



PHASING



9.1 Phasing

9.1.1 Introduction

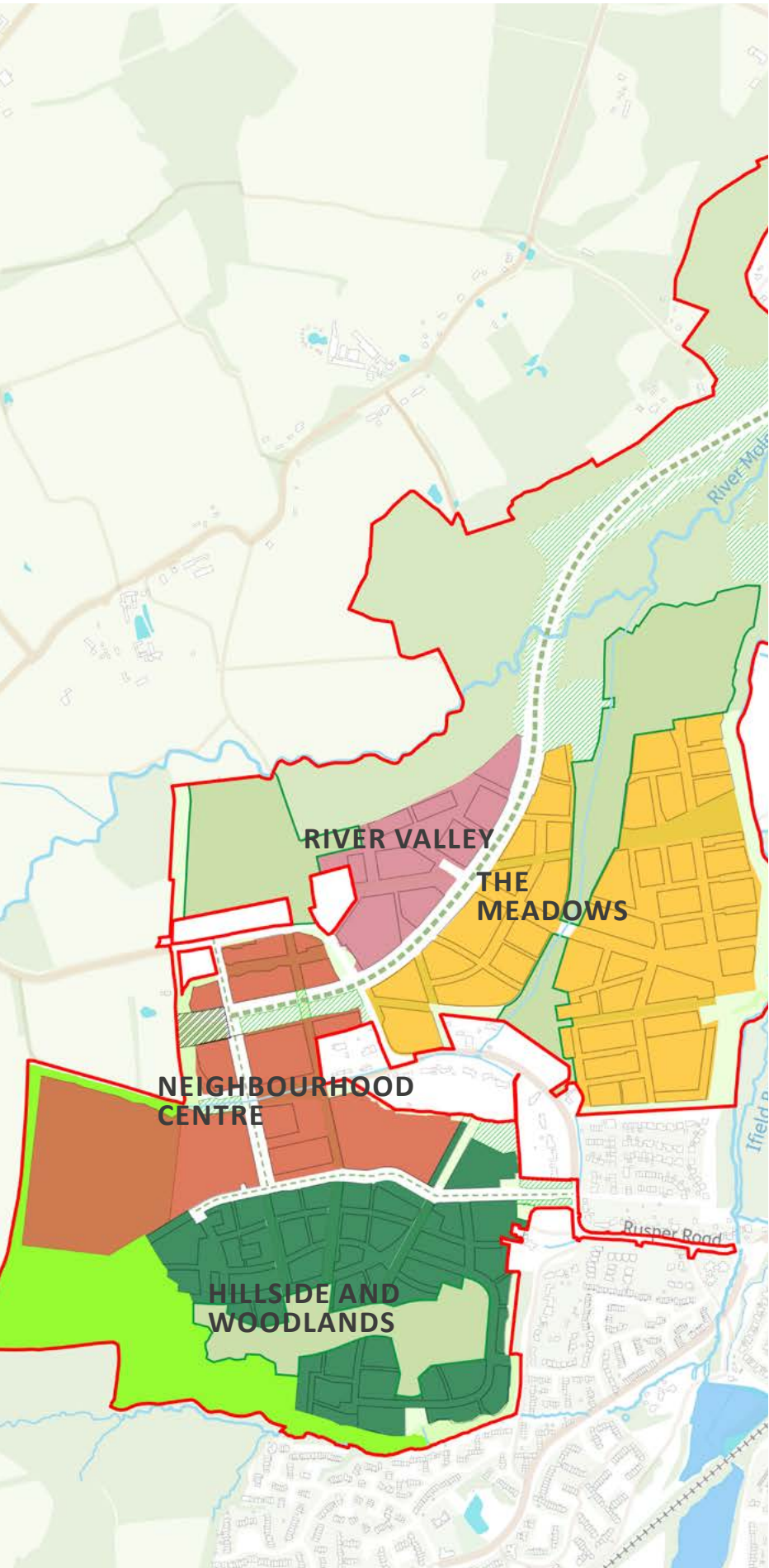
This section sets out an indicative phasing strategy that demonstrates how key elements of placemaking, community facilities and open space are delivered alongside key residential and employment land uses.















































Further work will be undertaken through agreement of the HPA Section 106 Agreement and conditions to establish agreed and enforceable triggers for the delivery of key supporting infrastructure and facilities.

