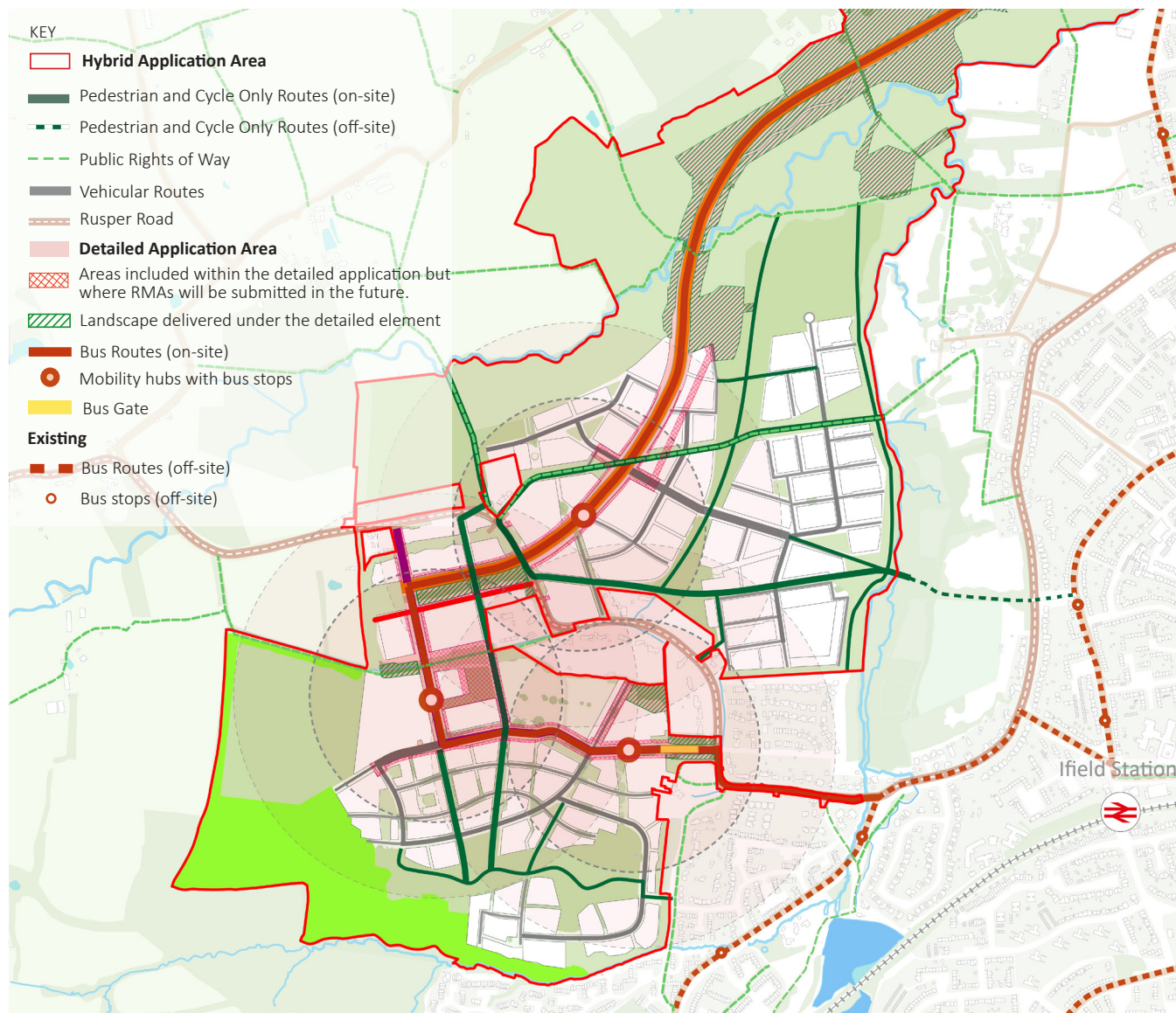


## 6.3 Mobility

The submitted Transport Strategy states that the Proposed Development proposals at Land West of Ifield fully mitigate their impact on the transport and highway network. The following mobility interventions are proposed as commitments and obligation to achieve this, with details regarding the approach to delivery set out in Table 6.2.

### Proposal overview:

- Contribution to support public transport improvement to the Crawley Fastway bus rapid transit network;
- Travel plans and monitoring to support sustainable transport measures;
- Contribution to support on site Car Club operator;
- Provision of electric vehicle charging points;
- Mobility hubs to facilitate modal share; and
- Contribution to support improvements at Ifield Station.



**FIGURE 6.2** Illustrative Location of proposed Mobility interventions

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Public Transport (bus) contribution to provide subsidy for bus service improvements	Staged	Financial Contribution	TBC	The Applicant will provide a capped / specified financial contribution to be phased as revenue support to WSCC to secure the necessary bus services to establish the public transport strategy and achieve targeted mode share. This will be aligned with the revenue model and assumptions discussed with Metrobus and provided to WSCC.
Sustainable Travel – Residential	Staged	Project obligation	Yes (Residential Travel Plan)	<p>Obligation to prepare and have approved a Residential Travel Plan prior to first occupation of the first dwelling of each relevant phase. Obligation to implement and comply with the Travel Plan for duration of 5 years (from the first occupation of the relevant phase). This will encourage sustainable travel for first residents.</p> <p>This may be more appropriately covered by Condition.</p>
Sustainable Travel – Non-residential	Staged	Project obligation	Yes (Workplace Travel Plan)	<p>Obligation to prepare and have approved a workplace Travel Plan prior to occupation of each relevant phase of any non-residential uses in line with the minimum size threshold. Obligation to implement and comply with the Travel Plan for duration of 5 years (from the first occupation of the relevant phase). This will encourage sustainable travel for first occupants of non-residential buildings.</p> <p>This may be more appropriately covered by Condition.</p>
Travel Plan Auditing and Decide & Provide Monitoring and Mitigation Plan	Staged	Financial Contribution	No	<p>A specified financial contribution to WSCC for auditing and monitoring of the Travel Plan(s) and support implementation of sustainable travel measures, with further detail on long-term monitoring.</p> <p>In addition, the Decide &amp; Provide Monitoring and Mitigation Plan will set out agreed thresholds whereby if certain criteria are not met, the Applicant will be required to deliver / make payment of the necessary mitigation. This will include a funding mechanisms pot for later mitigations (e.g. schemes such as Rusper Road traffic calming, or the Ifield Avenue works, should this be deemed necessary after monitoring and / or consultation).</p>
Car Club Spaces	Staged	Financial Contribution	No	<p>A specified financial contribution or agreement on the level of service to be paid to a car club operator to encourage use of car club spaces. Applicant to ensure the phased delivery of a minimum of 20 spaces in line with the evidence demonstrating need for spaces set out in the Transport Assessment.</p> <p>Car club usage to be monitored through the residential Travel Plan(s).</p>
Electric vehicle charging infrastructure (non-residential & commercial areas)	Staged	Project obligation	Yes (Electric Vehicle charging point details)	Provision of electric vehicle charging points within non-residential and commercial areas of the development, to align with approved EV charging plan (in line with statement of intent within the Transport Assessment).

