



Homes
England

The Housing and Regeneration Agency

West of Ifield Development Specification & Parameter Plan Framework

July 2025



1.1 Introduction

Purpose of this document

The Development Specification & Parameter Plan Framework (DSPPF) has been prepared on behalf of Homes England (the Applicant) as part of a hybrid planning application (HPA) for the development at Land West of Ifield (the Site*).

The HPA is seeking permission for a residential-led mixed use development with all matters. The description of 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 for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.

The Environmental Statement that accompanies this HPA provides information on the identification and assessment of likely significant environmental effects of the HPA.

Parameter Plans

The plans contained within this document detail parameters for thematic aspects of the outline element of the proposed development. An explanation of the purpose of each Parameter Plan and the detail it seeks to define is provided alongside each plan. Each Parameter Plan is interrelated and should be read together alongside the Land Use Table and Site Wide Design Code.

This document contains and explains the following plans:

- **Parameter Plan 1 – Landscape and Public Realm**
- **Parameter Plan 2 – Movement and Access**
- **Parameter Plan 3 – Land Use**
- **Parameter Plan 4 – Building Height**

Alongside this DSPPF, a Site Wide Design Code is submitted as one of the key 'controls' of pursuant applications. Future Reserved Matters Applications (RMAs), providing additional details concerning appearance, means of access, landscaping, layout and scale are expected to be required to set out how they have responded to the Site Wide Design Code.

In combination, the outline control documents (shown on the adjacent graphic) place limits on the type and scale of development that can be brought forward in different areas of the Site at RMA stage and therefore provide a framework for the delivery of a comprehensively planned, mixed-use new community on the Site.

It is expected that a number of the submission documents (set out overleaf) are to be enforced through the use of appropriate planning conditions (attached to the Decision Notice) and planning obligations (via a legal document known as a Section 106 Agreement) following the grant of planning permission of the HPA.

The Design and Access Statement summarises a number of site-wide strategies and commitments within the outline element, that will control future RMAs. This includes the approach to transport in the Transport Assessment and Framework Travel Plan; the approach to surface water in the Site Wide Drainage Strategy and Flood Risk Assessment; the approach to ecology in the supporting surveys and Biodiversity Net Gain Report; the approach to sustainability within the Energy Strategy, as well as the further mitigation described within the Environmental Statement and draft Heads of Terms for the Section 106 Agreement.

* The Site is used throughout this document to refer to all areas within the hybrid red line boundary.

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 Parameter Plans, any subsequently approved conditioned details and in accordance with obligations of the Section 106 Agreement and the Design Codes.

Submission documents for the outline element

The following documents are submitted to support the outline element of the HPA and provide necessary background, testing and assessment to demonstrate the acceptability of the HPA.

The list identifies documents submitted for outline approval as part of the Proposed Development, those submitted for information or illustrative purposes, and finally the list of supporting documents that form the basis of planning assessment and therefore may inform conditions and obligations.

These should be read in tandem with the full element (Phase 1) details, description of works, submission drawings and documents. These details are not set out within this DSPPF.

Submitted for approval

Application forms and certificates: outlines the proposal and the Certificates which confirm the land ownership or agricultural holding.

Planning Application Boundary Plan (WOI-HPA-PLAN-PAB-01): shows the extent of the West of Ifield HPA boundary (the red line), including elements applied for in detail (Phase 1) and those in outline. This drawing will also reflect the extent of land within the control of the Applicant close or adjacent to the Site (the blue line).

Site Location Plan (WOI-HPA-PLAN-LOC-01): shows where the Site sits in relation to its surroundings.

Community Infrastructure Levy (CIL) form (WOI-HPA-DOC-CIL-01): outlines the estimated CIL contributions using outline stage estimates (to be refined at the RMA stages).

Site Wide Design Code (WOI-HPA-DOC-SWDC-01): provides mostly mandatory guidance to inform detailed design proposals at the RMA stage.

Development Specification & Parameter Plan Framework (WOI-HPA-DOC-DSPFF-01): provides clarity to the local planning authority and other stakeholders on what elements of the proposals are to be “fixed” as part of the outline element of the hybrid planning permission. It also sets out the description of development and the development floorspace schedule for which hybrid planning permission is sought.

The Parameter Plans comprise:

Landscape and Public Realm Parameter Plan (WOI-HPA-PLAN-PP01-01): identifies the areas for strategic green infrastructure alongside the location of the neighbourhood centre public square.

Movement and Access Parameter Plan (WOI-HPA-PLAN-PP02-01): identifies the proposed location of the principal pedestrian / cycle routes and highways connections, including those which are applied for in detail and those to be covered through RMAs.

Land Use Parameter Plan (WOI-HPA-PLAN-PP03-01): identifies the distribution of uses across the Site.

Building Heights Parameter Plan (WOI-HPA-PLAN-PP04-01): identifies the maximum building heights assessed for the proposed development.

Other drawings submitted for approval include:

Building Demolition / Retention Plan (WOI-HPA-PLAN-DEM-01): identifies the buildings to be demolished or retained as part of the proposed development.

Landscape Retention Plan (WOI-HPA-PLAN-LRP-01): identifies the existing landscape features to be retained as part of the proposed development.