9.1.2 Key principles

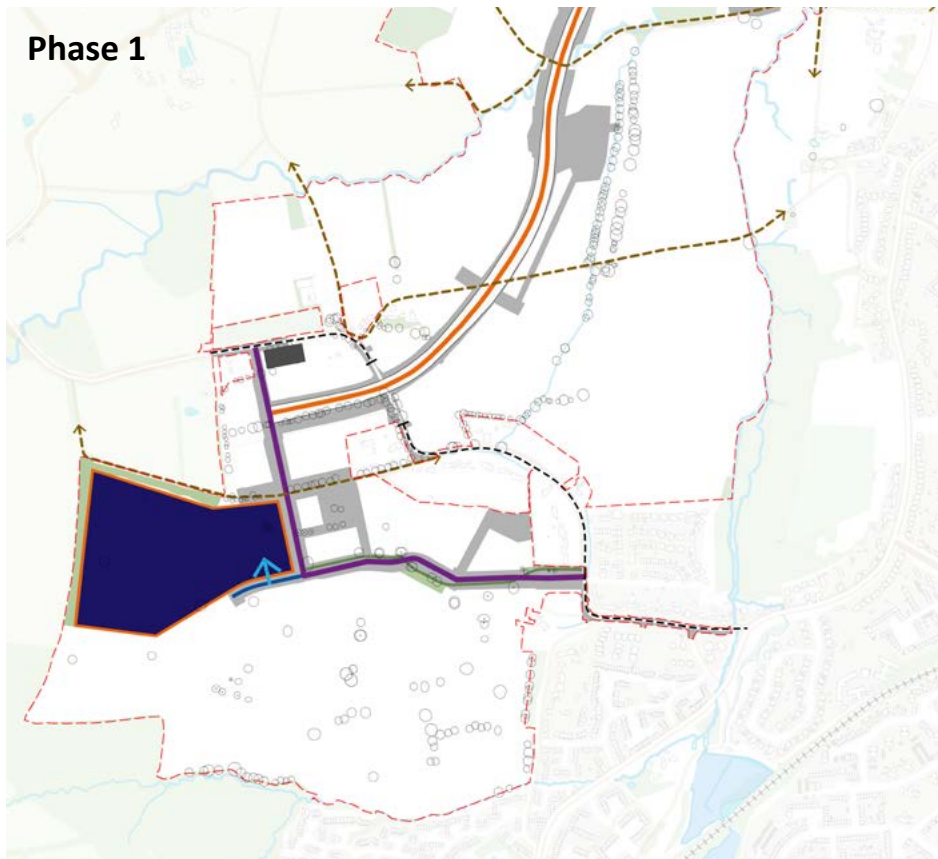
In determining this indicative phasing strategy, the following key principles are embedded:

- Initial site preparation and infrastructure required to unlock the early stages of development will be delivered under Phase 1.
- Residential and employment phases are subject to market demand and can come forward independently of each other.
- Supporting the earlier delivery of the Neighbourhood Centre will establish the new community with local amenities available in advance of the majority of residents moving in.
- When established and agreed through the phasing strategy, some degree of overlap between main phases is acceptable, subject to ensuring that any key infrastructure items upon which the subsequent phase depends, are sufficiently progressed.
- Given the relatively long build-out of the development, it is essential that the approach is flexible and can adapt to changes over the lifetime of the plan. This phasing strategy should be seen as an informed guide and not rigid prescription.
- Phasing should be flexible enough to accommodate public sector investment / external funding that could support infrastructure provision at West of Ifield, particularly in the early phases of development or to respond to strategic or locally identified priorities.



	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
HILLSIDE AND WOODLANDS 					
NEIGHBOURHOOD CENTRE 					
THE MEADOWS 					
RIVER VALLEY 					
Education	6-8FE Secondary School 	3FE Primary School 			
Local Centre		Foodstore, Health Care, Leisure Centre, Community, Hotel, Retail - 16,262sqm			
Employment		Innovation Centre 4,900sqm	Employment 20,958sqm	Employment 5,450sqm	
Garden Community Living		 1,249  387  534  328  0	  713 c1,962  311  0  304  98	   764 c2,726  0  154  352  258	   274 c3,000  0  0  274  0
Access	 Primary Road  CWMMC	 The Meadows Rusper Road  River Valley Park	 Ridgeway Park	 The Meadows Ifield Parish	
Public Realm		    			

