



Homes
England

The Housing and Regeneration Agency

West of Ifield, Crawley Design and Access Statement

WOI-HPA-DOC-DAS-01

Version 1 - Planning submission

July 2025



Report Contributors and Design Team

DISCIPLINE	PRACTICE
Project Management and Cost	Turner and Townsend
	Prior + Partners
Masterplanning	Maccreanor Lavington Architects
Town Planning	Prior + Partners
Landscape	Gillespies
Environment	Ramboll
Infrastructure	Ramboll
Transport	Steer
Economics	SQW
Sustainability	Third Revolution Projects
Property Advisory and Viability	Montagu Evans
Detailed Phase 1 Design	Arcadis

Report compiled by Prior + Partners and includes contributions from the Design Team detailed opposite. All images in Chapters 1-7 and 9 are owned by the Design Team and/or Homes England.

Chapter 8 Detailed Design authored by Arcadis, with the document formatting and all images owned by them.

Contents

Executive Summary	4
1.0 INTRODUCTION	7
1.1 Introduction to this document.....	8
1.2 Introduction to West of Ifield	10
1.3 Structure of this document	12
2.0 SITE CONTEXT	15
2.1 Sub-Regional Context	16
2.2 Wider Site Context	18
2.3 Horsham District and Local Villages.....	20
2.4 Crawley Borough	22
2.5 Socio-Economic Context.....	24
2.6 Planning Policy Context	26
3.0 THE SITE	29
3.1 The Site	30
3.2 Site Photos	31
3.3 Topography, Views and land use	32
3.4 Landscape Baseline	36
3.5 Movement And Access Baseline	50
3.6 Environment.....	52
3.7 Ecology.....	54
3.8 Flooding	56
3.9 Heritage	58
3.10 Infrastructure	60
3.11 Noise and Gatwick Airport.....	62
3.12 Summary of Site Characteristics/Constraints	64
3.13 Defining the Developable Area	66
3.14 Site Opportunities	68
4.0 MASTERPLAN DEVELOPMENT	71
4.1 West of Ifield Masterplanning – pre-2019.....	72
4.2 The Pre-Application Process.....	73
4.3 Early Engagement and Consultation – 2020.....	74
4.4 April 2020 Masterplanning	75
4.5 2020–2021 Masterplanning	76
4.6 March 2021 Consultation	78
4.7 2022 Consultation	79
4.8 2023 Masterplanning	80
4.9 2024 - 2025 Masterplanning	81
5.0 THE VISION	85
5.1 West of Ifield Vision	86
5.2 Design Principles	88
5.3 Masterplan Concept	92
5.4 Illustrative Masterplan	93
6.0 THE PROPOSALS	95
6.1 Introduction & Description of Outline Proposals	96
6.2 Relationship with Detailed Proposals	97
6.3 Parameter Plan 1 - Landscape and Public Realm	100
6.4 Parameter Plan 2 - Movement and Access	128
6.5 Parameter Plan 3 - Land Use	146
6.6 Parameter Plan 4 - Building Heights	150
6.7 Utilities and Associated Infrastructure.....	156
7.0 CREATING CHARACTER	159
7.1 Strategic Character Areas.....	160
7.2 Neighbourhood Centre	162
7.3 Hillside and Woodlands	170
7.4 The Meadows	176
7.5 River Valley	182
8.0 Detailed Proposals	191
8.1 Introduction	192
8.2 Engagement with Key Stakeholders	193
8.3 The Proposals	194
8.4 Site Clearance and Enabling Works	212
8.5 Highways, Access and Movement	213
8.6 Landscaping	220
8.7 Ecology	235
8.8 Drainage	238
8.9 Relationship with Outline Proposals	240
9.0 PHASING	243
9.1 Phasing	244
APPENDIX - Building for Healthy Life Assessment	251

Executive Summary

This Design and Access Statement (DAS) is a supporting document to the hybrid planning application (HPA) for Proposed Development at West of Ifield ('the Site').

The application is made by Homes England (the Applicant) in their role as landowner and follows significant engagement with local residents and stakeholders.

