facilities in
Ifield and Ifield West



20 mins bus journey to
Crawley Town Centre



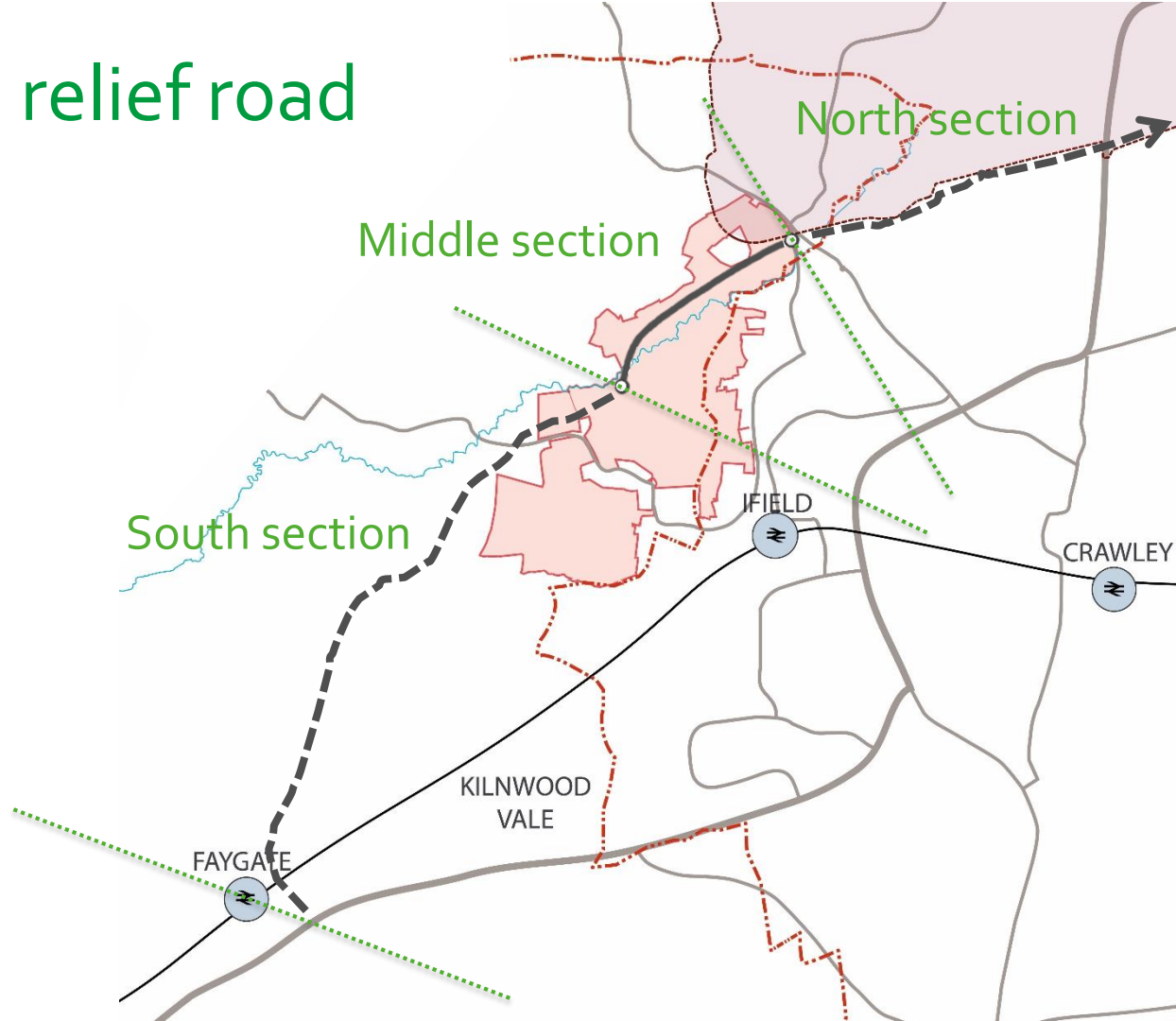
55 mins train journey to
London Bridge from Ifield
(half-hourly service)
40 mins train journey to
London Bridge from
Crawley



Public transport link to
London Gatwick, located at
the heart of Gatwick
Diamond economic area