Public Right of Way Amendment Plan (WOI-HPA-PLAN-PROW-01): identifies proposed amendments to existing Public Rights of Way. A separate application will be submitted in relation to the proposed Public Rights of Way diversion.

Submitted for information and illustrative purposes:

Existing Levels Plan (WOI-HPA-PLAN-LEV-01): outlines the topographical features of the Site.

Illustrative Masterplan (WOI-HPA-PLAN-IM-01): illustrates indicatively how the principles and parameters set out in the suite of ‘control documents’ (comprising this document and the Site Wide Design Code) might come forward.

Supporting technical documents

Planning Statement, including Affordable Housing Statement (WOI-HPA-DOC-PS-01): outlines how the HPA has responded to national, regional and local planning policy, details of the Proposed Development (such as the affordable housing proposals) and why planning permission should be granted.

Design and Access Statement (WOI-HPA-DOC-DAS-01): sets out the Vision for the Proposed Development as well as how scale, character, use, landscape and access have been designed. The Design and Access Statement also shows the design evolution and how the parameters have been set, as well as considering context and access requirements. The Design and Access Statement also outlines the indicative phasing across the Site.

Section 106 draft Heads of Terms (WOI-HPA-DOC-HOT-01): includes the themes and topics that the Applicant, Horsham District Council and West Sussex County Council have identified to date. It is expected that this document will form the basis of a Section 106 Agreement.

Infrastructure Delivery Plan (WOI-HPA-DOC-IDP-01): sets out the infrastructure required in order to deliver the proposed growth resulting from the HPA.

Statement of Participation (WOI-HPA-DOC-SOP-01): describes the pre-application engagement process including summaries of the feedback received and information on events held.

Health Impact Assessment (WOI-HPA-DOC-HIA-01): demonstrates how the Proposed Development has been planned and designed with health and wellbeing objectives in mind, and how this has informed the design development of the proposals.

Transport Assessment (WOI-HPA-DOC-TA-01): sets out transport impacts relating to the Proposed Development and identifies the measures to deal with these and to improve accessibility and safety for all modes of travel, particularly for alternatives to the private car such as walking, cycling and public transport.

Framework Travel Plan (WOI-HPA-DOC-FTP-01): sets out a package of measures for sustainable travel that has been included in the proposals or will be made available to occupants of the Proposed Development in order to discourage journeys by car and will guide future Travel Plans submitted as part of RMAs. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Flood Risk Assessment (WOI-HPA-DOC-FRA-01): provides an assessment of the risk of flooding generated by the Proposed Development and documents how the proposals are safe and do not increase flood risk locally.

Surface Water Drainage Statement (WOI-HPA-DOC-SWDS-01): sets how surface water will be managed through sustainable drainage systems. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Water Neutrality Statement (WOI-HPA-DOC-WNS-01): outlines the estimated water consumption rates for the proposed development along with demand reduction measures. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Sustainability Statement (WOI-HPA-DOC-SUS-01): summarises project commitments and green goals.

Retail Impact Assessment (WOI-HPA-DOC-RIA-01): outlines that the retail offer will not impact surrounding centres and is proportional to the development proposals. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Energy Statement (WOI-HPA-DOC-ENE-01): outlines the project commitments regarding energy, including fabric energy efficiency standards, the incorporation of renewable and low carbon technologies, as well as opportunities to increase energy efficiency through site layout, building design and energy supply. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Utilities Statement (WOI-HPA-DOC-UTI-01): outlines and assesses the existing utility networks in relation to the Site and identifies necessary utility infrastructure upgrade / reinforcement works and potential points of connections. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Arboricultural Impact Assessment (WOI-HPA-DOC-AIA-01): includes a Tree Survey, which records all relevant information about trees on or adjacent to the Site and assesses the impact the proposed development has on the trees, hedgerows and other arboricultural features and how this will be mitigated with an Arboricultural Impact Plan. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Phase 1 Ground Conditions Assessment (WOI-HPA-DOC-GCA1-01): details the existing Site's ground conditions and environmental setting and identifies how this may influence development. This document relates to the area within the Site boundary and will inform any future investigations required at subsequent stages.

Outline Construction Environmental Management Plan (WOI-HPA-DOC-OCEMP-01): sets out principles for how the construction stage will be managed to reduce impact on local receptors. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Minerals Resource Assessment (WOI-HPA-DOC-MRA-01): considers the potential to extract mineral resources as part of the construction stage.

Biodiversity Net Gain report (WOI-HPA-DOC-BNG-01): outlines the project's commitment to a minimum of 10% increase in biodiversity and an outline strategy for achieving this. It is expected that this document will form the basis of a condition on the grant of planning permission for the HPA.

Employment and Economic Development Strategy (WOI-HPA-DOC-EDS-01): outlines estimated job creation as a result of the outline proposals.

Building for Healthy Life Assessment (WOI-HPA-DOC-BFHL-01): appraises the development against the Building for a Health Life principles.

Golf Course Assessment (WOI-HPA-DOC-GOL-01): in line with paragraph 104 of the National Planning Policy Framework (2024), this assessment outlines the acceptability of the loss of the Ifield Golf Course.