The HPA is seeking permission for a mixed use development, with Phase 1 infrastructure applied for in detail. The Description of Development for the Proposed Development is therefore:

"Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising:

A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside

An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition.

This hybrid planning application is accompanied by an Environmental Statement.

This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way."

The Site has the potential to be a new 3,000 home community, led by 15-minute neighbourhood principles: where all local and everyday needs can be met within a 15-minute walk or cycle from the home.

A series of ten themes were identified through the Masterplan process, and these themes have underpinned the vision for West of Ifield. These themes are fully explained in Section 5 of this document.

The Proposed Development will be a sustainable place that works for all. This will be achieved by:

- Careful consideration of the environment, ecology and biodiversity of the Site;
- The planning of routes that get people where they want to go in a way that feels safe and pleasant;
- The creation of a distinctive character, including squares, parks and groups of buildings and a strong urban grain that creates a legible new part of town; and
- A clear understanding of how neighbouring places function, enabling development to learn from the character of the local area.

The Proposed Development as presented in this document includes:

- A new local centre, centred around a new high quality urban square, located in the west of the Site. To include a range of shops and services, small-scale employment uses, community uses, a new health centre and new homes;
- A new primary school and secondary school;
- A broad range of new homes, across a range of types, sizes and affordabilities. This will include higher density homes around the centres and low density homes on the sensitive edges of the site;
- A new country park in the north of the Site that will provide import green infrastructure for the Site and wider area;
- Two new neighbourhood parks for recreation, play and exercise;
- A series of green spaces, buffers, small greens, squares and other smaller open spaces;
- New playing fields and sports facilities at a new sports hub in the north of the Site;
- Community facilities to ensure that community groups have access to necessary social infrastructure;
- A new access road designed to have a distinctive and positive character, that balances the needs of active travel uses (cyclists and pedestrians), buses and cars.



FIGURE 1 Illustrative Masterplan showing how the site at West of Ifield could be developed to create a place with distinct character, positive open spaces and clear routes that provide direct connections into Ifield and into the countryside beyond.



INTRODUCTION



1.1 Introduction to this document

1.1.1 Hybrid Application Approach

This DAS supports an HPA for the Land at West of Ifield, which combines both outline and detailed planning elements to provide a flexible yet coordinated approach to development. This method allows for a phased and structured delivery, ensuring that key design principles and infrastructure are established while enabling adaptability for future refinement.

The detailed component focuses on Phase 1 infrastructure, specifically the Crawley Western Multi-Modal Corridor (CWMMC) and the Primary Street, where certainty is required from the outset. Meanwhile, the outline element establishes the overarching masterplan, guiding principles and parameters for future reserved matters applications (RMAs). This approach balances design vision with flexibility, allowing for responsive adjustments in line with evolving site conditions and stakeholder involvement.

By adopting this hybrid method, the proposal ensures early delivery of essential infrastructure to facilitate the early delivery of the secondary school while maintaining the opportunity for refinement in later stages, ultimately supporting a well-integrated and sustainable development.

1.1.2 The Document

This Site and planning application is being brought forward by Homes England in their role as land owner and as the government's housing accelerator.

This DAS document describes the design principles and concepts that have been applied to the Proposed Development and explains how matters relating to access have been addressed. It also explains and justifies the Masterplan and design approach for the Proposed Development. It explains how it relates to the technical, planning and site considerations that have been considered throughout the design and consultation process.

One of the roles of the DAS is to demonstrate to the planning authority and other stakeholders that the parameters of the Proposed Development are sound and able to create a high quality place in line with the Applicant's aspirations, which have been informed by significant local stakeholder engagement.

The HPA is seeking hybrid planning permission. It is anticipated that the hybrid planning permission will include conditions requiring RMAs to align with the Development Specification and Parameter Plan Framework (DSPPF), Parameter Plans, and the Site Wide Design Code (SWDC) which are submitted for approval. The Phase 1 infrastructure, including major access points from Charlwood Road and Rusper Road, is submitted with a detailed design.

The DSPPF defines the type and quantum of development that can be brought forward at RMAs stage, while the SWDC provides mandatory and suggested design guidance to inform the RMAs.