Crawley western relief road

- Middle section delivered in partnership with Homes England
- North and South sections delivered in partnership with the LPA's and Homes England
- North section delivered working with Gatwick Airport



Infrastructure delivery

2021

Start first neighbourhood: CWRR middle section, flood alleviation works, services and education campus

2023

First homes occupied, secondary school (6FE) and SEND facilities with sport pitches, local centre opens (first phase), Ifield Country Park and linear parks, invest in existing health centres and CWRR middle section opens

2025

First primary school, local centre (second phase), secondary school expansion (8FE)

Local centre (third phase), health and wellbeing centre and community centre

2029

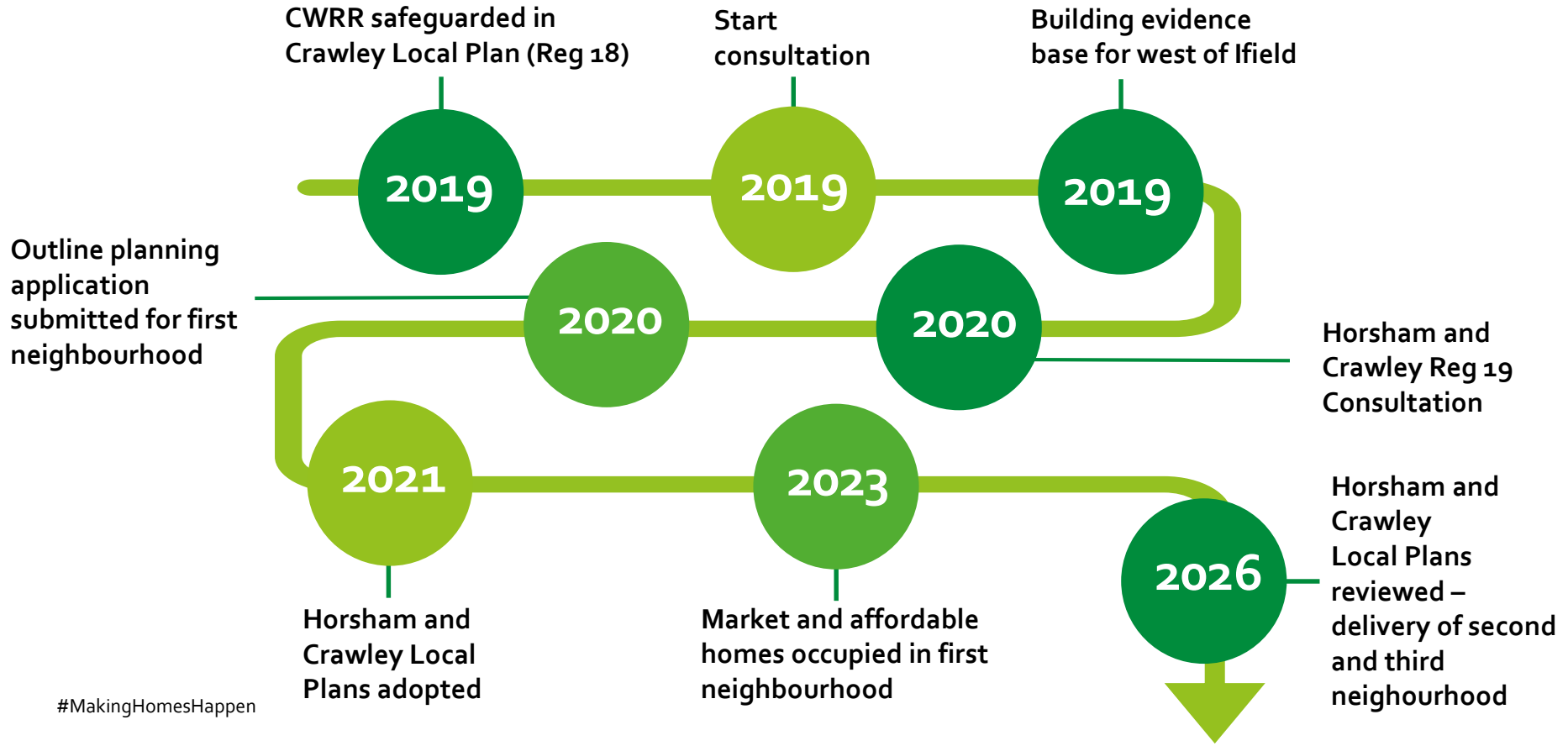
Second primary school

2031

Secondary school complete (10FE)

