

**WEST OF IFIELD
CONSULTATION SUMMARY
REPORT
March 2020**



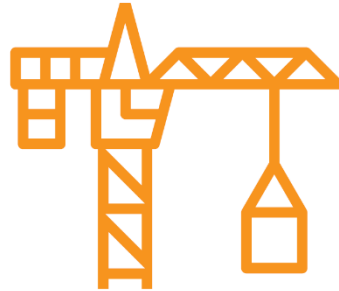
Who are Homes England?



Why are we proposing new neighbourhoods West of Ifield?



Homes England's mission is to **ensure more homes are built in areas of greatest need**, to improve **affordability** and ensure more people in England have access to better homes in the right places.



Homes England has the ability to **deliver supporting infrastructure in a timely manner**. This will offset the impacts of development and help **meet the needs of existing communities**.



Homes England **owns a large amount of land West of Ifield**, originally acquired by the Crawley New Town Development Corporation to provide new homes.

How do we deliver new neighbourhoods?

We are committed to creating new neighbourhoods and great places to live, investing early in infrastructure and have a track record of delivery. We have the capacity to invest in the lives of residents over the space of several decades. Our approach and resources have led to the construction of thousands of houses and new communities elsewhere in the country.



[Northern Arc, Burgess Hill – See more about this project here.](#)



[Upton, Northampton – See more about this project here.](#)



[Northstowe, Cambridge – See more about this project here.](#)

Our Consultation



What we consulted on



Long-term potential to develop **10,000 homes** over the next **30 years**.



35% affordable homes across a range of tenures responding to significant housing unaffordability.



50% open space.



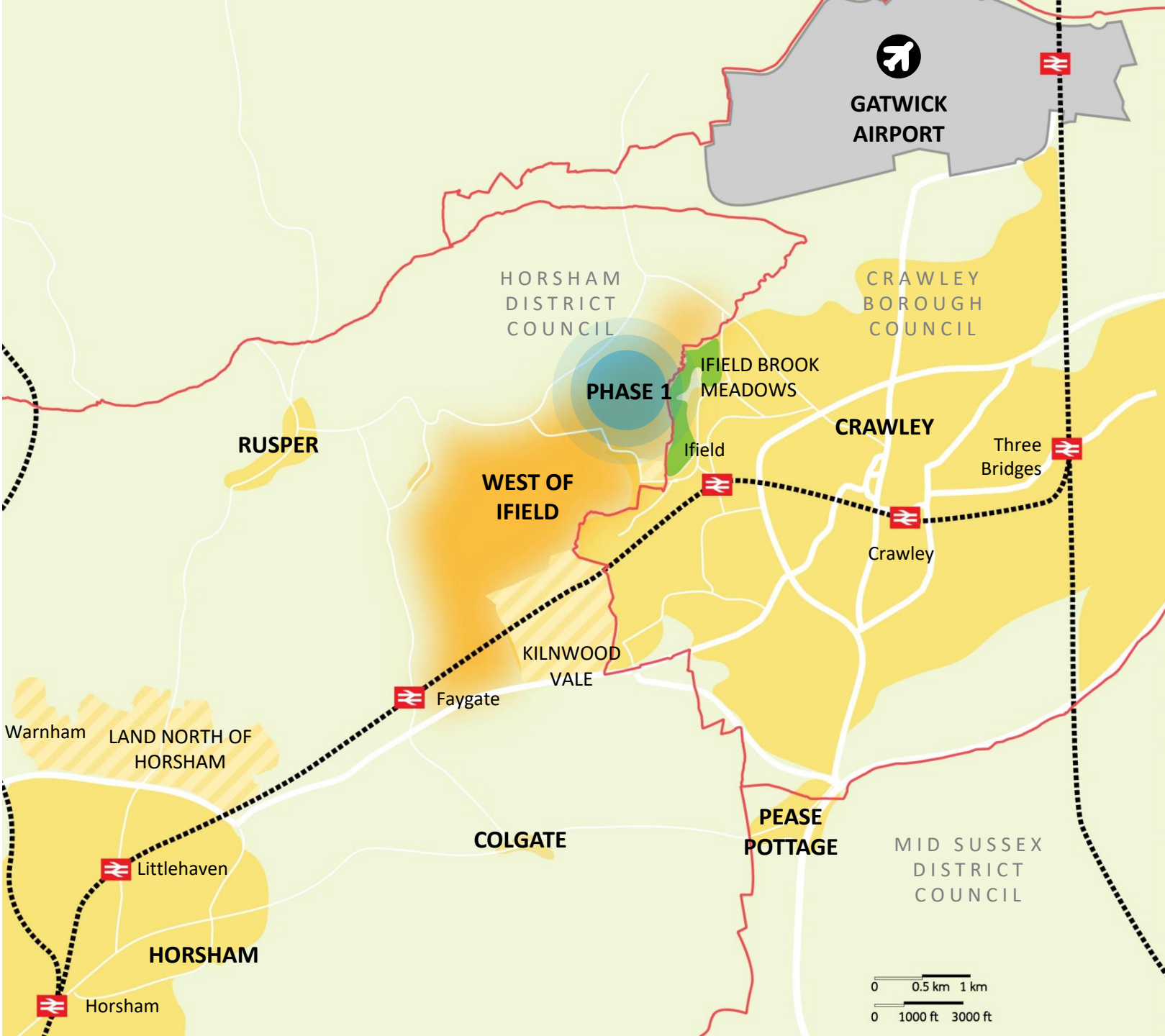
The creation of **new neighbourhoods** alongside the necessary **infrastructure** and **facilities**.