The DAS is one of a suite of documents that have been prepared in support of the HPA. These documents are set out in full in the Planning Statement and are as follows:

- **Application forms and certificates** - provide statutory planning application forms being submitted to the LPA.
- **Approval drawings** - provides detailed drawings for assessment of the outlying element of the HPA and detailed element of the HPA.
- **Development parameters** - provides the description of development and parameters for which outline approval is sought. Future RMAs would be required to demonstrate compliance with these parameters.
- **Documents for information and illustration** - provide supporting information and detail on the way in which the application has been developed, plans and frameworks to guide implementation, as well as illustrative material that demonstrates one way in which development could be brought forward.
- **Technical Assessments and Strategies** - provide details in regard to technical assessment and strategies that have informed the impact assessments, proposed mitigation and proposed

infrastructure.

To note, the following Parameter Plans are sought for approval for the outline element of the Proposed Development:

- **Landscape and Public Realm Parameter Plan** (WOI-HPA-PLAN-PP01-01)
- **Movement and Access Parameter Plan** (WOI-HPA-PLAN-PP02-01)
- **Land Use Parameter Plan** (WOI-HPA-PLAN-PP03-01)
- **Building Heights Parameter Plan** (WOI-HPA-PLAN-PP04-01)

Design and Access Statement requirements:

Article 9 of the DMPO states a DAS is required to:

- Explain the design principles and concepts that have been applied to the Proposed Development;
- Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- Explain how any specific issues which might affect access to the development have been addressed;
- State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.

HYBRID PLANNING APPLICATION

This HPA is submitted with a series of documents that have been agreed in discussion with the local planning authority and in line with the local validation requirements.

HYBRID

Application Forms and Certificates

Provide statutory planning application forms being submitted to the local planning authority.

This includes the Application Form and Certificates and Community Infrastructure Levy Form.

Approval drawings

Provide detailed drawings for assessment of the hybrid element of the HPA.

This includes [Planning Application Boundary \(Red Line\) Plan](#), [Site Location Plan](#), [Building Demolition / Retention Plan](#), [Landscape Retention Plan](#), and [Public Right of Way Amendment Plan](#).

Technical Assessments and Strategies (applicable to both Detailed & Outline elements)

Provide details in regard to technical assessment and strategies that have informed the impact assessments, proposed mitigation and infrastructure requirements across the Detailed & Outline elements.

This includes the documents set out within the 'supporting technical documents' list below.

DETAILED

Approval drawings

Provide detailed drawings for assessment of the detailed element of the HPA.

This includes [site plans](#), [section drawings](#), [highways drawings](#), [drainage drawings](#) and [landscaping plans](#).

Technical Assessments and Strategies (applicable to Detailed element only)

Provide details in regard to technical assessment and strategies that have informed the impact assessments, proposed mitigation and infrastructure requirements across the Detailed elements of the HPA.

This includes the [detailed highways drawings](#) (general arrangement, paving layouts, long sections and cross sections), [detailed drainage drawings](#) and [detailed landscaping and planting drawings](#).

OUTLINE

Development Parameters

Provide the description of development and parameters for which outline approval is sought. Future RMAs would be required to demonstrate compliance with these parameters.

This includes the [Development Specification Framework](#), [Site Wide Design Code](#), and [Parameter Plans](#).

Information & Illustration

Provide plans, frameworks and illustrative material that demonstrates how development could be brought forward.

This includes the [Illustrative Masterplan](#) and [Existing Levels Plan](#).

SUBMISSION, DETERMINATION AND APPROVAL

The HPA submission documents will be reviewed and determined by the local planning authority. A Decision Notice will be accompanied by a Section 106 Agreement and Schedule of Conditions.

Section 106 Agreement

The consent is accompanied by a Section 106 Agreement that binds legal obligations and financial commitments.

Decision Notice

The Decision Notice provides written assessment and justified reasoning for the approval of the HPA.

Schedule of Conditions

The consent is accompanied by a series of conditions.

CONDITIONS

Conditions will be attached to both the detailed and outline elements of the permission, and will likely include pre-commencement, pre-occupation and compliance conditions for each phase of the permission. Pre-commencement conditions will be agreed with the local planning authority prior to the determination of the HPA.