**TABLE 6.2** Proposed Mobility Infrastructure

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Mobility hub (1 of 3)	Delivered as part of the CWMMC Phase 1 development.	Direct Delivery	Yes (Mobility hub details)	<p>Provision of mobility hub (including bike storage, bike repair facilities, space for car club and EV charging point) to facilitate modal share. Mobility Hubs will be accessible to buses via the Rusper Road North Entrance (bus gate), which will operate after the CWMMC Phase 1 is opened.</p> <p>The Applicant expects that the Mobility Hubs will be located on highway land, and will therefore be adopted by the local highway authority. A contribution to Mobility Hubs ongoing maintenance will therefore be made through Community Infrastructure Levy.</p>
Mobility hub (2 of 3)	Prior to occupation of 860 homes.	Direct Delivery	Yes (Mobility hub details)	<p>Provision of mobility hub (including bike storage, bike repair facilities, space for car club and EV charging point) to facilitate modal share. Mobility Hubs will be accessible to buses via the Rusper Road North Entrance (bus gate), which will operate after the CWMMC is opened.</p> <p>The Applicant expects that the Mobility Hubs will be located on highway land, and will therefore be adopted by the local highway authority. A contribution to Mobility Hubs ongoing maintenance will therefore be made through Community Infrastructure Levy.</p>
Mobility hub (3 of 3)	To be delivered to serve the opening of the bus route as part of the relevant phase.	Direct Delivery	Yes (Mobility hub details)	<p>Provision of mobility hub (including bike storage, bike repair facilities, space of car club and EV charging point) to facilitate modal share. Mobility Hubs will be accessible to buses via the Rusper Road North Entrance (bus gate), which will operate after the CWMMC Phase 1 is opened.</p> <p>The Applicant expects that the Mobility Hubs will be located on highway land, and will therefore be adopted by the local highway authority. A contribution to Mobility Hubs ongoing maintenance will therefore be made through Community Infrastructure Levy.</p>
Improvements at Ifield Station	Prior to the occupation of 550 homes.	Financial Contribution	No	A specified Financial Contribution to support improvements at Ifield station to enhance the station experience, including the potential for additional cycle parking, lighting, enhanced station entrance and enhanced waiting areas to facilitate modal change.

**TABLE 6.2** Proposed Mobility Infrastructure

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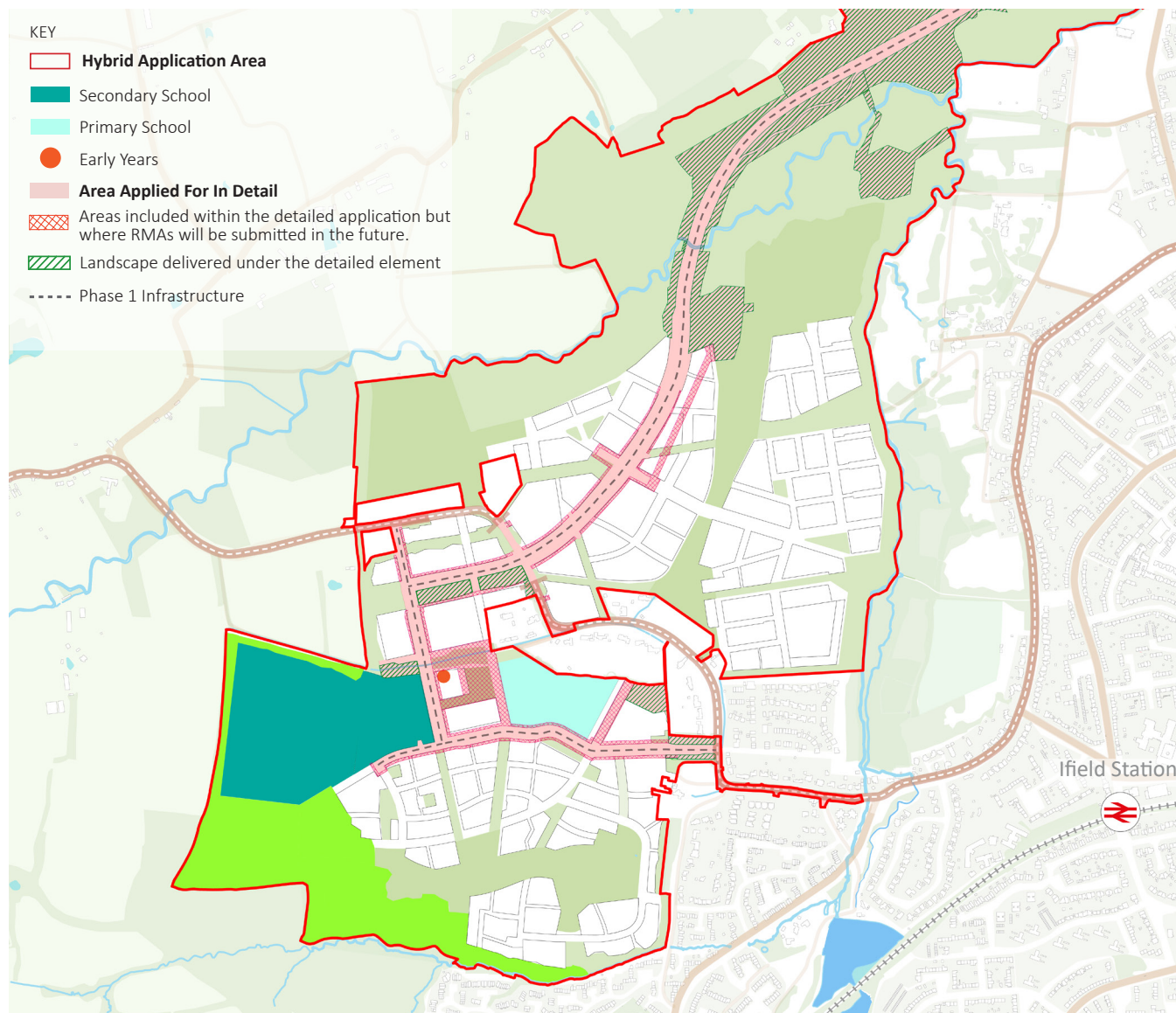


## 6.4 Education

The education requirements, based on estimated child yield in Section 5.2, are exceeded as part of the Proposed Development; providing all required education provision on site. Further details regarding the approach to delivery, notably for the secondary school and for the early years provision within the Neighbourhood Centre, are set out in Table 6.3.

### Proposal overview:

- 1 x Primary Education School (Inc on-site Early years facility and Student Support Centre)
- 1 x Secondary School
- Financial contribution towards SEND provision (in addition to on-site SSC provided as an integral element of the primary school)