Long term potential to support **10,000 jobs** and support sustainable economic growth in the **Gatwick Diamond** and **Coast to Capital LEP**.



Early investment in supporting infrastructure including provision of a new **Crawley Western Link**.



Our Consultation – How we engaged with you?

We consulted on our emerging proposals for West of Ifield between 10th January 2020 – 15th February 2020. Our consultation set out our proposals for new neighbourhoods and gave us an opportunity to listen to people's ideas, concerns and aspirations.

To provide the greatest opportunity for people to understand and comment on our proposals we:

- Held a series of nine public consultation events between 10th – 18th January 2020 using accessible venues across Horsham and Crawley.
- Launched a dedicated consultation website www.westofifield.co.uk.
- Undertook a targeted social media campaign.
- Leafleted 17,634 local residents and businesses in Bewbush; Glossop Green; Horsham; Ifield; Langley; Rusper and Colgate.
- Advertised our consultation across local media channels including Crawley Observer, Horsham District Post, Crawley News 24 and West Sussex County Times.



Our Consultation – Who Responded?



726 members of the community attended.



4,670 unique visitors to our project website.



We received **556 feedback forms** both online and offline.

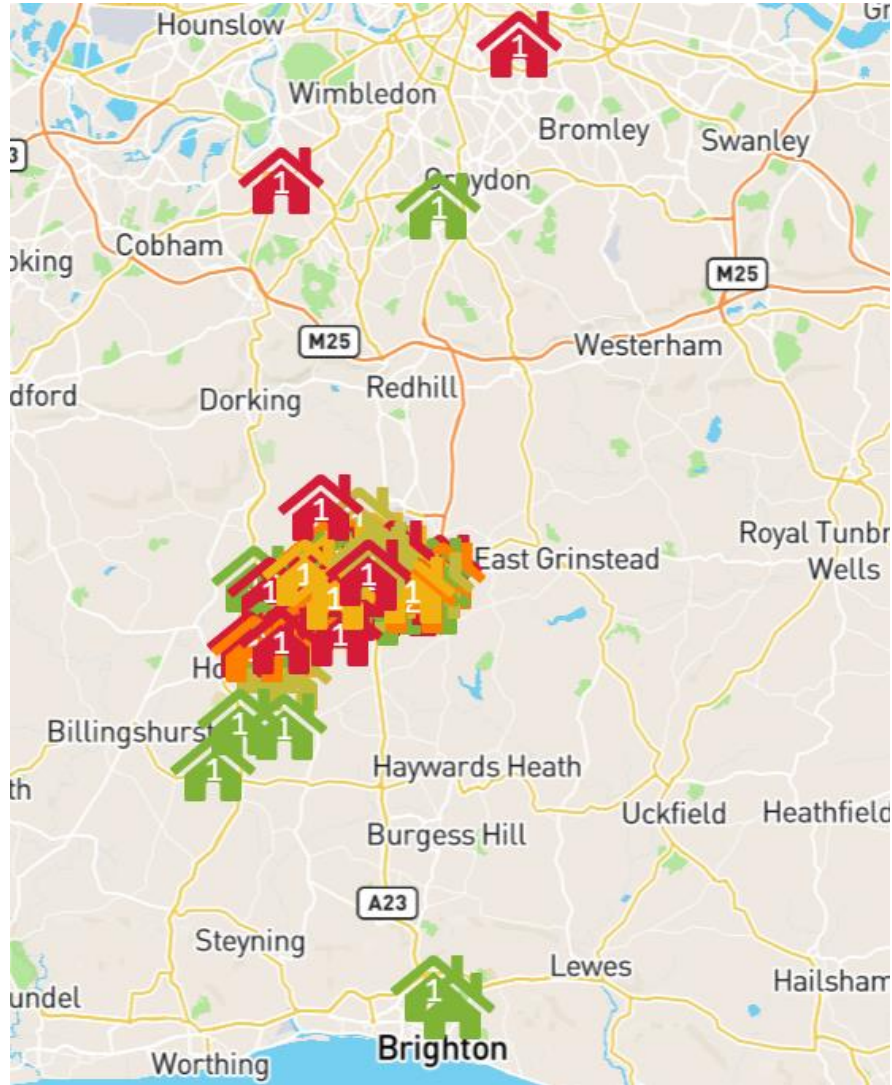


1,876 people contributed to the discussion online.



We held **conversations** with organisations and stakeholders in the area.

Our Consultation – Who Responded?