Site-Wide, Pre-Commencement and Compliance Conditions

For example Open Space Strategy, Public Art Strategy, Lighting Strategy, and others as agreed.

Full (Detailed) Only Conditions

This is likely to include pre-commencement conditions for Phase 1.

Outline Only Conditions

This is likely to include pre-commencement conditions for Character Design Codes (relating to RMAs), and others as agreed.

CONSTRUCTION

Construction of Phase 1.

Construction of Phase 2 to Phase 5.

RMAs

RMAs will be brought forward in compliance with the Development Parameters, any subsequently approved conditioned details and in accordance with obligations of the S106 Agreement and the Design Codes.

1.2 Introduction to West of Ifield

1.2.1 Planning Application Boundary

The HPA and its supporting documents have been assembled in response to Horsham District Council Planning Framework (HDCPF, 2015), and the Rusper Neighbourhood Plan, which form the current statutory development plan for Horsham.

The Site measures approximately 171ha and sits wholly within the ownership of Homes England. It, therefore, represents an opportunity to create an exemplary new neighbourhood, catalysing a long-term sustainable extension to Crawley. For further information on planning, please refer to the Planning Statement.

The vast majority of the site lies within Horsham District Council (HDC), although the proposed pedestrian and cycle link which connects the development in Crawley across Ifield Brook Meadows is within Crawley Borough Council (CBC).