**FIGURE 6.3** Illustrative Location of proposed Education Facilities

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Stand-alone Nursery facility	Staged	Project obligation	Yes (Marketing Strategy)	The Neighbourhood Centre includes floorspace under Class E and subject to identifying a willing provider could provide for further creches and day nursery facilities. The Applicant commits to reasonable endeavours to identify a provider for a stand-alone Nursery facility. Should this not be brought forward within an identified timeframe, the Applicant will be free to propose alternative uses.
Primary School (including onsite Early Years facility) - Delivery of 2FE	Staged	Financial Contribution	No	<p>The Development applies for parameters that allocate an area of serviced land for a 3FE Primary School able to meet a specification that accords with BB103 based on DfE baseline design standard. The Development also applies for parameters that allow for 1 x Early Years Nursey and a Student Support Centre to be included as part of the 3FE Primary School site.</p> <p>The land will be transferred to WSCC prior to the occupation of the first home, alongside a financial payment (index linked, on a phased basis) to enable delivery of a 2FE (and futureproofed core for 3FE).</p> <p>Community use agreement will be sought in relation to new education and sports facilities to allow dual use for public/ community at appropriate times.</p>
Primary School - 3FE expansion	TBC	Financial Contribution	No	Specified financial contribution to allow for expansion to 3FE.
Secondary School	Prior to occupation of 1,960 homes.	Financial Contribution	Yes (linked planning application to be made by DfE)	<p>The Development applies for parameters that allocate an area of serviced land for a 6-8FE Secondary School. The Secondary School will be delivered by DfE with the land transferred from the Applicant in advance of the S106 Agreement. The DfE will initially deliver a 6FE school, with Homes England providing a proportionate contribution to mitigate the impact of the HPA through an expansion to an 8FE facility.</p> <p>Should the land not be brought forward by DfE, the Applicant will make a financial contribution towards secondary provision to WSCC including an appropriate allowance/mechanism for transferring the Secondary School land to WSCC</p> <p>Community use agreement required in relation to new education and sports facilities to allow dual use for public/ community at appropriate times.</p>
Special Educational Needs or Disability (SEND) provision	Staged	Financial Contribution	No	Financial contribution towards SEND provision (in addition to onsite SSC provided as an integral element of the Primary School) to meet the needs of the development.

**TABLE 6.3** Proposed Education Infrastructure

## 6.5 Strategic Green Infrastructure

The Strategic Green Infrastructure requirements for the Development are set out on the opposite page, based on the estimated total population in Section 5.2.

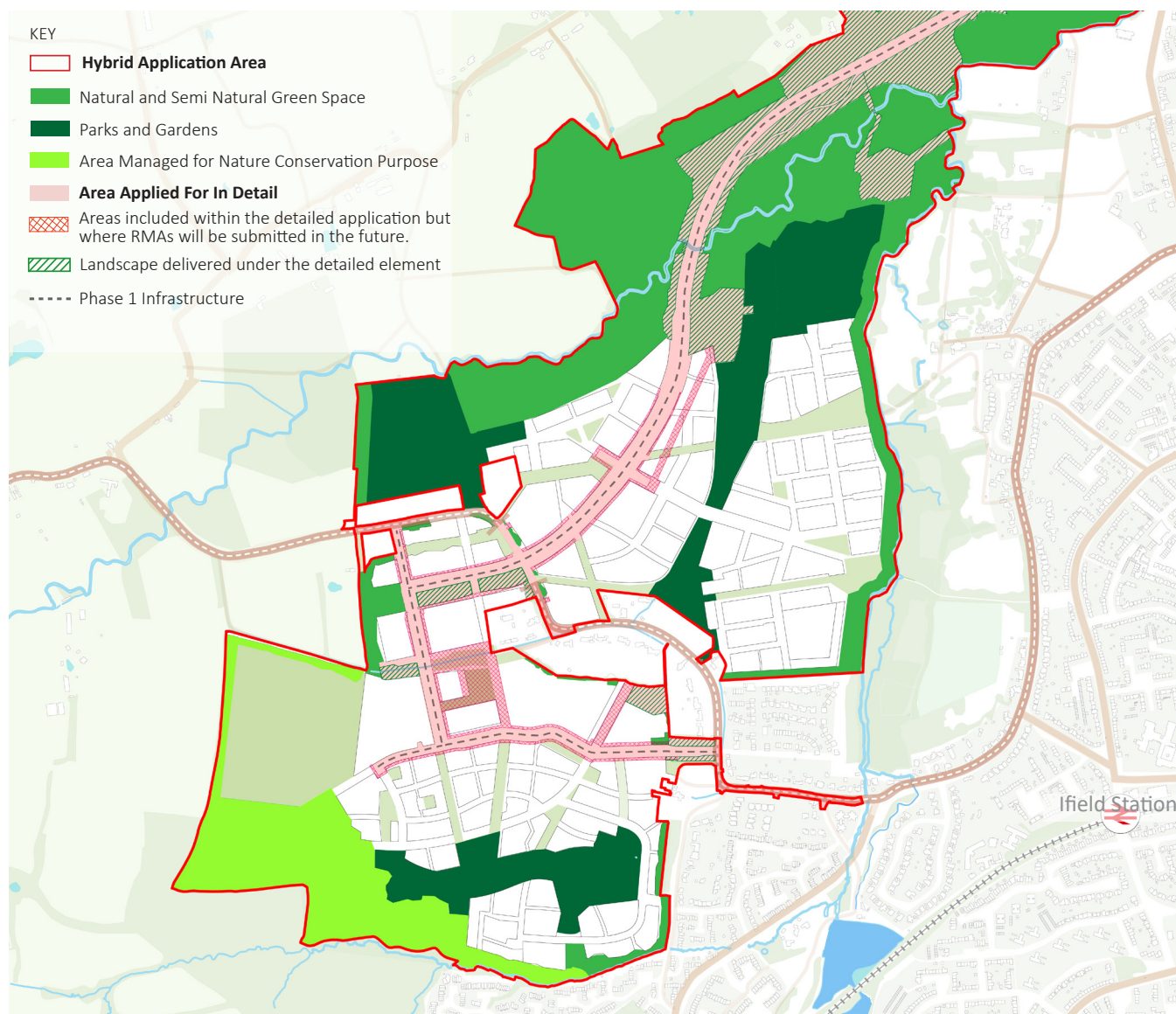
The strategic commitments made as part of the HPA significantly exceed requirements set out in HDC Open Space, Sports and Recreation Review (2021).

The Strategic Green Infrastructure commitments identify minimum areas for Natural and Semi-Natural Green Space, Parks and Gardens and Connective Green Infrastructure to be delivered as part of the HPA.

Please refer to the DSPPF for further details.

### Proposal Overview:

- A minimum 72.5 hectares of Natural and Semi Natural Greenspace which far exceeds the 24.3 sqm per person for Natural and Semi Natural Greenspace.
- A minimum of 26 hectares of Parks and Gardens which exceeds the 13.8 sqm per person for Parks and Garden.



**FIGURE 6.4** Illustrative Location of proposed Strategic Green Infrastructure

Strategic Green Infrastructure embedded in Parameter Plan				
Typology *	Minimum requirement under HDC Open Space, Sports and Recreation Review (2021)	Minimum (ha) as part of West of Ifield Green Infrastructure Strategy	of which, is provided in the detailed element (ha)	of which, is provided in the outline element (ha)
Natural and Semi Natural Green Space	24.3sqm per person, equivalent to 16.34ha required for the Proposed Development	72.5 ha **	13.4 ha	59.1 ha
Parks and Gardens	13.8sqm per person, equivalent to 9.28ha required for the Proposed Development	26 ha ***	0 ha	26 ha
Connective Green Infrastructure	-	6.7 ha ****	0.8 ha	5.9 ha

\* 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.