9.1.3 Potential Phasing

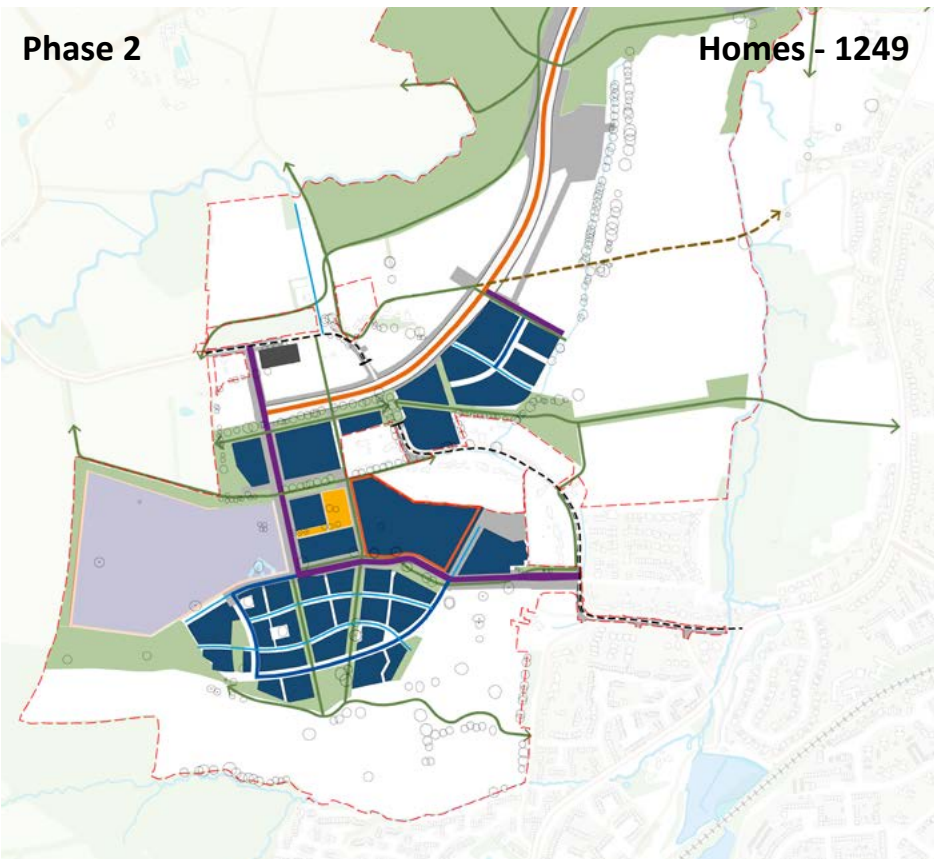


HOMES - 0

🏡 Hillside and Woodlands	0
🏠 Neighbourhood Centre	0
🌳 The Meadows	0
🏡 River Valley	0

- KEY FEATURES
- 6/8FE Secondary School
 - Primary Road
 - Rusper Road Bus Improvement (to be kept open to allow access to the school until Crawley Western Multi-Modal Corridor open)
 - Crawley Western Multi-modal Corridor
 - Substation
 - Water Treatment Works
 - Pumping Station

- Key
- CWMMC
 - Primary Road
 - Secondary Road
 - Existing Public Rights of Way within Site
 - Existing Public Rights of Way Diverted
 - Phase 1 Plots