Stage 1 Habitats Regulation Assessment (WOI-HPA-DOC-HRA1-01): assesses the implications of the proposals for the qualifying features of the European site or sites, in view of the site's conservation objections, and identifies ways to avoid or minimise any effects. A **Shadow Stage 2 Habitats Regulation Assessment (Appropriate Assessment)** (WOI-HPA-DOC-HRA2-01) also accompanies the HPA.

Water Framework Directive Assessment (WOI-HPA-DOC-WFDA-01): outlines the three Water Framework Directive designated water bodies present on-site that have potential to be affected by the Proposed Development and assesses the impact and mitigation measures required.

Lighting Impact Assessment (WOI-HPA-DOC-LIA-01): sets out the potential lighting effects on sensitive receptors as a result of the proposed lighting of the Proposed Development.

Outline Operational Waste Management Strategy (WOI-HPA-DOC-OOWMS-01): ensures that the waste generated during the completed development stage of the Proposed Development is effectively managed in line with the waste hierarchy and relevant policy requirements.

Outline Site Waste Management Plan (WOI-HPA-DOC-OSWMP-01): identifies high level waste objectives and set the direction for the detailed Site Waste Management Plan to be produced by the demolition and construction contractor for management of construction and demolition waste associated with the Proposed Development.

An Environmental Statement, consisting of three elements:

Environmental Statement Non-Technical Summary (WOI-HPA-DOC-ESNTS-01): presents the technical information included in the Environmental Statement in an easily understandable, concise format.

Volume 1: Main Report (WOI-HPA-DOC-ESV1-01): contains a number of chapters which identify and assess the likely significant adverse and beneficial environmental effects of the Proposed Development. The Environmental Statement identifies and explains the likely effects, including mitigation incorporated into the proposals for the following areas:

Chapter 6: Soil and Agriculture

Chapter 7: Air Quality

Chapter 8: Biodiversity

Chapter 9: Climate Change

Chapter 10: Cultural Heritage

Chapter 11: Landscape and Visual Impact

Chapter 12: Noise and Vibration

Chapter 13: Socio Economics and Health

Chapter 14: Surface Water Resources and Flood Risk

Chapter 15: Transport

Volume 2: Appendices (WOI-HPA-DOC-ESV2-01): includes the relevant appendices relied upon as part of Volume 2.

1.2 Parameter Plan 1 – Landscape and Public Realm

The Landscape and Public Realm Parameter Plan (WOI-HPA-PLAN-PP01) identifies the minimum areas to be delivered for strategic green infrastructure across the Site.

Development and / or use within existing or proposed landscape within the Site for the following purposes is acceptable (unless otherwise indicated): open land, formal and informal recreation, landscaping, surface water balancing and other water features, ancillary facilities for sports provision (including pavilion buildings) and for water abstraction (including treatment works), sustainable drainage systems, nature conservation, woodland, hedgerows, pedestrian and cycle routes within the green corridors, utility and maintenance corridors.

Areas of on-plot green infrastructure (i.e. not of Strategic Green Infrastructure) may also be delivered within the areas identified for development, subject to approval at RMA stage. It is also anticipated that green infrastructure corridors should continue across areas identified on the Movement and Access Parameter Plan. The area identified on that parameter plan for the Crawley Western Multi Modal Corridor is also included as an area of Green Infrastructure on this parameter plan as it is expected to be appropriately greened in the interim and will be replaced by any future application which seeks to extend this corridor.

The Parameter Plan also illustrates the location of the school playing fields.

Strategic Green Infrastructure

These commitments identify minimum areas for Natural and Semi Natural Green Space, Parks and Gardens and Connective Green Infrastructure which must be delivered on the Site.

Green Infrastructure to be secured at the Reserved Matters stage:

Future RMAs will need to deliver other typologies of Additional Green Infrastructure (as part of or in addition to the Strategic Green Infrastructure areas) as outlined in Table 1. These are identified on a per resident basis to ensure future provision meets identified needs. The method for estimating the number of residents associated with each RMA will be set out within the Section 106 Agreement. Please note, these requirements can be delivered as part of other green infrastructure proposals (notably Parks and Gardens or Connective Green Infrastructure), where consistent with its function.

Broad locations are identified for these uses on the Parameter Plan although the precise form and design will be established through the RMAs at a later date, in accordance with the Parameter Plans and the Site Wide Design Code.

| Strategic Green Infrastructure embedded in Parameter Plan | | | |
|---|---|---|--|
| Typology * | Minimum as part of West of Ifield Green Infrastructure Strategy | of which, is provided in the detailed element | of which, is provided in the outline element |
| Natural and Semi Natural Green Space | 72.5 ha ** | 13.4 ha | 59.1 ha |
| Parks and Gardens | 26 ha *** | 0 ha | 26 ha |
| Connective Green Infrastructure | 6.7 ha **** | 0.8 ha | 5.9 ha |

Table 1: Strategic Green Infrastructure requirements

* As shown on the Landscape and Public Realm Parameter Plan (ref. WOI-HPA-PLAN-PP01-01).

** This figure includes the approximately 11ha which has been identified on the parameter plan for nature conservation purposes and will not be publicly accessible. The total figure of natural and semi-natural green space also includes the specified ecological buffers and other assets which may (as identified at the RMA stage) have potential access restrictions for ecological benefit.