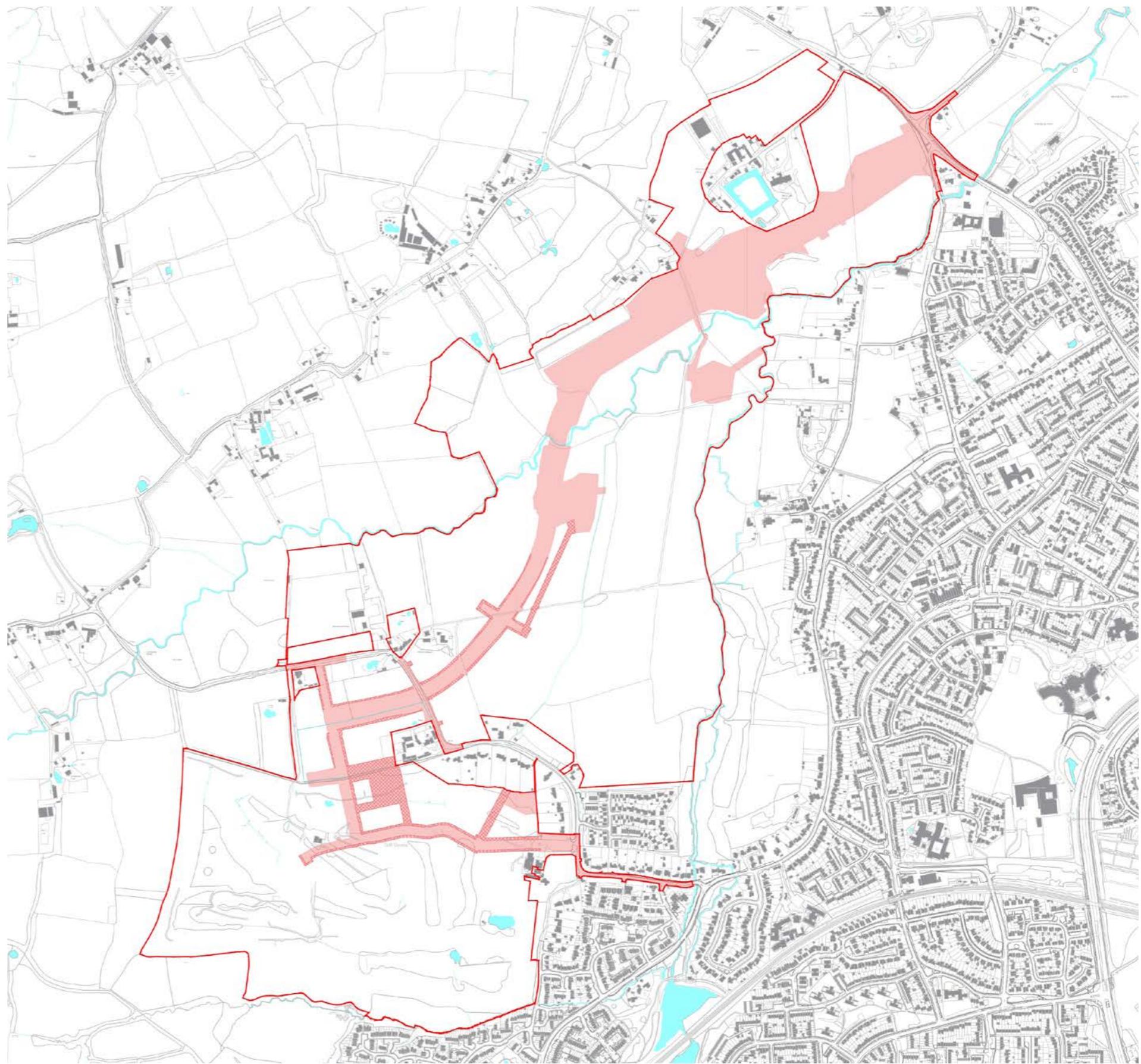


FIGURE 2 Planning Application boundary

1.2.2 The Illustrative Masterplan

Given the nature of the Site and its ambitions, the HPA proposals and detailed access points are supported by an appropriate level of broader design work captured within the Illustrative Masterplan. This Illustrative Masterplan has been developed based on parameters set by the DSPPF and the SWDC. These documents have been informed by ongoing and extensive discussions with statutory consultees; officers from HDC and CBC's Planning, Housing and Landscape teams and community consultation and engagement.

The Illustrative Masterplan sets out the key aspect of the proposals (explained further in subsequent sections):

- Mixed-use neighbourhood centre including delivery of commercial some residential uses, and community uses including a community centre, local leisure centre and potential health care centre
- Residential character areas capable of delivering up to 3,000 homes across a range of types, sizes and affordability, including on-plot landscaping and gardens and appropriate movement corridors (including on-site pedestrian and cycle routes);
- A northern employment-focused cluster and accompanying innovation centre;
- Education provision to include a standalone early years facility, a new 3-FE primary school (including additional on-site early years facility and Student Support Centre) and a new secondary school;
- At least c. 55.6 hectares natural and semi-natural green space and c. 12.7 hectares of parks and gardens in excess of policy requirements

A full description of development and associated land use table are set out within the DSPPF.



FIGURE 3 Proposed Development Illustrative Masterplan

1.3 Structure of this document

The DAS is set out to the following sections:

Section 1 – Introduction

This section introduces the DAS, its requirements and objectives, and structure.

Section 2 - Site Context

This section sets out the sub-regional context of the Site, as well as socio-economic context and planning policy context.

Section 3 - The Site

This section explains the issues and site characteristics that have influenced the design proposals and Masterplan for the Site.

Section 4 – Masterplan Development

This section sets out the design development process that has been held with the local planning authorities, and scopes the design evolution. This also includes a summary of the consultation events and stakeholder engagement that have been held, and how they have influenced the Masterplan.

Section 5 – The Vision

This section sets out the vision for West of Ifield and the Masterplan concept and framework.

Section 6 – The Proposals

This section explains what is being applied for within the application, the Parameter Plans and how these proposals relate back to the vision.

The Parameter Plans included in this section set out the fixed parameters of the Proposed Development which have been assessed in the Environmental Statement.

A variety of detailed design approaches within the parameters of the HPA sought for the Proposed Development could be considered acceptable in planning terms, and would come forward over the period of its implementation. Further details will therefore be provided in subsequent RMAs.

Section 7 – Creating Character

This section identifies a number of Character Areas and associated design principles to help achieve a varied and distinctive place that meets the Vision and aspirations of the new community at West of Ifield. The SWDC submitted alongside the HPA provides additional design guidance and coding which must be considered in the future RMAs.

Section 8 - Detailed Proposals (Phase 1 Infrastructure)

This section outlines the detailed designs for CWMMC and The Primary Street.