**TABLE 6.4** Proposed Strategic Green Infrastructure Commitments

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Natural and Semi Natural Green Space	Staged	Direct Delivery	Yes (Green Infrastructure Strategy per phase)	<p>The Development applies for parameters which require Natural and Semi Natural Green Space to be delivered in excess of the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport &amp; Recreation Review 2021.</p> <p>This is based on the strategic provision of a minimum of 72.5ha of Natural and Semi Natural Greenspace which exceeds the 24.3 sqm per person for Natural and Semi Natural Greenspace.</p>
Parks and Gardens	Staged	Direct Delivery	Yes (Green Infrastructure Strategy per phase)	<p>The Development applies for parameters that identify areas for Multifunctional Green Space that meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport &amp; Recreation Review 2021.</p> <p>This is based on the strategic provision of a minimum of 26ha of Parks and Gardens which exceeds the 13.8 sqm per person for Parks and Garden.</p>

**TABLE 6.5** Proposed Strategic Green Infrastructure

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## 6.6 Amenity Space

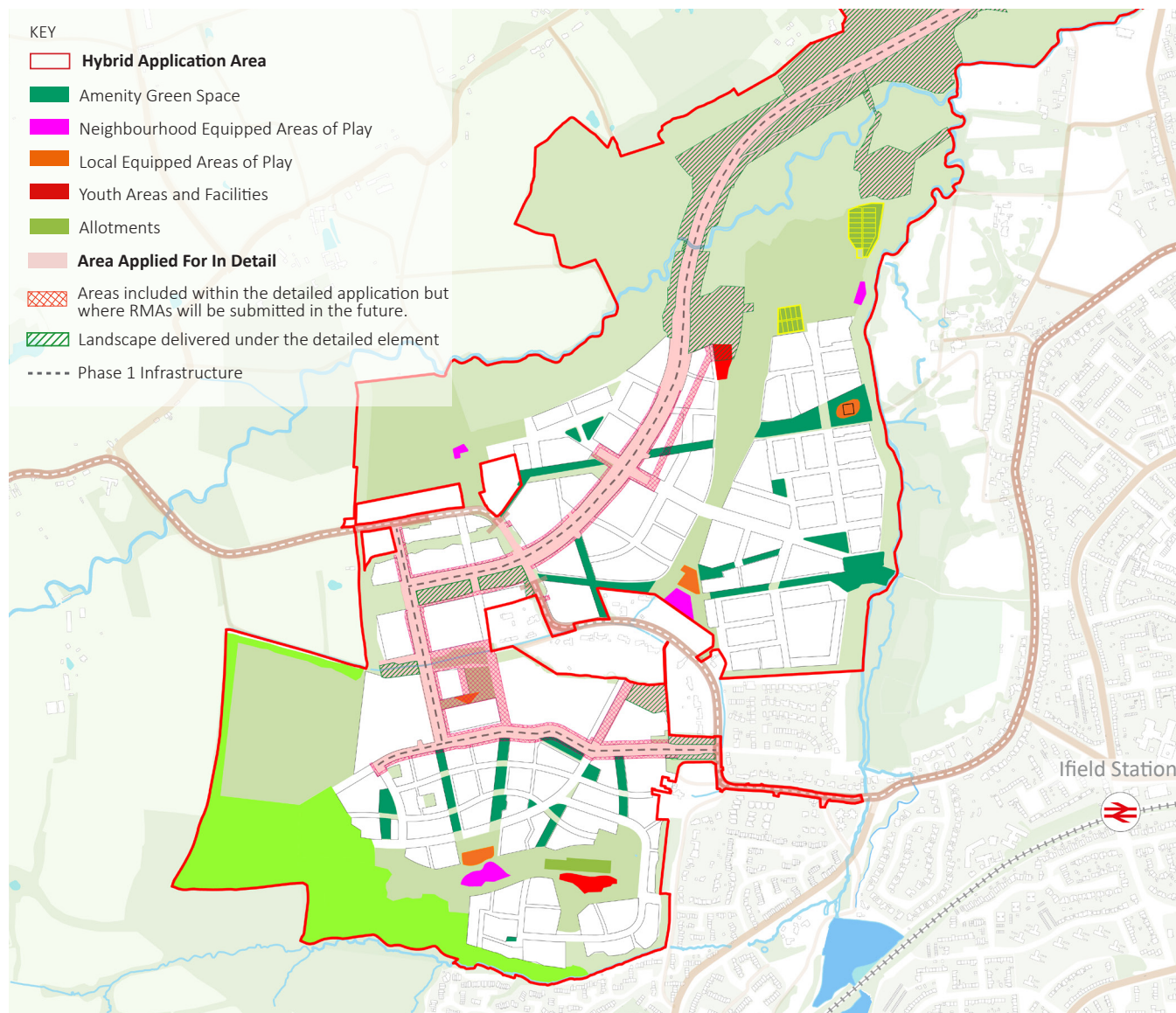
The Amenity Space Green Infrastructure requirements for the Proposed Development are based on a per person requirement, informed by the HDC Playing Pitch Strategy and Open Space, Sport & Recreation Review 2021.

The Applicant has committed to meeting these standards to ensure that provision of amenity space meets the needs of future occupants of the development as set out in Table 6.5.

It is envisaged that an agreed method for estimating populations at the RMA stage is to be set out in the S106 Agreement.

### Proposal Overview:

- Allotments that meet the needs of the new community on site.
- Multifunctional Green Space that meet the needs of the new community on site.
- Children and Youth Play that meet the needs of the new community on site.



**FIGURE 6.5** Illustrative Location of proposed Amenity Space

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Allotments	Staged	Direct Delivery	Yes (Allotment Strategy)	<p>The Development applies for parameters that allow for Allotments that meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport &amp; Recreation Review 2021.</p> <p>This is based on a standard of 0.18 ha per 1,000 population / 1.8 sqm per person.</p> <p>Provision of the above will be delivered in a phased manner in accordance with RMAs, with each RMA to demonstrate sufficient provision (either as part of their RMA or earlier stages) to meet requirements.</p> <p>The Applicant expects that the application will be conditioned with a pre-commencement condition to set out and agree a management and maintenance regime for the areas of allotments.</p>
Multi Functional Green Space per resident	Staged	Direct Delivery	Yes (Green Infrastructure Strategy per phase)	<p>The Development applies for parameters that identify areas for Multifunctional Green Space that meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport &amp; Recreation Review 2021.</p> <p>This is based on a standard of 5.8 sqm per person for Amenity Green Space; a standard of 0.75 sqm per person for Tennis and Multi courts and a standard of between 7 sqm per person for Grass Pitches or 1.5 sqm for Artificial Pitches (although a combination is preferred).</p> <p>Provision of the above (in line with the requirements of the Design Code) will be delivered in a phased manner in accordance with RMAs, with each RMA to demonstrate sufficient provision (either as part of their RMA or earlier stages) to meet requirements.</p>
Children and Youth Place Space	Staged	Direct Delivery	Yes (Play Strategy)	<p>The Development applies for parameters that identify areas for Children and Youth Play that meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport &amp; Recreation Review 2021.</p> <p>This is based on a standard of 0.05 ha per 1000 population for Children / 0.5 sqm per child and 0.04 ha per 1000 population for Young people / 0.4 sqm per child.</p> <p>Provision for Children and Young people will be delivered in a phased manner in accordance with RMA and in line with the requirements of the Design Code).</p> <p>The Applicant expects that the application will be conditioned with a pre-commencement condition to set out and agree a management and maintenance regime for the areas of provision for Children and Young people play.</p>

**TABLE 6.6** Proposed Amenity Space Infrastructure

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Public Art Strategy - Commitment to align with the recommendations of the public art strategy	Staged	Project obligation	Yes (Public art strategy)	<p>The Applicant commits to the submission of a public art strategy and will implement its recommendations in accordance with an agreed programme and on a phased basis.</p> <p>Developers will be required to implement a detailed public art strategy, which conforms to the site-wide strategy and its recommendations, in accordance with an agreed programme.</p>
Management: of on plot/ local green infrastructure - Stewardship Model TBC.	Staged	Project obligation	Yes (Stewardship Strategy)	The Applicant expects that the application will be conditioned with a pre-occupation obligation to set out and agree a management and maintenance regime for the areas of open space. The Open Space Management and Maintenance Plan would require approval prior to occupation of the first dwelling of the relevant phase.