*** This figure includes 6.9ha in the proposed Secondary school boundary, as shown on the Parameter Plan.

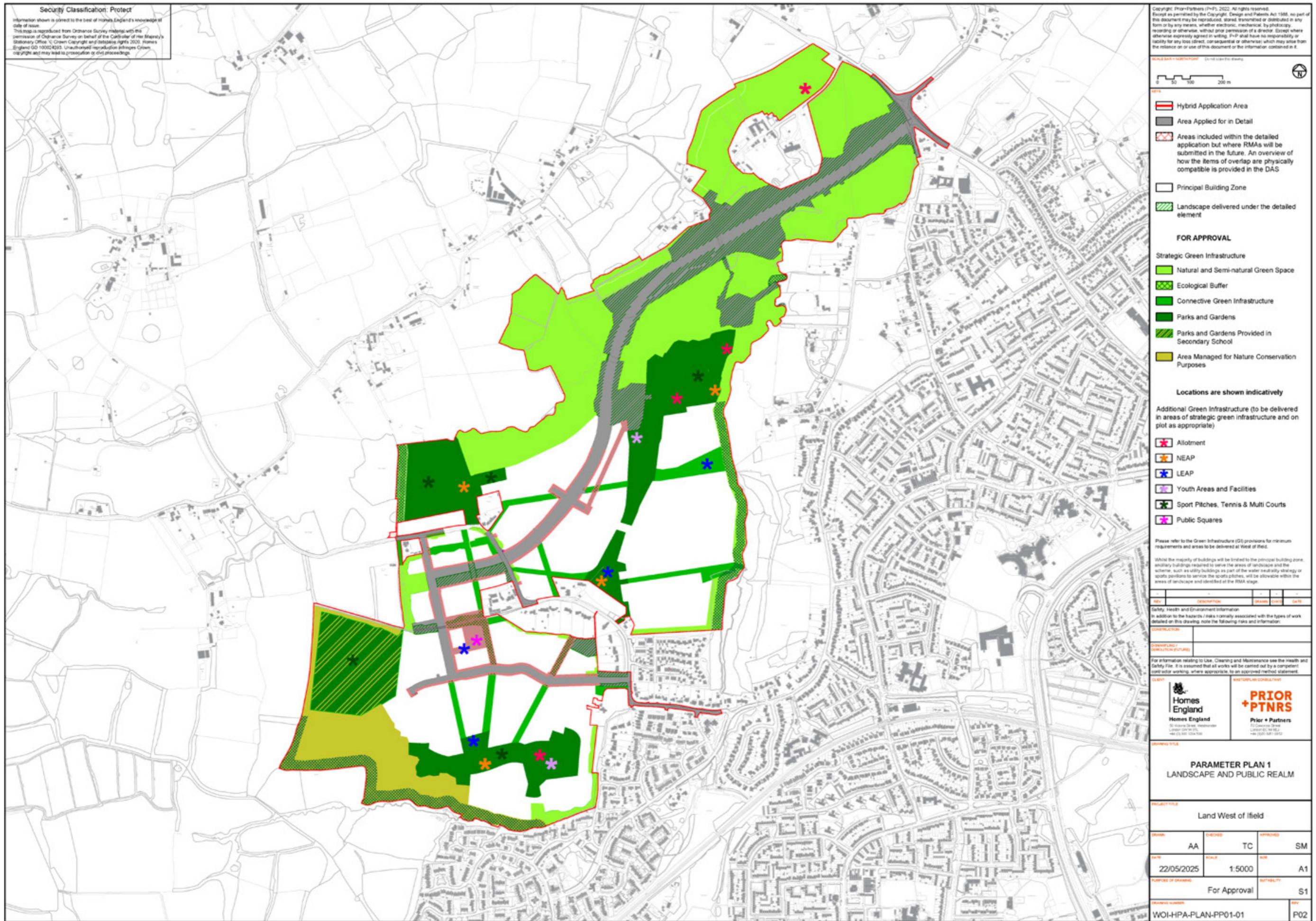
**** For the avoidance of doubt the areas identified for Connective Green Infrastructure will provide other functions in addition to public open space, notably for walking and cycling connections as set out in the Site Wide Design Code. As a result this area is considered separately in the Illustrative Masterplan and not included in the assessment of accessible open space.

In addition to the above strategic commitments, RMAs will need to demonstrate how Green Infrastructure provision (as part of site wide provision, delivered within the areas of strategic green infrastructure on the Landscape and Public Realm Parameter Plan and also on plot as appropriate) meets or exceeds the below minimum standards:

| Additional Green Infrastructure to be secured as part of future RMAs | |
|--|--|
| Typology | Minimum requirements (sqm) per resident* |
| Amenity Green Space | 5.8sqm per resident |
| Allotment | 1.8sqm per resident |
| Grass Pitches and/ or Artificial Pitches / Multi Use Games Areas (MUGAs) | Up to 7sqm per resident if using Grass pitches, or 1.5sqm if using artificial pitches/ MUGAs, although a combination of both is preferred. |
| Tennis & Multi Courts | 0.75sqm per resident |
| LEAP/ LLAP/ NEAP | A total of 0.5sqm per resident across all provision. |
| Youth areas and Facilities | 0.4sqm per resident |

Table 2: Additional Green Infrastructure requirements

* Open space, play & sports provision has been calculated against the Horsham District Council Open Space, Sport & Recreation Review June 2021 Study, ensuring compliance with the latest standards.