2033

Policy and planning



Engagement and Delivery

Engagement



Create an environment where everyone can have their say



Go out to speak to people who are considered "hard to reach" (Autumn 2019)



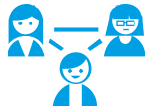
Work with delivery partners and social organisations



Publish the outcomes and discuss them with Governance groups



Engage with feedback and respond



Build relationships and trust

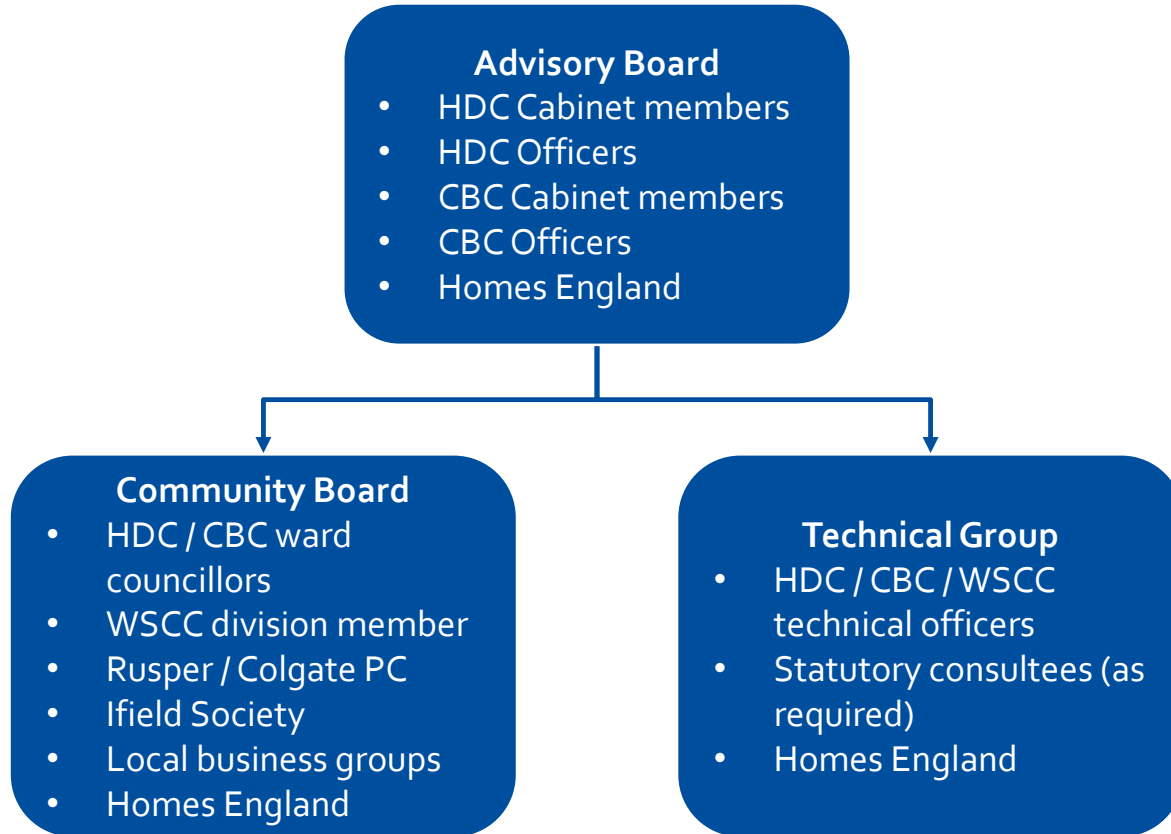


Promotes sustainability, local sourcing and volunteering



Feature exhibitions, pop-up events, workshops, presentations, face to face briefings and regular newsletters

Delivery structures



Summary

In summary

Creating a new sustainable garden community, delivering new homes where they are most needed

- working in **partnership** with Horsham District Council and Crawley Borough Council and other stakeholders
- **working with the community** at all stages with rigorous governance and community oversight.
- investing in **infrastructure** early
- supporting the delivery of **Crawley Western Relief Road** and **promoting sustainable transport**
- **protecting wildlife** and delivering increased **biodiversity**

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