**TABLE 6.6** Proposed Amenity Space Infrastructure

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## 6.7 Leisure and Sport

Proposals embedded in the Proposed Development fully mitigate demand arising for new leisure and sport facilities.

Proposals for leisure and sports facilities will be finalised in liaison with Sport England, the non-departmental public body with responsibility for promoting sports provision and facilities in England.

The type and nature of the playing pitches provided will be agreed at RMA stage, when better information will be available as to which local sports clubs and teams will be best suited to take on the pitches (this will depend on local demand / club suitability).

A Community Use Agreement will be sought in relation to new education and sports facilities to allow dual use for public/community at appropriate times.

### Proposal Overview:

- A club house with changing rooms at the Grove Sports hub.
- Contribution and parameters to deliver a Leisure Centre within the Neighbourhood Centre.
- Community Use Agreement between school/public/community use of sports facilities.

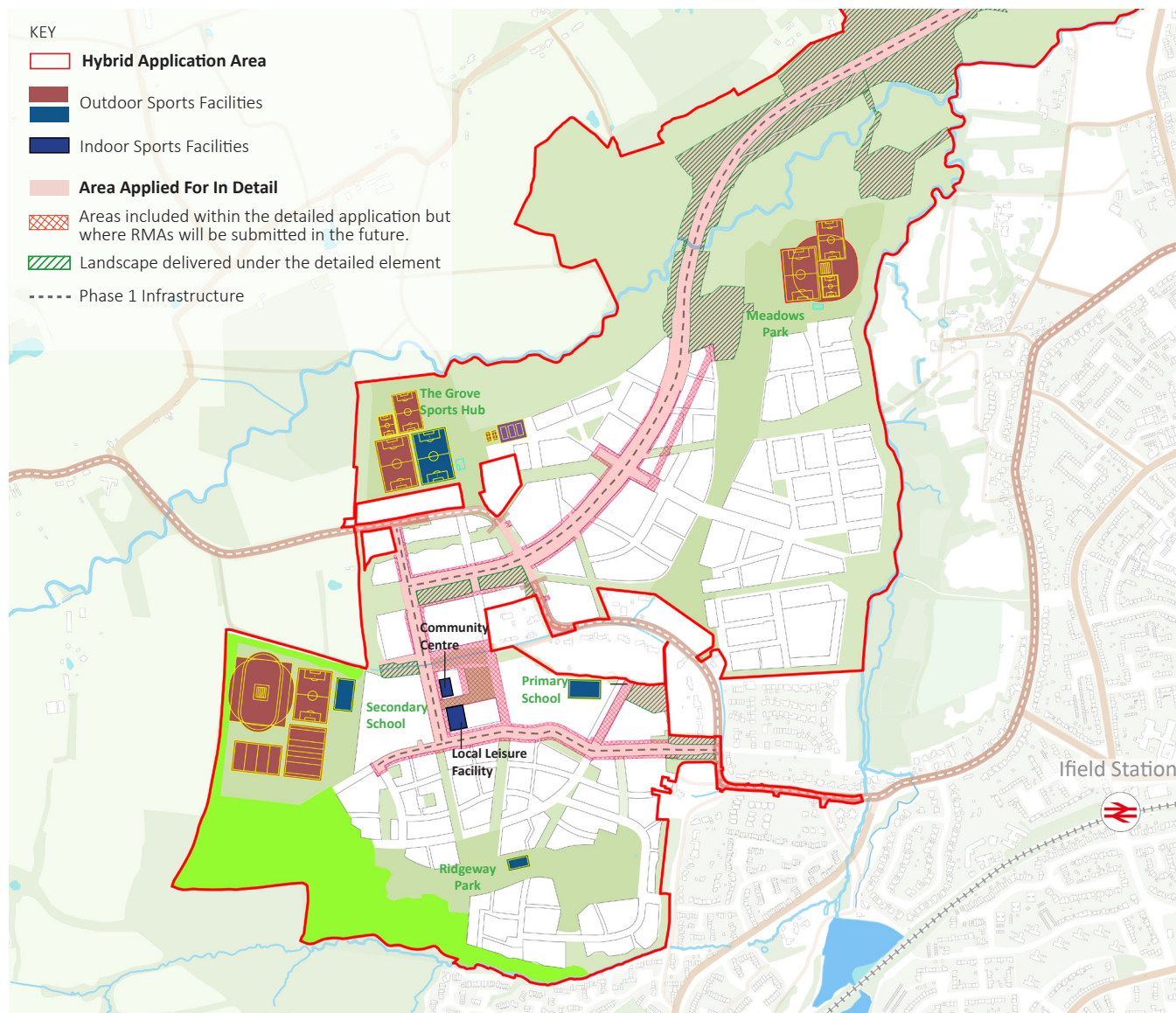


FIGURE 6.6 Illustrative Location of proposed Leisure and Sport facilities



A Sports and Recreation Strategy has been prepared for this HPA to identify the minimum on-site sports and recreation facilities requirement generated from the Proposed Development. A summary is set out in the table below.

Facility Type	Requirement generated from the Proposed Development	Facility Type	Requirement generated from the Proposed Development	Facility Type	Requirement generated from the Proposed Development
Sports Hall	2-court hall to meet demand from Proposed Development.	Health and Fitness	No clear quantitative requirement – infrastructure can meet additional demand.	Cricket	1.94 cricket pitches required by the Proposed Development. Significant deficiencies in cricket provision in the wider area.
	Potential extension of sports hall to meet identified wider deficiencies and improve functionality for sports where deficiencies have been identified		The Site is in area of deficiency in accessibility terms.	Tennis	On-site requirement for 2 courts generated by the Proposed Development.  Wider deficiencies suggest sustainable hub of 3 courts and 2 padel courts should be provided to meet need.
Swimming Pool	0.33 pools to meet demand from the Proposed Development insufficient to require on site provision.	Grass football pitches	2 adult football pitches, 3 youth football pitches and 2 mini soccer pitches will be generated by the Proposed Development.	Sand-based Artificial Grass Pitch	No on-site requirement generated by the Proposed Development.  Wider benefits of providing facility from curricular / hockey need.
	Wider deficiencies in pools (equivalent to 1 pool), land West of Ifield located in area of deficiency.		Wider unmet demand is also evident, but capacity increases to be met through 3G and qualitative improvements.		
Studios	No clear quantitative guidance.	3G Artificial Grass Pitches	0.38 artificial grass pitches required by the Proposed Development.		
	Studios required in line with population growth		Wider deficiency suggest that a 3G pitch on-site would significantly reduce existing widespread deficiencies.		

