



PHASING



9.1 Phasing

9.1.1 Introduction

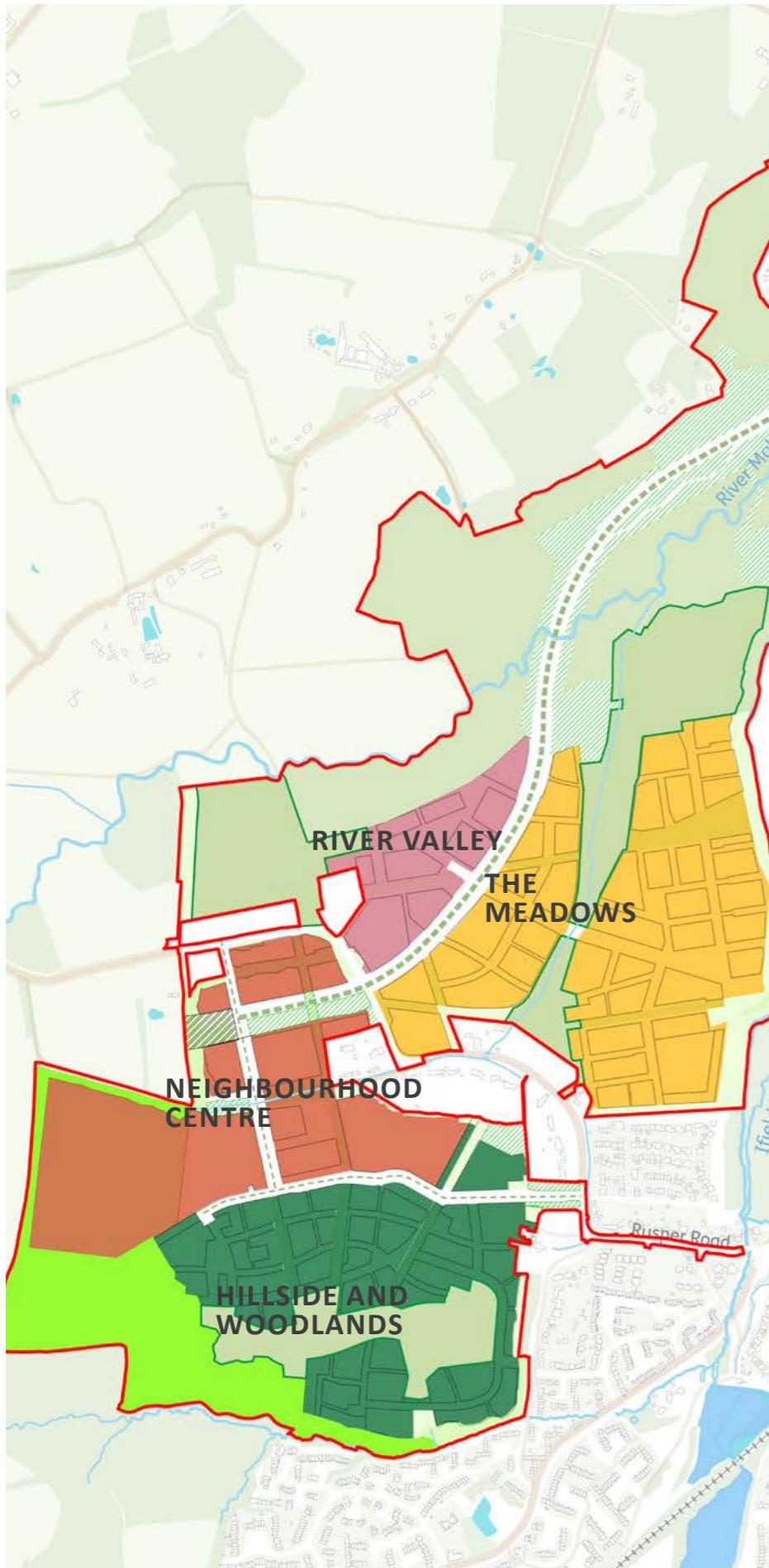
This section sets out an indicative phasing strategy that demonstrates how key elements of placemaking, community facilities and open space are delivered alongside key residential and employment land uses.