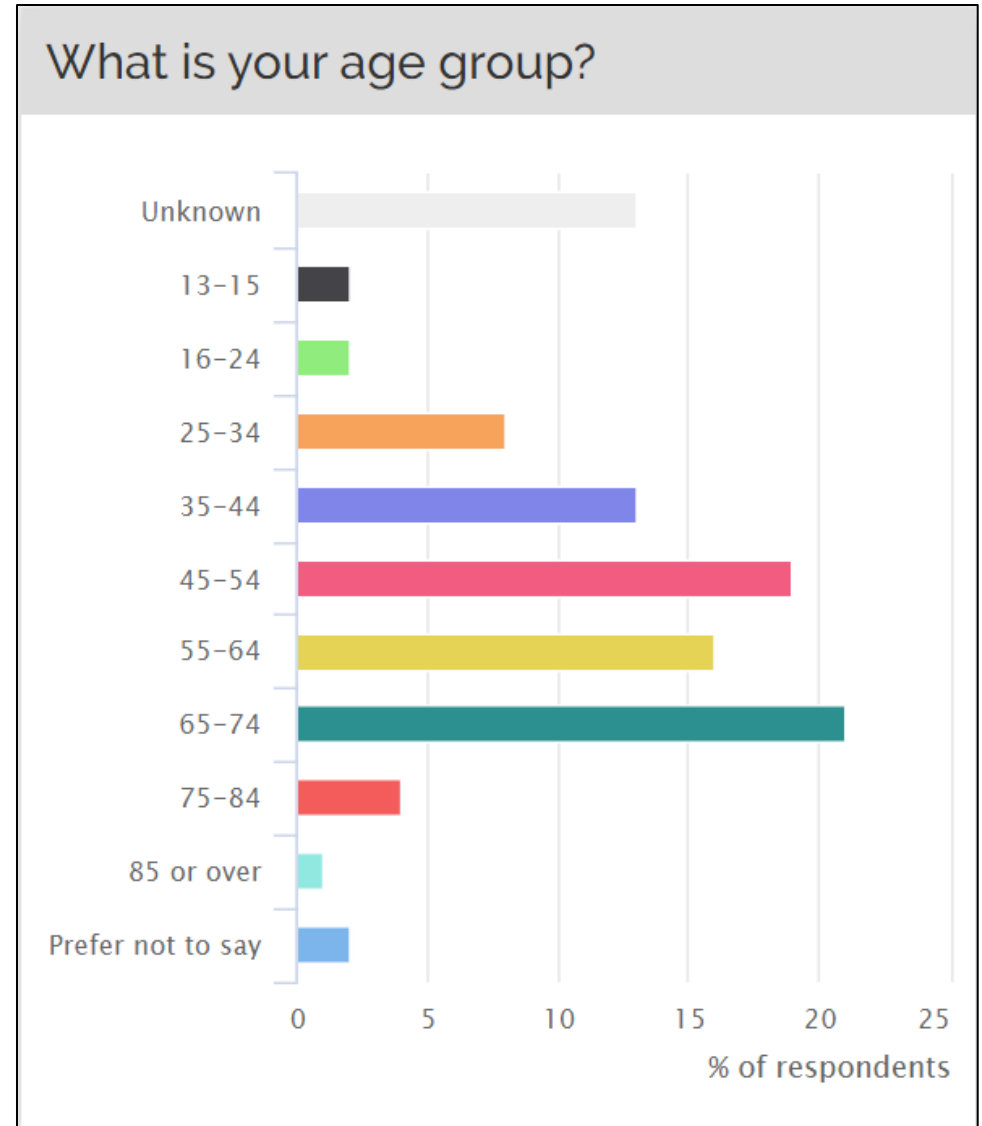


- While the majority of respondents lived locally to the proposed development, responses were received throughout the Gatwick Diamond. Potentially due to our social media campaign, we received responses from further afield such as Brighton and Croydon.
- **53%** of respondents were in employment. **22%** of respondents were retired.
- **63%** of respondents travel around the site by sustainable transport.

* Houses shown on the figure indicates respondents by postcode area and whether comments received were more positive (Green), negative (Red) or neutral (Yellow).

Our Consultation – Who Responded?

- **8%** of responses were made by the **BAME** community. **68%** were **White British**.
- **4%** of respondents were under the age of 24.
- **26%** of respondents were over the age of 65.
- **58%** of respondents were of working age.
- The demographics of respondents will help show us who is interested in the proposals and which groups, such as younger and BAME people, we need to better engage in the next round of consultation.



Your Views



How you are making a difference?

The following pages set out the key issues and opportunities raised through the conversation. Ahead of our next consultation later we will be releasing further information on each of the topics you said were important and how these are contributing to the next stage of our design.

Headline figures from the feedback form

The top three issues in order of importance to respondents



The Opportunity – What do you think is important in creating new neighbourhoods?

- Open spaces – **26% of respondents.**
- Easy and safe to get around – **19%.**
- Healthy, happy places – **15%.**