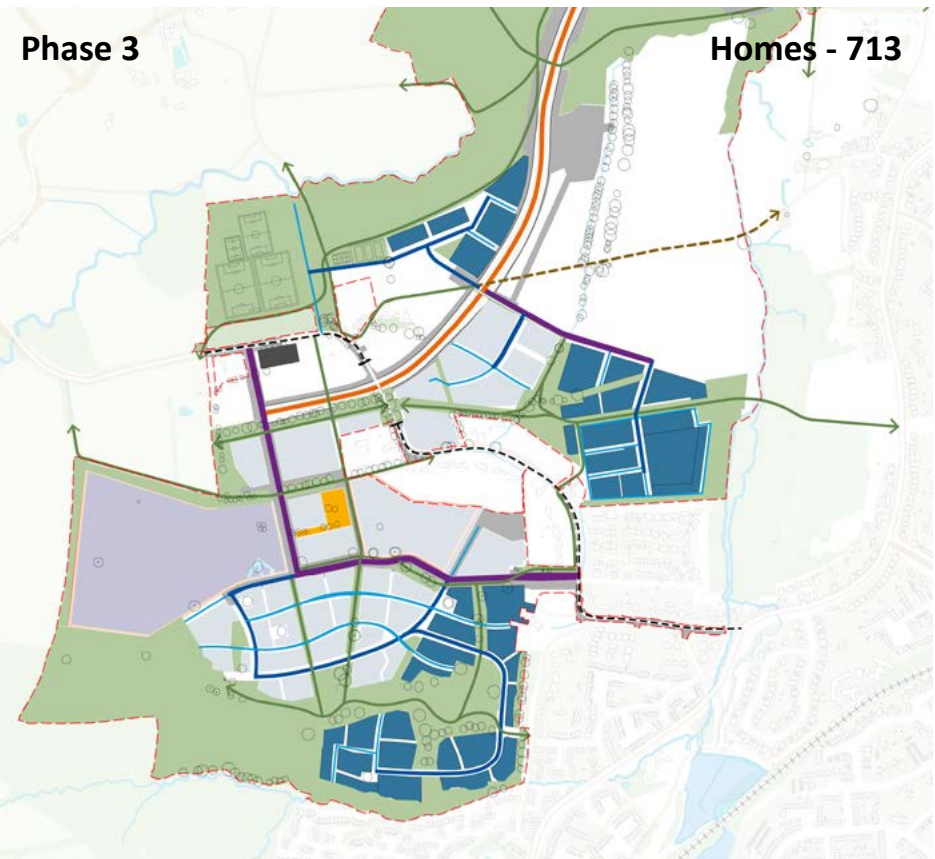


HOMES - 1249

🏡 Hillside and Woodlands	387
🏠 Neighbourhood Centre	534
🌳 The Meadows	328
🏡 River Valley	0

- KEY FEATURES
- Ridge Square
 - River Valley Park
 - Market Square
 - Enhance/Upgrade existing Public Rights of Way within site
 - Neighbourhood Centre activation uses
 - The Meadows Green Link
 - Green Amenity Spaces
 - In order to reduce potential rat running from the development to Ifield and villages to the northwest of the site we propose stopping up and realignment of Rusper Road.

- Key
- CWMMC
 - Primary Road
 - Secondary Road
 - Tertiary Road
 - Green Edge shared surface
 - Rusper Road
 - Green Pedestrian and Cycle Paths
 - Construction Route
 - Open Space
 - Market Square
 - Phase 2 Plots