1.3 Parameter Plan 2 – Movement and Access

The Movement and Access Parameter Plan (WOI-HPA-PLAN-PP02) shows how the vehicular accesses, public transport corridors and areas for pedestrian and cycle movements are structured within the Site. Given the application is submitted in hybrid (with a full element and an outline element) the Parameter Plan also sets out the interface between the area applied for in detail and those remaining in outline and subject to future RMAs.

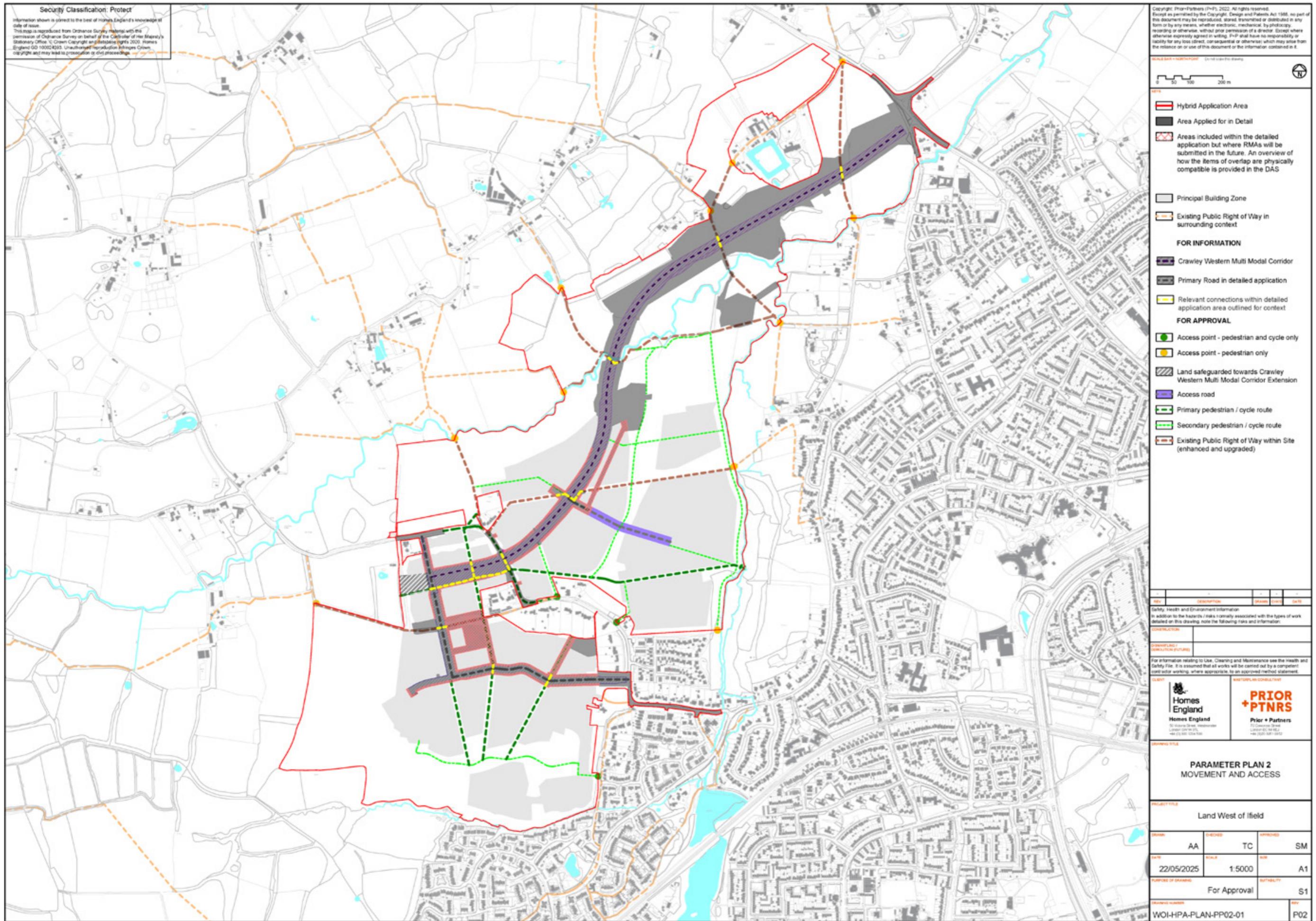
The design of the streets is envisaged to be informed by technical requirements and subject to the design requirements outlined in the Site Wide Design Code. The precise form and design of the road and street network will therefore be established through the RMAs at a later date.

Further connections can be made in addition to the ones drawn where not in conflict with other controls within the Parameter Plans. It is expected that the design intention behind Connective Green Infrastructure is retained and prioritised at the RMA stage as set out in the Site Wide Design Code.

Alongside this Parameter Plan, detailed approval is sought for the Phase 1 infrastructure, including access to the outline area via Charlwood Road, via phase 1 of the Crawley Western Multi-Modal corridor, and Rusper Road. The key structuring elements of the detailed drawings have been added to the Parameter Plan to aid understanding.