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

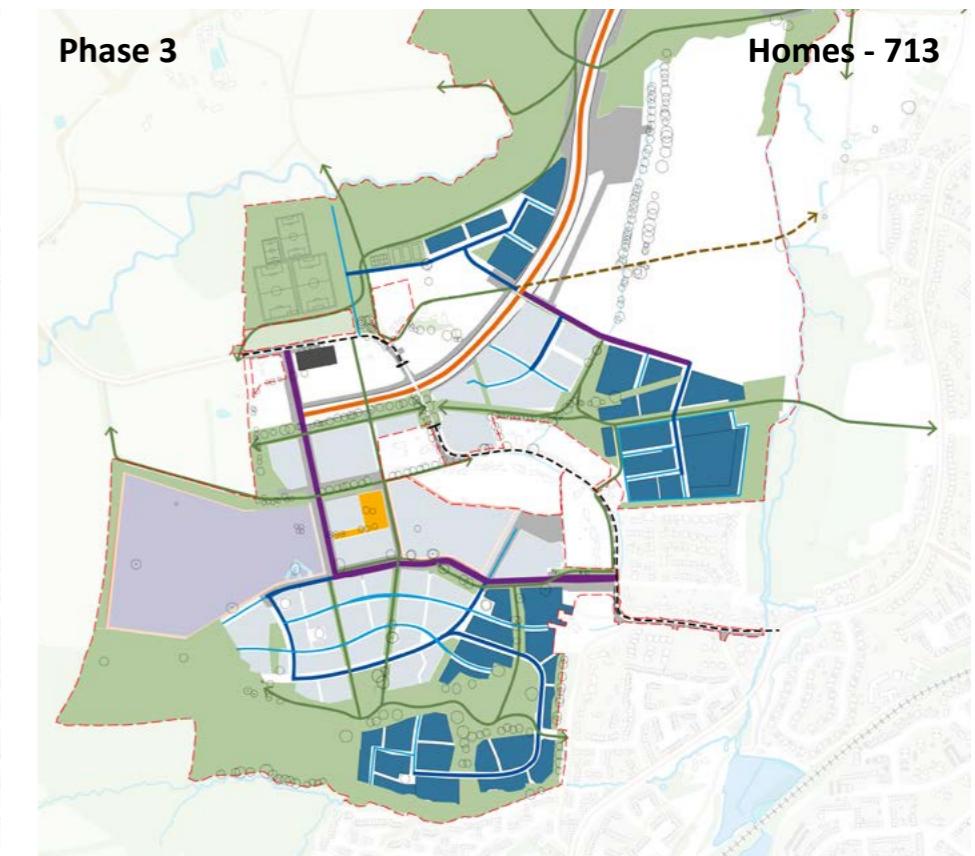
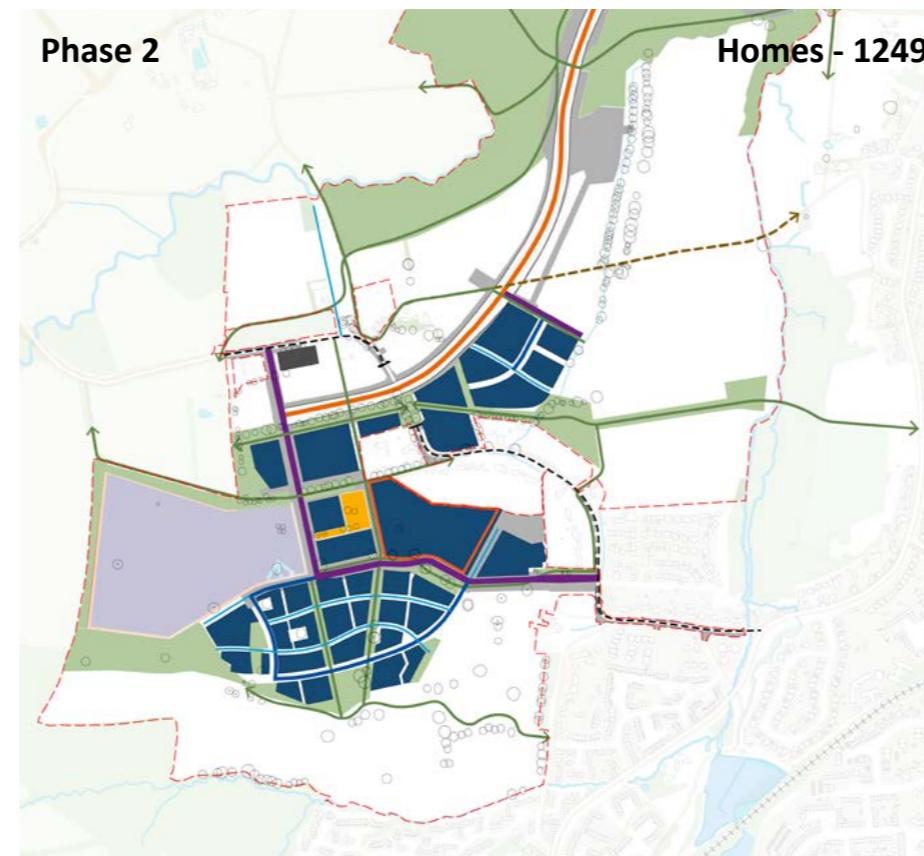