**TABLE 6.7 Sports and Recreation Strategy**



Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Grove Sports Hub outdoor sports pitches and associated facilities	TBC	Direct Delivery	No	Overlapping with the area identified for grass/ artificial pitches, the application will provide a club house with changing rooms at the Grove Sports hub which will be directly delivered by the Applicant. Further details relating to the specification of the Sports Hub, including the potential inclusion of a clubhouse / function space, will be determined at Reserved Matters Application stages and informed by the Design Code and in consultation with proposed occupiers in line with the proposed Stewardship Strategy. The location and specification for sports hub is to be agreed before occupation of the relevant phase.
Local Leisure Facility	Prior to occupation of 1,000 homes	Direct Delivery	No	<p>The Development applies for parameters that identify floorspace within the Neighbourhood Centre appropriate for a Local Leisure Facility of 3,400 sqm to meet Sport England requirements.</p> <p>It is proposed that the Local Leisure Facility will be delivered in line with the following cascade:</p> <ol style="list-style-type: none"> <li>1) The Local Leisure Facility will be delivered directly by the Applicant.</li> <li>2) If an operator is not found within a defined period for the local leisure facility, the land will be offered to HDC for the development of a Local Leisure Facility. Should this option be accepted and the Local Leisure Facility not be opened within an agreed period, the land would be returned to the Applicant and developed under Use Class E and the applicant would provide a financial contribution towards an existing facility or off-site local development proposal.</li> <li>3) If an operator is not found within a defined period for the local leisure facility and HDC does not wish to have the land transferred to it, the land can developed under Use Class E and the applicant would provide a financial contribution towards an existing facility or off-site local development proposal.</li> </ol>

**TABLE 6.8** Proposed Leisure and Sports Facilities Infrastructure

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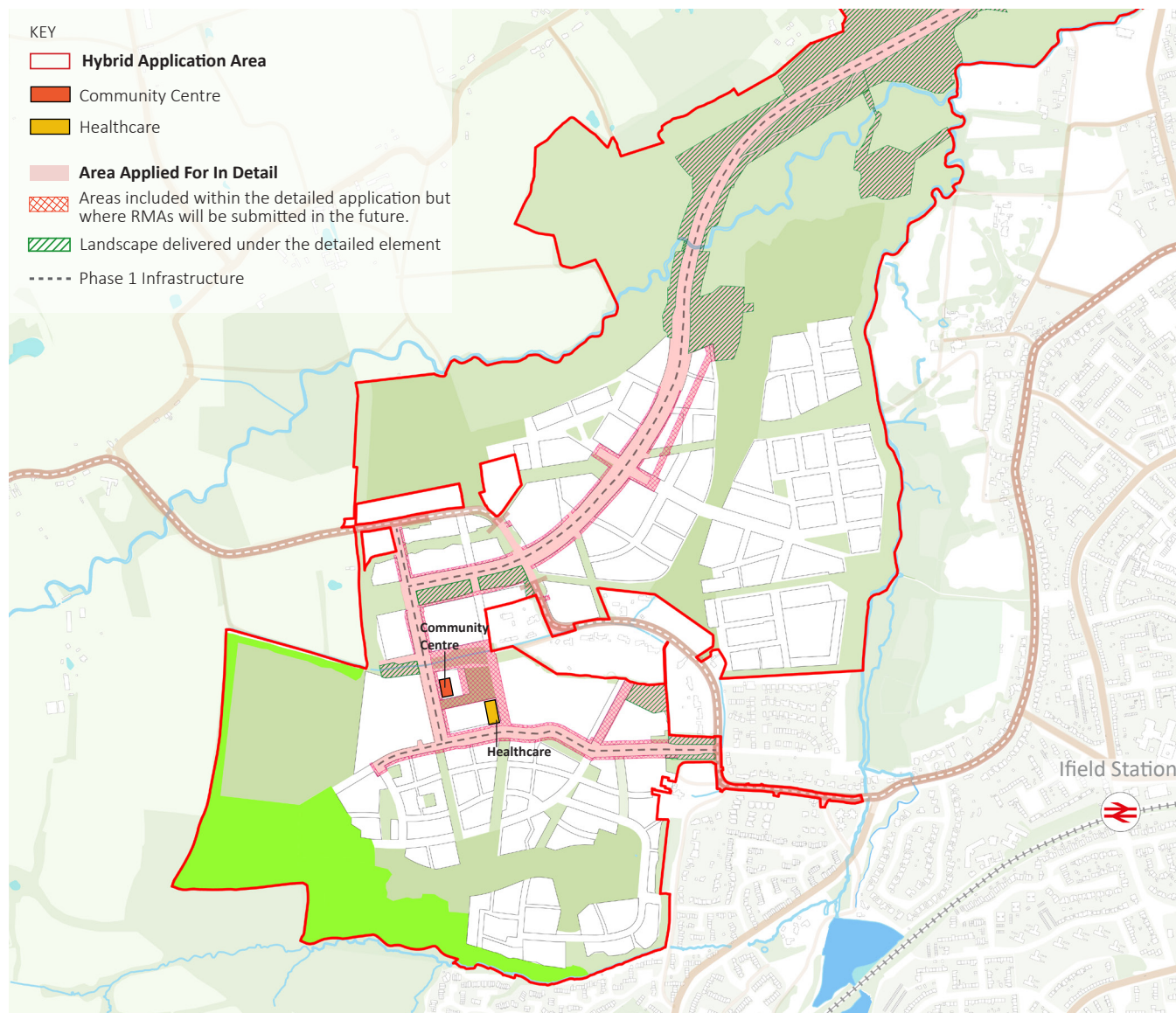
## 6.8 Community Facilities

The Proposed Development at Land West of Ifield fully mitigates demand arising for new community facilities by providing a number of formal and informal community facilities within the neighbourhood centre.

The approach to the delivery of these are set out in Table 6.7.

### Proposal Overview:

- Parameters that identify floorspace within the Neighbourhood Centre appropriate for a Flexible Use Community Centre of a minimum of 600sqm.
- Parameters that identify floorspace within the Neighbourhood Centre and Employment area appropriate for a Local Healthcare facility of a minimum of 1,500sqm.
- Financial contribution to be provided towards the costs of meeting additional demand for emergency services
- Financial contribution and outline job specification for Community Engagement Officer.



**FIGURE 6.7** Illustrative Location of proposed Community facilities

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
Flexible use community Centre	Prior to occupation of 1,000 homes	Direct Delivery	No	<p>The Development applies for parameters that identify floorspace within the Neighbourhood Centre appropriate for a Flexible Use Community Centre of 600 sqm.</p> <p>The size and specifications of the community centre will be determined at Reserved Matters Application stages, with the nature and design of the community centre to be set out in the Design Code. Plot details and the full design will be decided at an appropriate stage of detailed design work for the relevant Phase of the development. An initial understanding of what the Flexible use community centre could comprise as an indication for future delivery is included within the DAS.</p> <p>The Applicant will build and market these uses under direct delivery therefore no financial S106 Obligation will be made.</p>
Primary Health care	Prior to occupation of 1,000 homes	Financial Contribution	No	<p>The Development applies for parameters that identify floorspace within the Neighbourhood Centre and Employment area appropriate for a Local Healthcare facility of a minimum of 1,500 sqm. The Applicant will continue established liaison with the ICB, or any updated organisation with responsibility for health care provision to ensure that development can directly provide for the delivery of local healthcare facilities which as a minimum, meet the needs of the new occupants of the development.</p> <p>If this does not come forward as a new facility, land would be developed under an agreed cascade mechanism, outlining reasonable endeavours for marketing before reverting to alternative Use Class E. In this eventuality, a specified and fully justified financial contribution would be paid towards improving related off-site facilities which provide for the future residents of the development.</p> <p>The size and specifications of dedicated spaces for ancillary primary healthcare services, including pharmacies and dentists, will be determined at RMA stages.</p>
Emergency Services	Staged	Financial Contribution	No	Specified financial contribution to be provided towards the costs of meeting additional demand for emergency services generated by the development, in accordance with wider CIL regulations and alternative funding mechanisms that may be available.
Community Engagement officer	Staged	Financial Contribution	No	Specified financial contribution and outline job specification for Community Engagement Officer to support early-stage community building activities.