To deliver the proposed Transport Strategy, a separate 'Stopping Up' Order will be sought. This will enable the downgrading of part of Rusper Road to serve as a public transport, pedestrian and cycle link only.

Please also see the separate Public Right of Way Amendments Plan (WOI-HPA-PLAN-PROW-01) which identifies the areas where existing Public Rights of Way will need to be amended as part of the proposed development (either as a result of the full element or as part of the future RMAs). These will be subject to a separate modification process.



1.4 Parameter Plan 3 – Land Use

The Land Use Parameter Plan (WOI-HPA-PLAN-PP03-01) identifies the distribution of uses across the site and sets out the extent of the developable area within which built development will be delivered under future RMAs. Each of the land uses will be subject to the floorspace capacity set out in the Land Use Table (Table 2 overleaf).

The area identified as the Mixed Use Neighbourhood Centre allows for the delivery of residential, commercial and community uses. These will have flexibility to be located anywhere within the identified zone and minimum sizes of certain uses (for example, Medical centre uses or Community uses) are to be secured through the Section 106 Agreement to ensure their delivery. For the avoidance of doubt, the areas of hatch within the Neighbourhood Centre surrounding Plot NC9 (whereby certain below ground infrastructure are applied for in detail as part of the hybrid) are acceptable locations for future RMAs to propose buildings which fall within the specified use classes.

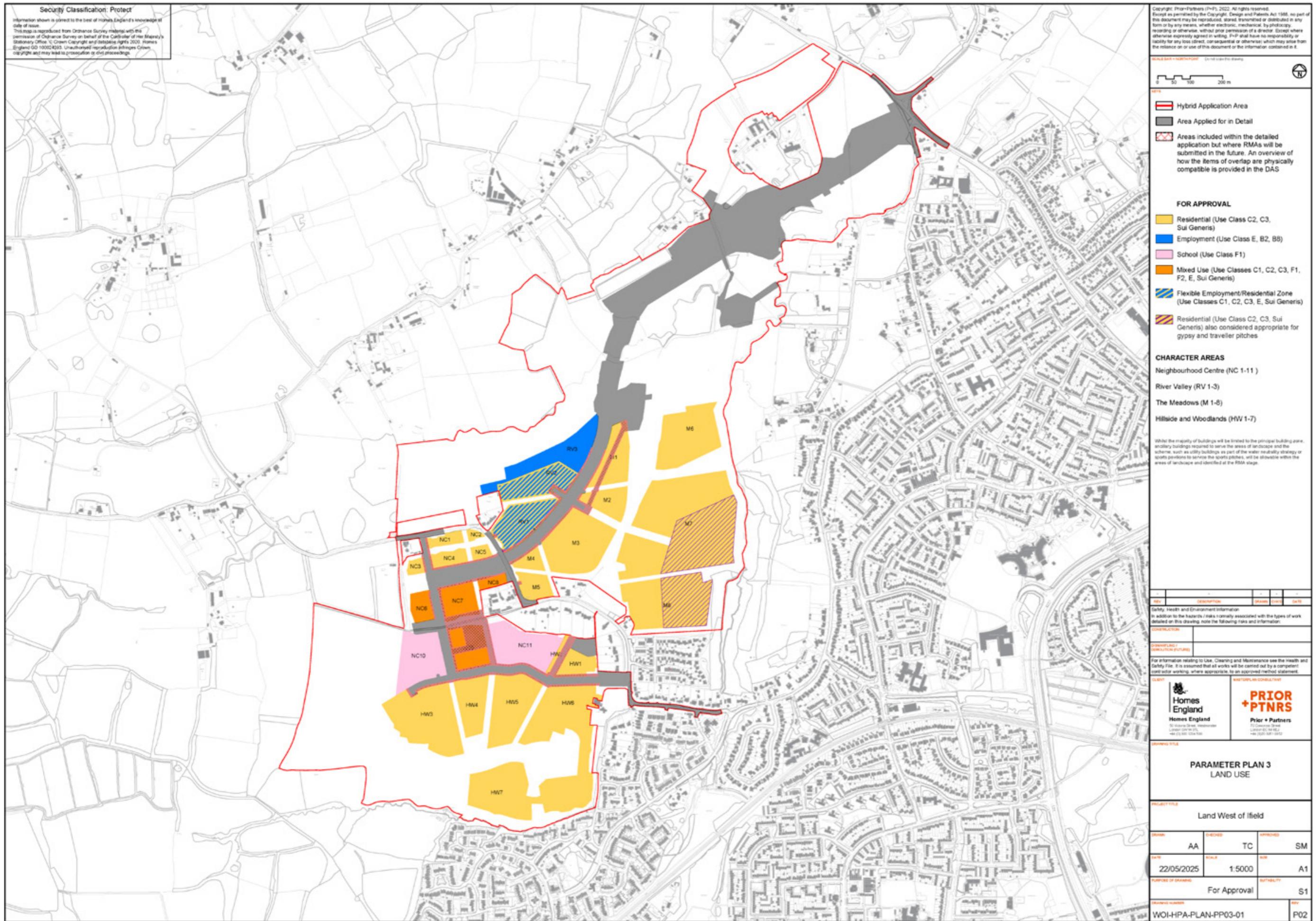
An area on the Land Use Parameter Plan for residential use (Class C2 and C3) is also considered to be an appropriate location for gypsy and traveller pitches (to align with detailed noise modelling and subject to the prevailing site requirements outlined within the Site Wide Design Code) and this area has been identified via a hatch.