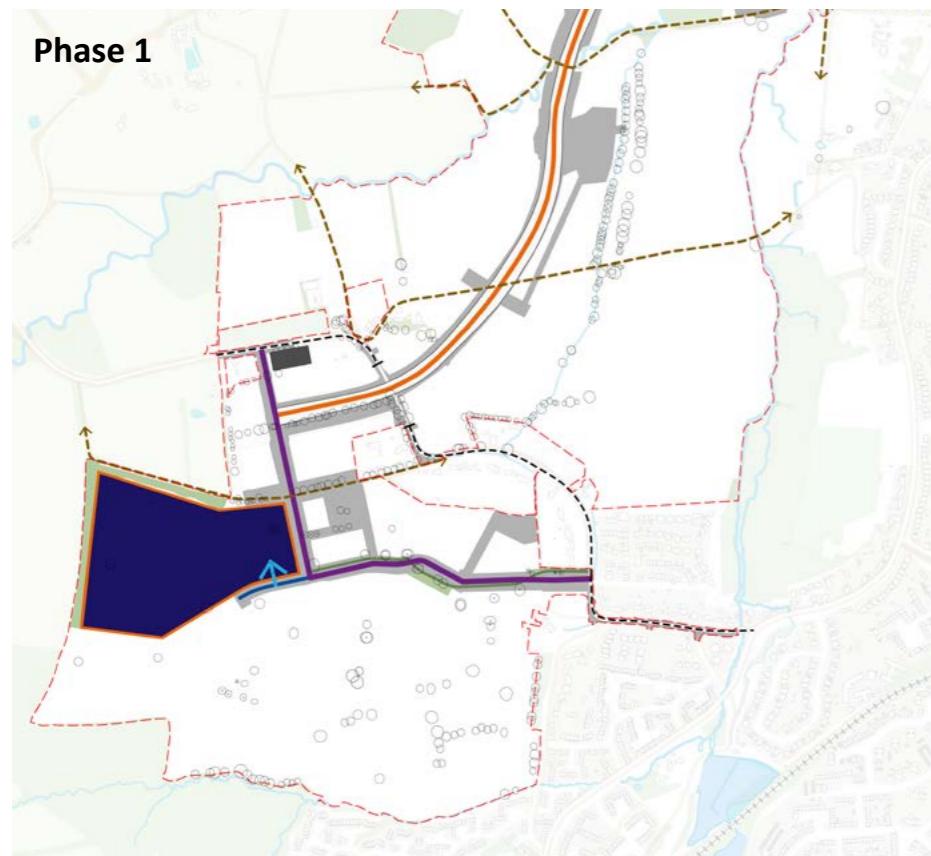
In determining this indicative phasing strategy, the following key principles are embedded:

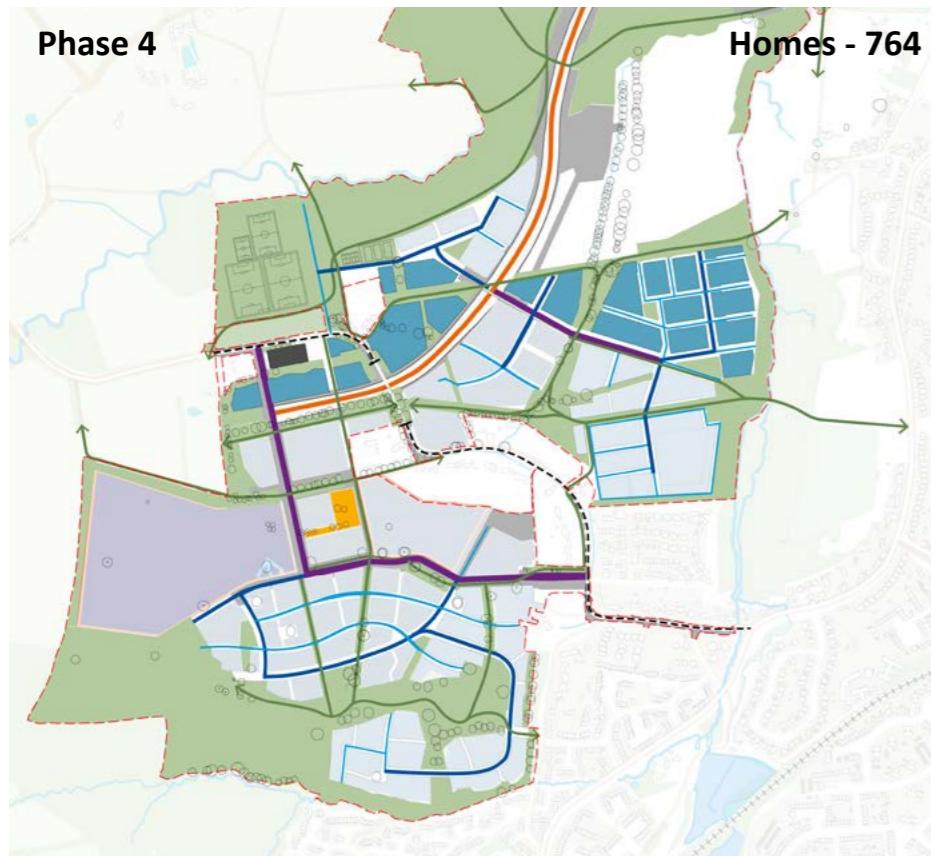
- Initial site preparation and infrastructure required to unlock the early stages of development will be delivered under Phase 1.
- Residential and employment phases are subject to market demand and can come forward independently of each other.
- Supporting the earlier delivery of the Neighbourhood Centre 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