**TABLE 6.9** Proposed Community Facilities Infrastructure

## 6.9 Sustainability

The Proposed Development at Land West of Ifield proposes additional enhancements to maximise the sustainability of the development.

The following infrastructure is proposed with details regarding the approach to delivery set out in Table 6.8. Please note, these proposals are not shown on a diagram due to their scale.

### Proposal Overview:

- Management and maintenance plan to cover the whole life management and maintenance of the proposed SuDS system.
- Biodiversity Net Gain of a minimum of 10%.
- Contribution to support air quality mitigation measures.
- Water reduction and offsetting measures to achieve Water Neutrality.
- Offsite and Onsite Waste Recycling commitments.

Item	Trigger	Direct Delivery / Contribution	Associated Conditions	Delivery Approach
SuDS maintenance and management	Staged	Project obligation	Yes (Details SuDS scheme)	<p>Submission of a management and maintenance plan to cover the whole life management and maintenance of the proposed SuDS system.</p> <p>This may be more appropriately covered by a Condition.</p>
Biodiversity Net Gain	Staged	Direct Delivery	Yes (LEMP)	Submission and approval of an Ecology and Green Infrastructure Strategy which incorporates a Biodiversity Net Gain Plan, which demonstrates a Biodiversity Net Gain of a minimum of 10% to be achieved. Ongoing obligation to implement and comply with the approved Ecology and Green Infrastructure Strategy. The Development applies for parameters that can demonstrate a Biodiversity Net Gain of a minimum 10% as captured in the Defra 4.0 metric.
Biodiversity Net Gain management costs	Staged	Project obligation	Yes (LEMP)	Maintenance arrangements associated with securing the 10% BNG commitment for a minimum of 30 years.
Water Neutrality strategy - Water reduction and offsetting measures	Staged	Direct Delivery	Yes (Water Neutrality Statement)	<p>This obligation will set out a number of potential routes to ensuring water neutral development, via cross reference to the submitted Water Neutrality Strategy, is brought forward at the RMA stage.</p> <p>This may be more appropriately covered by a Condition.</p>
Off-site Waste recycling contribution	Staged	Financial Contribution	No	The Applicant will pay a specified financial contribution to mitigate the impact of the additional processing capability (where capacity does not exist) at a household waste recycling facility.
On-site Waste recycling commitments	Staged	Project obligation	No	<p>The Applicant commits to providing onsite recycling containers in line with adopted standards at the point of submission of each RMA.</p> <p>This may be more appropriately covered by a Condition.</p>

**TABLE 6.10** Proposed Sustainability Infrastructure





## 7.0 Indicative Phasing

This section outlines the indicative phasing approach for the Proposed Development.



# 7.1 Phasing

## Introduction

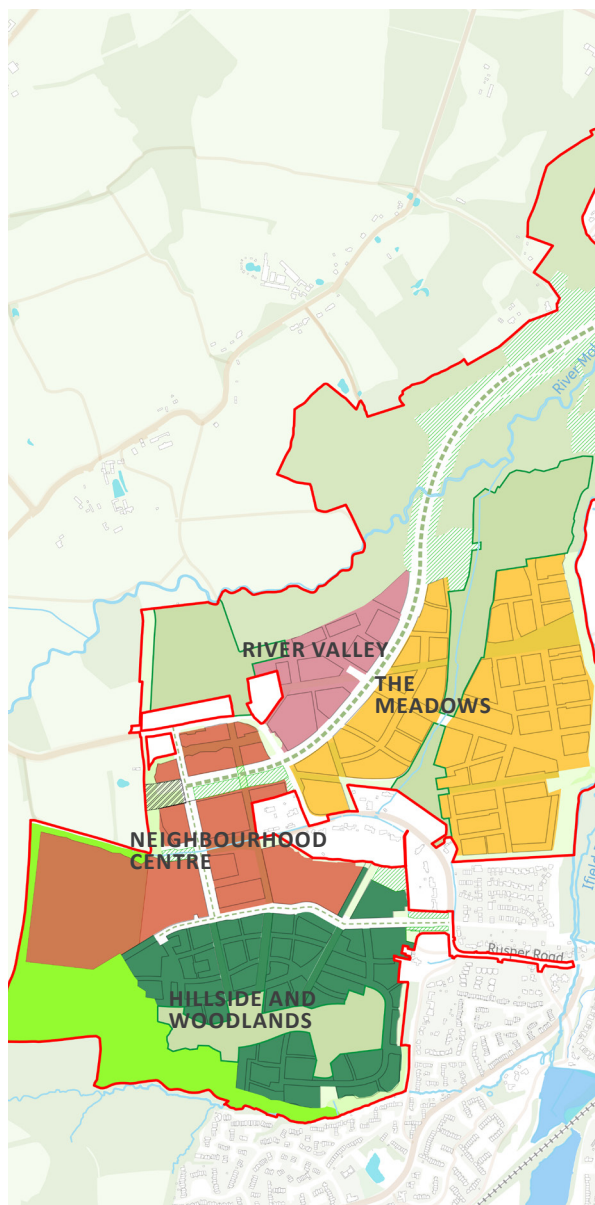
This section sets out an indicative phasing strategy that demonstrates how key elements of placemaking, community facilities and open space are delivered alongside key residential and employment land uses.

The HPA Section 106 Agreement and Conditions will establish agreed and enforceable triggers for the delivery of key supporting infrastructure and facilities.

## 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 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
<b>HILLSIDE AND WOODLANDS</b>					
<b>NEIGHBOURHOOD CENTRE</b>					
<b>THE MEADOWS</b>					
<b>RIVER VALLEY</b>					
<b>Education</b>	6-8FE Secondary School	3FE Primary School			
<b>Local Centre</b>		Foodstore, Health Care, Leisure Centre, Community, Retail, Hotel 16,262sqm			
<b>Employment</b>		Innovation Centre 4,900sqm	Employment 20,958sqm	Employment 5,450sqm	
<b>Garden Community Living</b>		 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
<b>Access</b>	Primary Road CWMMC	The Meadows Rusper Road River Valley Park	Ridgeway Park	The Meadows Ifield Parish	
<b>Public Realm</b>		  	 		