The precise alignment of built development could deviate from the land use boundaries once the final alignment of streets is fixed through the RMAs (in accordance with street sections design contained in the Site Wide Design Code).

Notwithstanding the flexibility allowed for in the Movement and Access Parameter Plan (WOI-HPA-PLAN-PP02-01) in relation to the alignment of the movement corridors, the retention of efficient residential and commercial development plots on either sides of these movement corridors will be a main consideration at detailed design stage.

On-plot landscaping and infrastructure of non-strategic nature (for example, secondary and tertiary streets and plot access) can be delivered within or outside the land use boundaries shown on the Land Use Parameter Plan, subject to other stipulations of the Landscape and Public Realm and Movement and Access Parameter Plans.

It should be noted that the current preferred planning approach for the secondary school is a pursuant RMA and therefore allowances for a secondary school are included within this outline. However, given the requirements for the secondary school to be on-site to meet current unmet need (and be capable of being open to serve pupils in the local area for the school year), the secondary school may be delivered through alternative arrangements which would meet the vision and principles of the submitted HPA. Further details on this approach are set out in the Planning Statement (WOI-HPA-DOC-PS-01).



1.5 Land Use Table

The Land Use table (Table 2) represents the total land uses which can come forward as part of future RMAs and phases of the HPA.

| Commercial | | | | Acceptable in the following Character Areas: | | | |
|--|------------------------|---|---|--|-------------------|-----------------|----------------------------|
| Use Class | Max Total (Sqm in GEA) | Sub Class (where relevant) | Minimum or maximum floorspace enforced as part of S106 Agreement (where relevant) | Neighbourhood Centre (NC) | River Valley (RV) | The Meadows (M) | Hillside and Woodland (HW) |
| Class E - Commercial, Business and Service | Up to 40,130 sqm | E(a) Display or retail sale of goods, other than hot food | A maximum of 5,200 sqm can be provided for Class E(a) uses | Yes | Yes | No | No |
| | | E(b) Sale of food and drink for consumption (mostly) on the premises | | Yes | Yes | No | No |
| | | E(c) Provision of: | | Yes | Yes | No | No |
| | | (i) Financial services, | | | | | |
| | | (ii) Professional services (other than health or medical services), or | | | | | |
| | | (iii) Other appropriate services in a commercial, business or service locality | | | | | |
| | | Class E(d)- indoor sport, recreation or fitness | Minimum of 3,400 sqm provided as a Local Leisure Facility | Yes | No | No | No |
| | | Class E(e) - Provision of medical or health services | Minimum of 1,500 sqm to be provided for healthcare-related uses | Yes | Yes | No | No |
| | | Class E(f) - Creche, day nursery or day centre | Minimum of 1,100 sqm to be provided as a private early years facility | Yes | Yes | No | No |
| | | E (g) Uses which can be carried out in a residential area without detriment to its amenity: | | Yes | Yes | No | No |
| | | (i) Offices to carry out any operational or administrative functions, | | | | | |
| | | (ii) Research and development of products or processes | | | | | |
| | | (iii) Industrial processes | | | | | |
| Class B2 - General industrial | Up to 5,200 sqm | N/A | | No | Yes | No | No |
| Class B8- Storage or distribution | Up to 7,200 sqm | N/A | | No | Yes | No | No |

| Residential | | | |
|--|------------------------------------|----------------------------|---|
| Use Class | Max Total (Beds / Units / Pitches) | Sub Class (where relevant) | Minimum or maximum floorspace enforced as part of S106 Agreement (where relevant) |
| Class C1 - Hotels | Up to 80 beds | | |
| Class C2/C3 - Residential institutions / Dwelling houses | Up to 3,000 homes | | |
| Sui Generis – Gypsy and Traveller pitches | Up to 15 pitches | | |

| Acceptable in the following Character Areas: | | | |
|---|-------------------|-----------------|----------------------------|
| Neighbourhood Centre (NC) | River Valley (RV) | The Meadows (M) | Hillside and Woodland (HW) |
| Yes | Yes | No | Yes |
| Yes | Yes | Yes | Yes |
| No | No | Yes | No |

| Other Community | | | |
|--|-----------------------------|--|---|
| Use Class | Max Total (ha / sqm in GEA) | Sub Class (where relevant) | Minimum or maximum floorspace enforced as part of S106 Agreement (where relevant) |
| F1 – Learning and Non-residential institutions | Up to 11.75 ha | 3 FE Primary School in Plot Q1 including 1 x Early Years Nursery and Student Support Centre. | A minimum site of 2.4 ha to be provided |
| | | 6FE expandable to 8 FE Secondary School including sixth form | A minimum site of 9.29 ha to be provided |
| Class F2 - Local community | Up to 1,200 sqm | Class F2(b)- Halls or meeting places for the principal use of the local community | Minimum of 600 sqm to be provided for community uses |

| Acceptable in the following Character Areas: | | | |
|---|-------------------|-----------------|----------------------------|
| Neighbourhood Centre (NC) | River Valley (RV) | The Meadows (M) | Hillside and Woodland (HW) |
| Yes | No | No | No |
| Yes | No | No | No |
| Yes | No | No | Yes |