Section 9 - Phasing

This section presents the phasing strategy for the development, detailing the planned sequence of implementation.

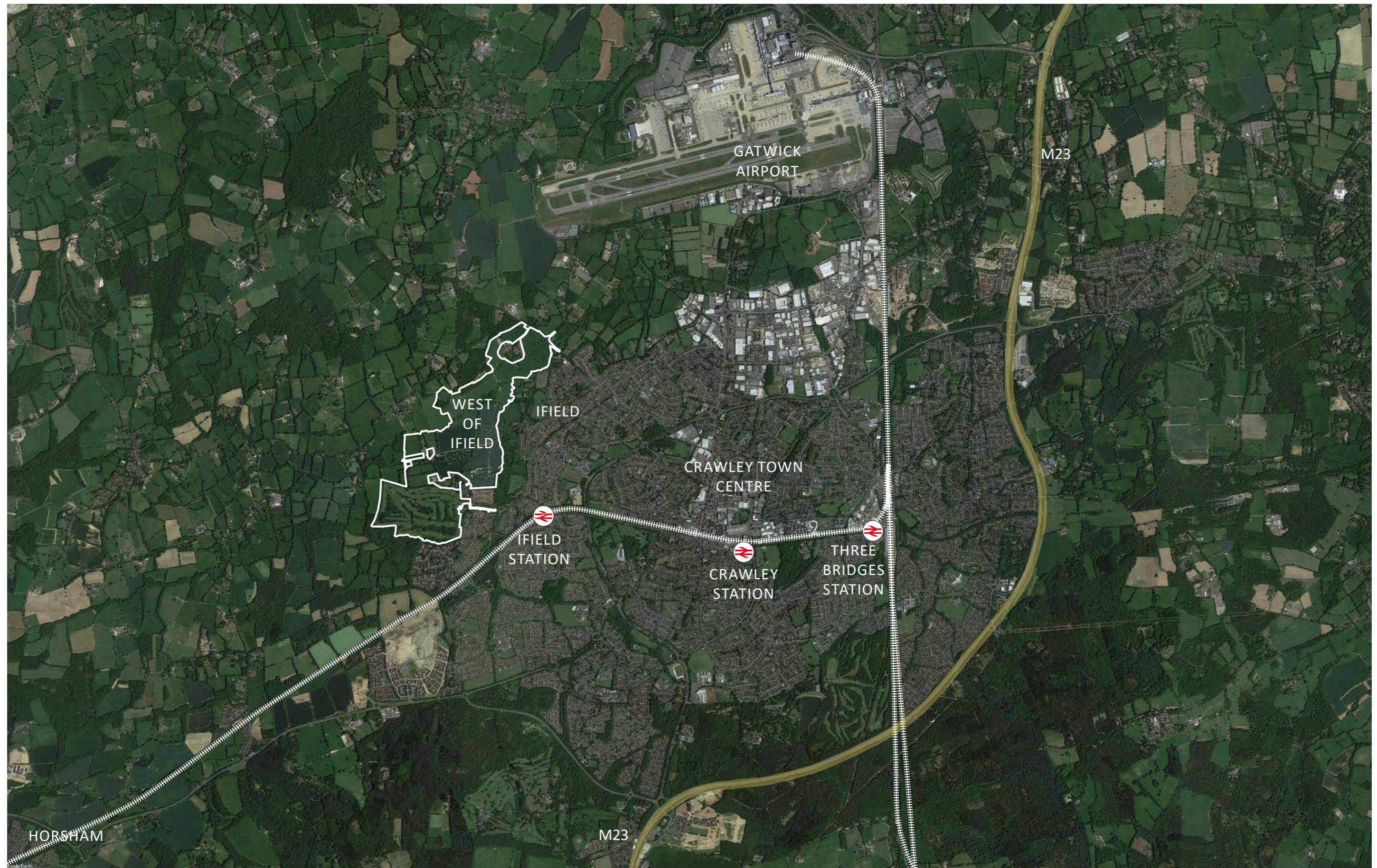


FIGURE 4 Site Location