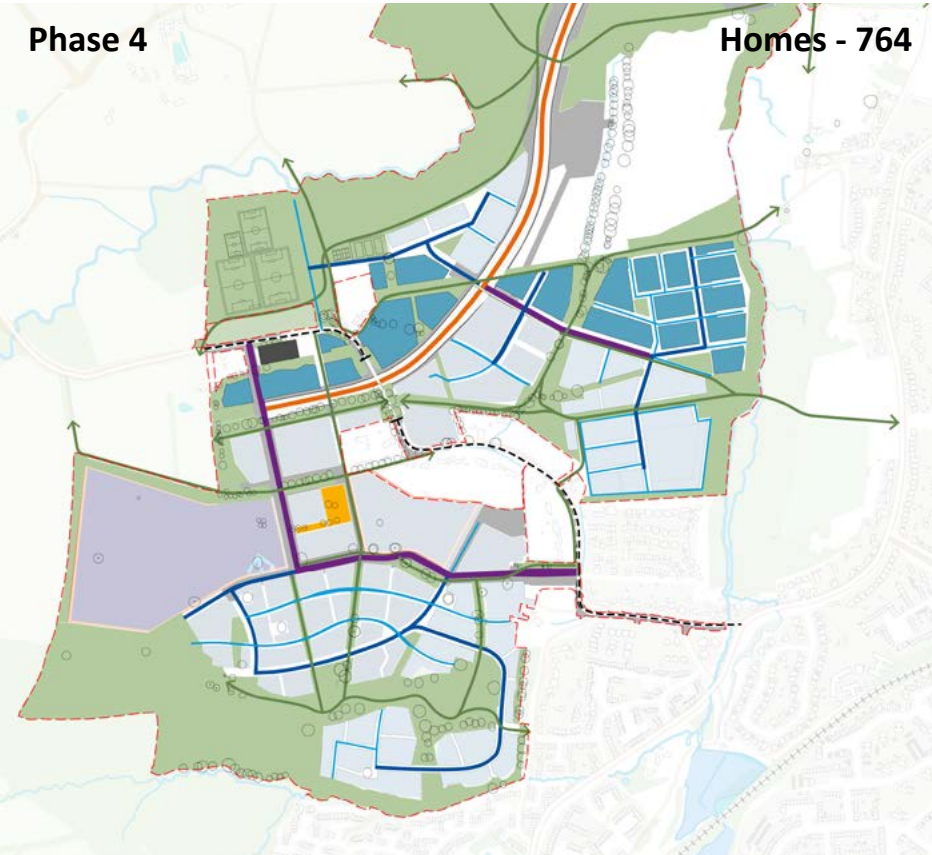


HOMES - 713

🏡 Hillside and Woodlands	311
🏠 Neighbourhood Centre	0
🌳 The Meadows	304
🏡 River Valley	98

- KEY FEATURES
- The Grove Sports Hub
 - Ridgeway Park
 - Green Amenity Spaces
 - The Meadows Green Link
 - Ifield Brook Meadows
 - Business Employment (S)

- Key
- CWMMC
 - Primary Road
 - Secondary Road
 - Tertiary Road
 - Green Edge shared surface
 - Rusper Road
 - Green Pedestrian and Cycle Paths
 - Construction Route
 - Open Space
 - Market Square
 - Phase 0-2 Plots
 - Phase 3 Plots



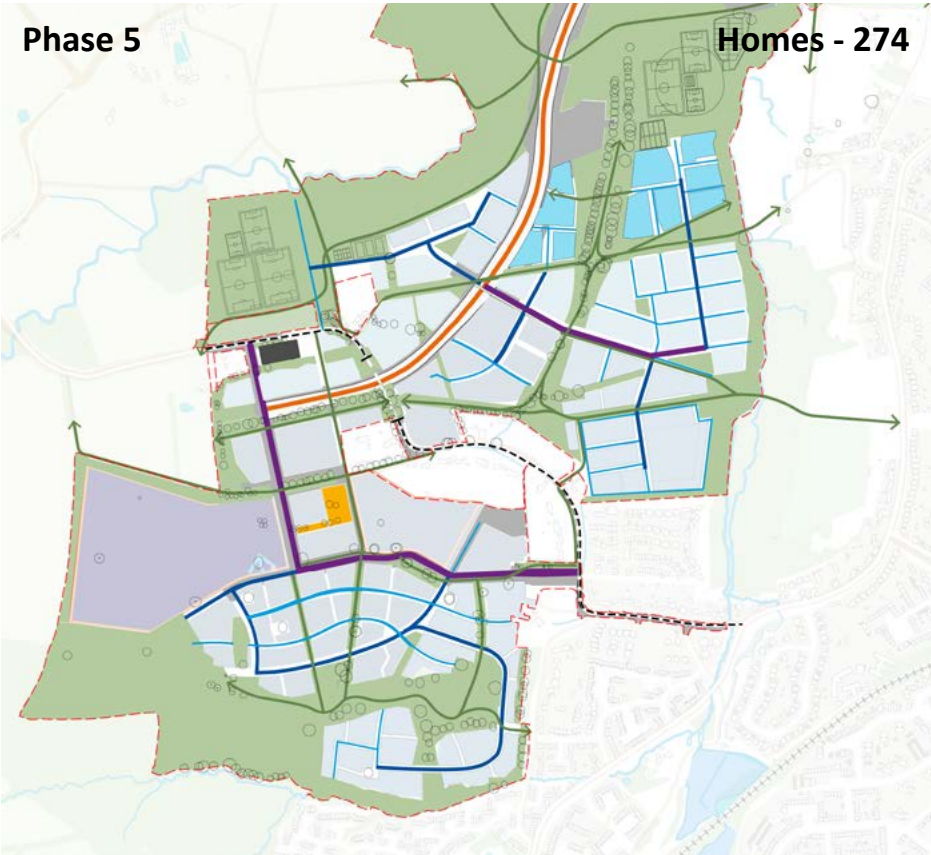
HOMES - 764

🏡 Hillside and Woodlands	0
🏠 Neighbourhood Centre	154
🏡 The Meadows	352
🏠 River Valley	258

- KEY FEATURES**
- Business Employment
 - Green Amenity Spaces
 - The Meadows Park
 - Ifield Brook Meadows