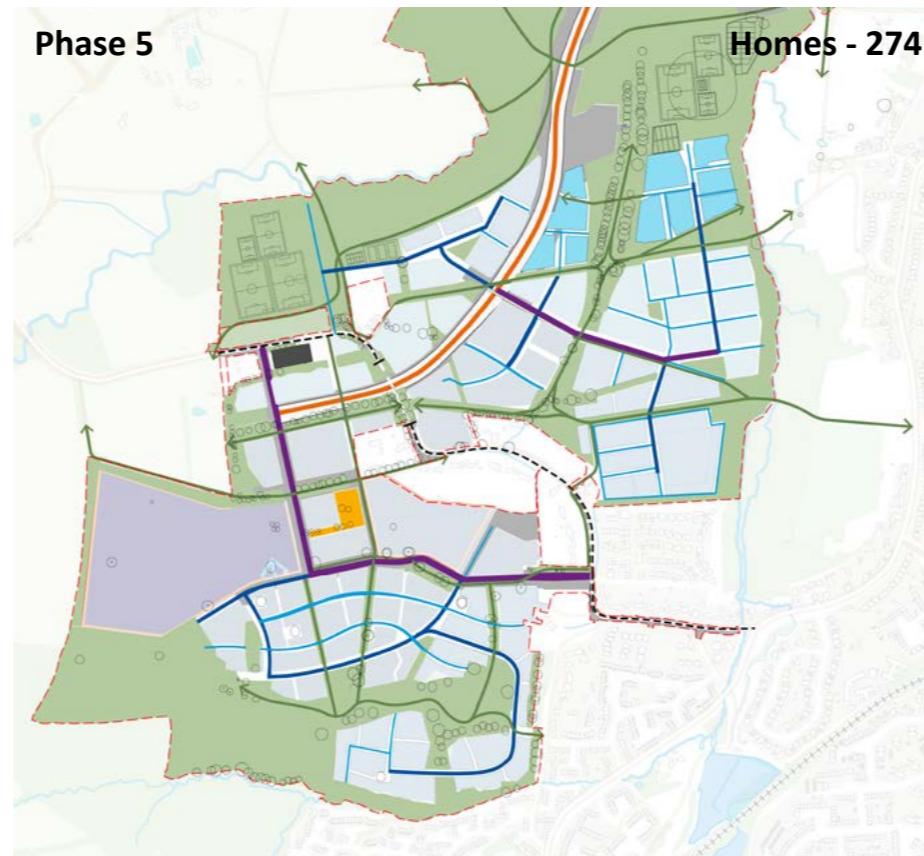


HOMES - 764	
■ Hillside and Woodlands	0
■ Neighbourhood Centre	154
■ The Meadows	352
■ River Valley	258

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	

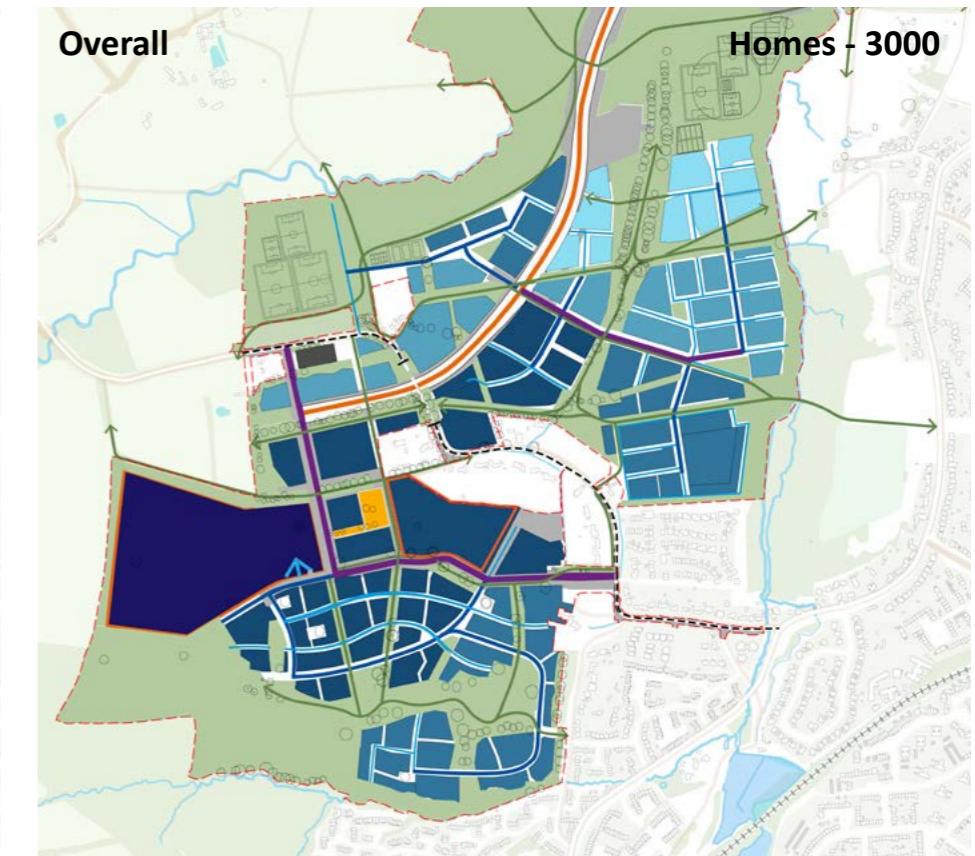


HOMES - 274	
■ Hillside and Woodlands	0
■ Neighbourhood Centre	0
■ The Meadows	274
■ River Valley	0

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 4 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	



PRIOR
+
PTNRS

GILLESPIES

SQW

RAMBOLL

**Maccreanor
Lavington**

steer

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