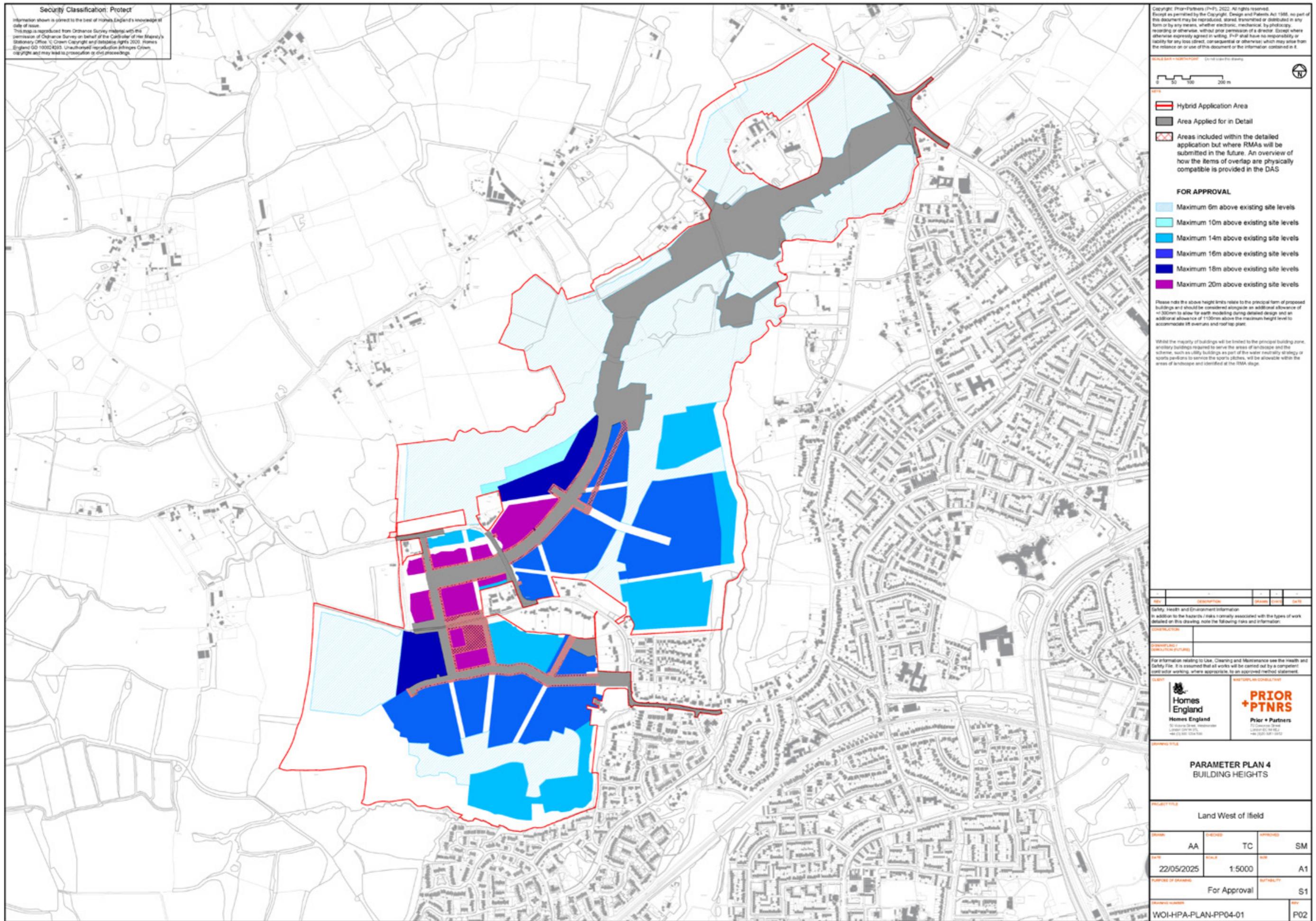
Table 2: Total Land Use

1.6 Parameter Plan 4 – Building Heights

The Building Heights Parameter Plan (WOI-HPA-PLAN-PP04-01) establishes the maximum allowable building heights across the Site. Heights shown are in metres Above Ordinance Datum (AOD) from existing site levels, plus an additional allowance of +/-300mm to allow for earth modelling during detailed design. As also identified on the drawing key, there is an additional allowance of +1100mm above the maximum height level to accommodate lift overruns and roof top plant.

These defined building heights allow for architectural expression in respect of the vertical form of the proposed development plots, whilst ensuring that the heights of buildings are appropriate to their surrounding context. The maximum heights should be read as a maximum envelope within which cuts and setbacks can be incorporated where appropriate in order to respond to the context and help ensure that development is not uniform and has the flexibility to deliver varied roof heights and appearance.

Although not fixed as part of this Parameter Plan and further outlined in the Site Wide Design Code, the 10-14m limit is broadly equivalent to two storeys or three storeys, the 14-18m limit as three to four storeys and 18-20m as four or five storeys.



Contact us

enquiries@homesengland.gov.uk

0300 1234 500

gov.uk/homes-england