Key

🟠 CWMMC	🛣️ Construction Route
🟡 Primary Road	🌿 Open Space
🟢 Secondary Road	🟡 Market Square
🔵 Tertiary Road	🟠 Phase 0-3 Plots
🟢 Green Edge shared surface	🟢 Phase 4 Plots
🛣️ Rusper Road	
🟢 Green Pedestrian and Cycle Paths	



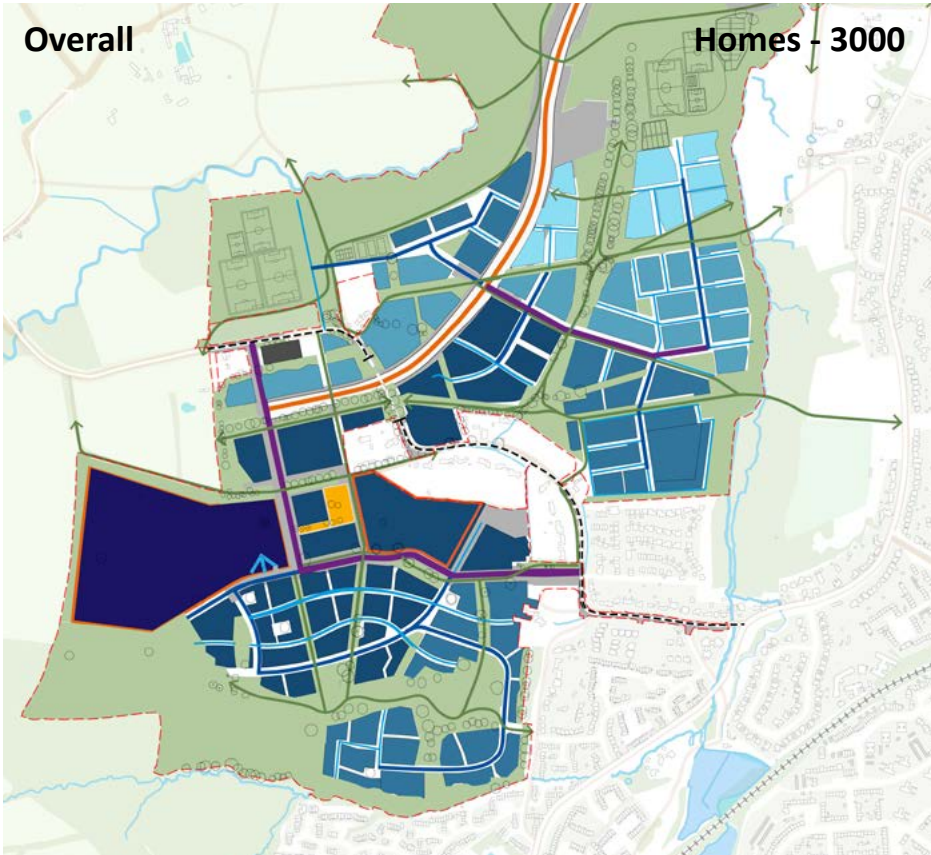
HOMES - 274

🏡 Hillside and Woodlands	0
🏠 Neighbourhood Centre	0
🏡 The Meadows	274
🏠 River Valley	0

- KEY FEATURES**
- The Meadows Park
 - Green Amenity Spaces
 - Ifield Brook Meadows
 - Sports Pitches

Key

🟠 CWMMC	🛣️ Construction Route
🟡 Primary Road	🌿 Open Space
🟢 Secondary Road	🟡 Market Square
🔵 Tertiary Road	🟠 Phase 0-4 Plots
🟢 Green Edge shared surface	🟢 Phase 5 Plots
🛣️ Rusper Road	
🟢 Green Pedestrian and Cycle Paths	



HOMES - 3,000

🏡 Hillside and Woodlands	698
🏠 Neighbourhood Centre	688
🏡 The Meadows	1258
🏠 River Valley	356

KEY

🟠 CWMMC	🌿 Open Space
🟡 Primary Road	🟡 Market Square
🟢 Secondary Road	🟠 Phase 1 Plots
🔵 Tertiary Road	🟢 Phase 2 Plots
🟢 Green Edge shared surface	🟢 Phase 3 Plots
🛣️ Rusper Road	🟢 Phase 4 Plots
🟢 Green Pedestrian and Cycle Paths	🟢 Phase 5 Plots
🛣️ Construction Route	



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