Living – What kind of homes should be provided in the new neighbourhoods?

- Affordable housing – **23%.**
- Homes that are different sizes – **17%.**
- Low carbon – **16%.**



Design – Which of the design principles do you think are the most important for the West of Ifield?

- Nature – **27%.**
- Public spaces – **21%.**
- Homes and buildings – **12%.**



Environment – How should the new neighbourhoods protect the environment and respond to climate change?

- Reduce flood risk – **21%.**
- Provide open spaces – **20%.**
- Clean energy initiatives – **14%.**

Headline figures from the feedback form

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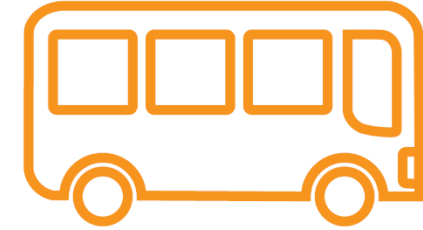
Healthy Communities – What will help people be healthy and happy in the new neighbourhoods?

- Health facilities – **17%**.
- Primary schools – **13%**.
- Secondary schools – **12%**.



Working – what opportunities for working should be provided in the new neighbourhoods?

- Opportunities for small businesses – **15%**.
- High-speed broadband/5G – **13%**.
- Connections to existing employment – **12%**.



Movement & Transport – What do you think is important for how people move around the new neighbourhoods and to the surrounding area?

- Walking – **15%**.
- High quality public transport – **15%**.
- Good access to railway stations – **15%**.

Keeping you informed

The Coronavirus situation is changing our approach to how we engage with you. We will share our modified plans for engagement with you as we finalise the details.

We will be releasing further information about each of the main consultation topics on a weekly basis.

Please contact the Homes England team directly if you have any queries.

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