## 7.2 Phase 1







HOMES - 0

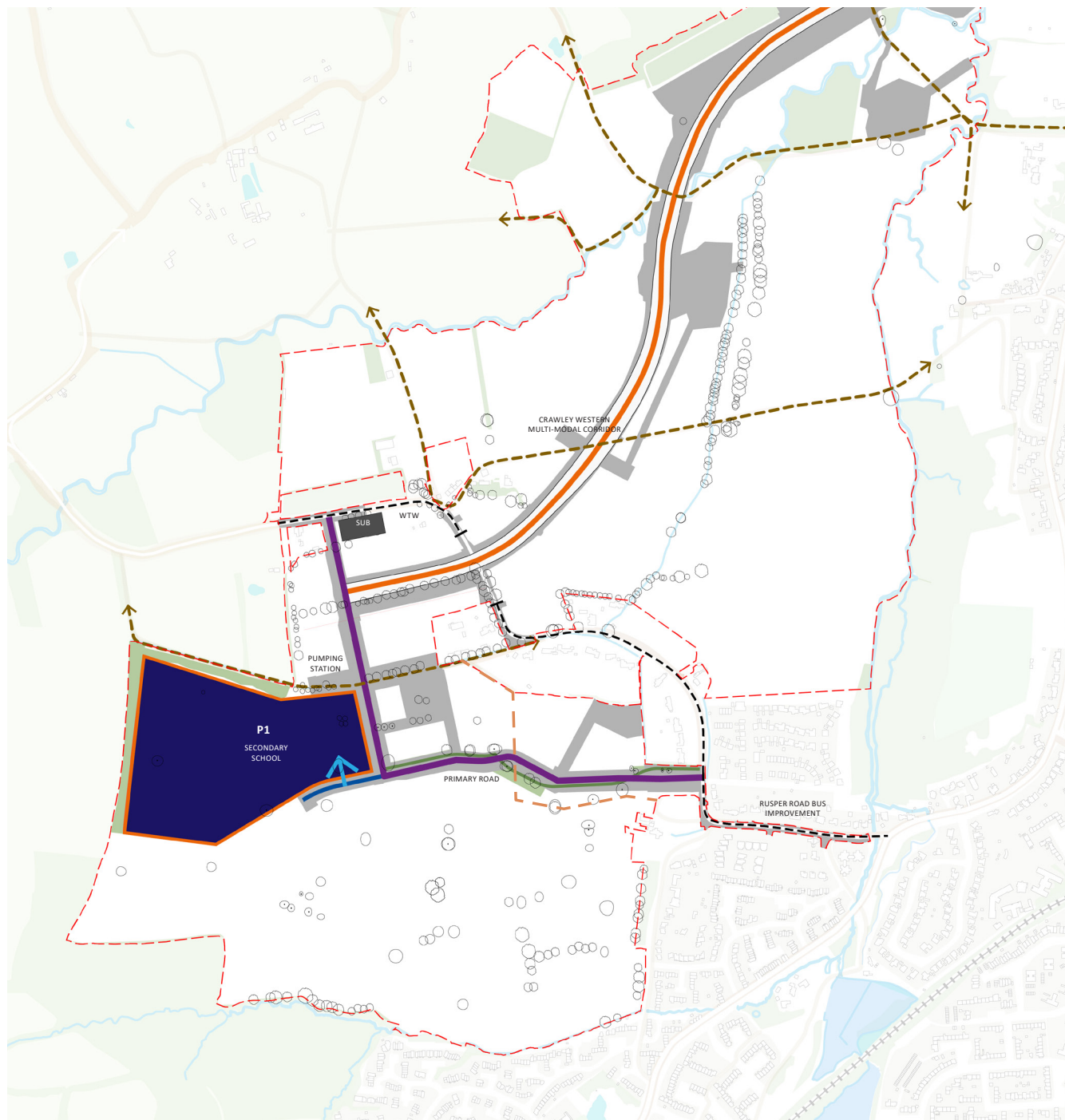
- |   |                        |   |
|---|------------------------|---|
|  | Hillside and Woodlands | 0 |
|  | Neighbourhood Centre   | 0 |
|  | The Meadows            | 0 |
|  | River Valley           | 0 |

## 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





## 7.3 Phase 2












HOMES - 1,249

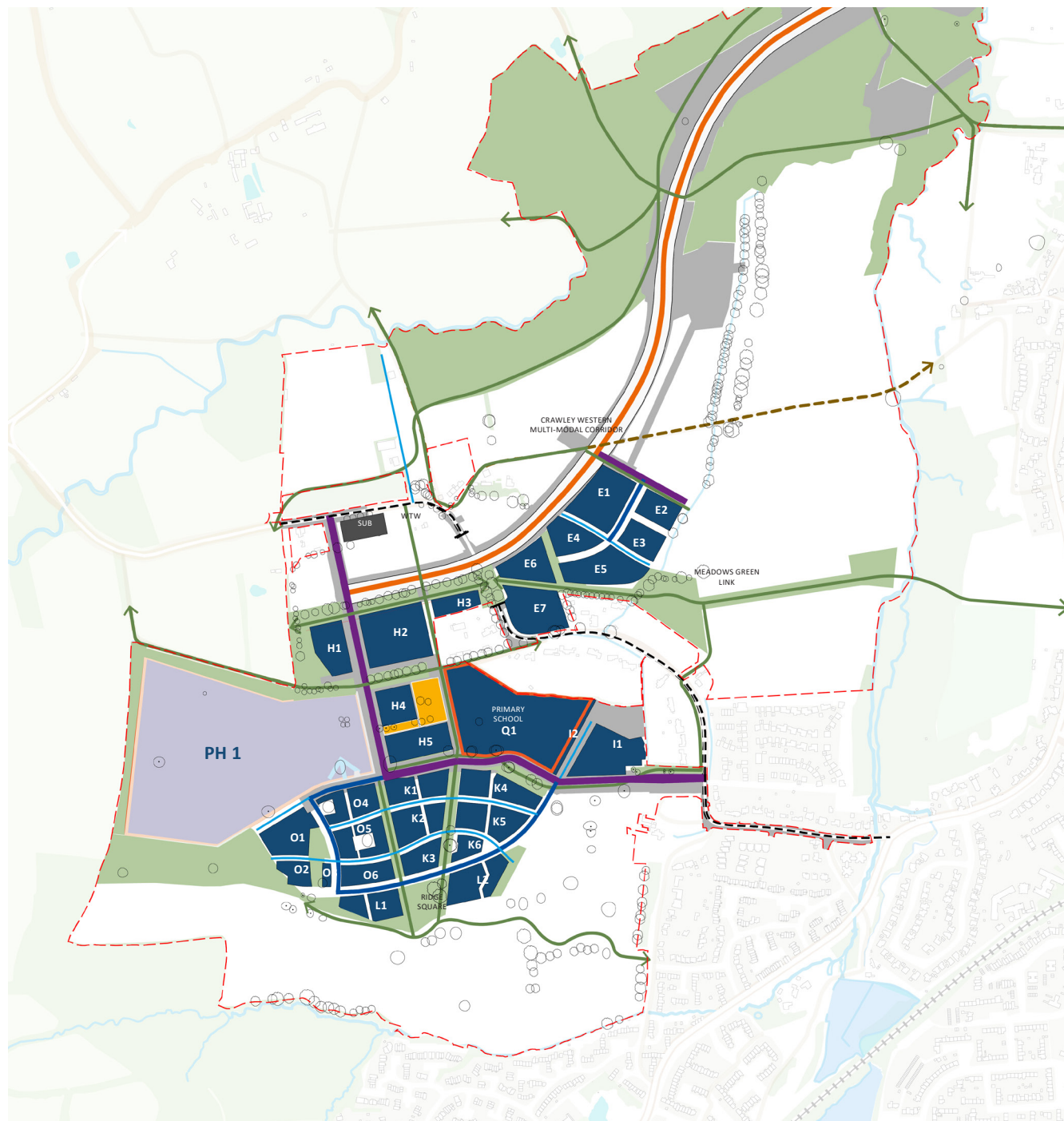
	Hillside and Woodlands	387
	Neighbourhood Centre	534
	The Meadows	328
	River Valley	0

### KEY FEATURES

- Ridge Square
- River Valley Park
- Market Square
- 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
- Enhance/Upgrade existing Public Rights of Way within site
- Neighbourhood Centre activation uses
- The Meadows Green Link
- Green Amenity Spaces

### 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






# 7.4 Phase 3


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

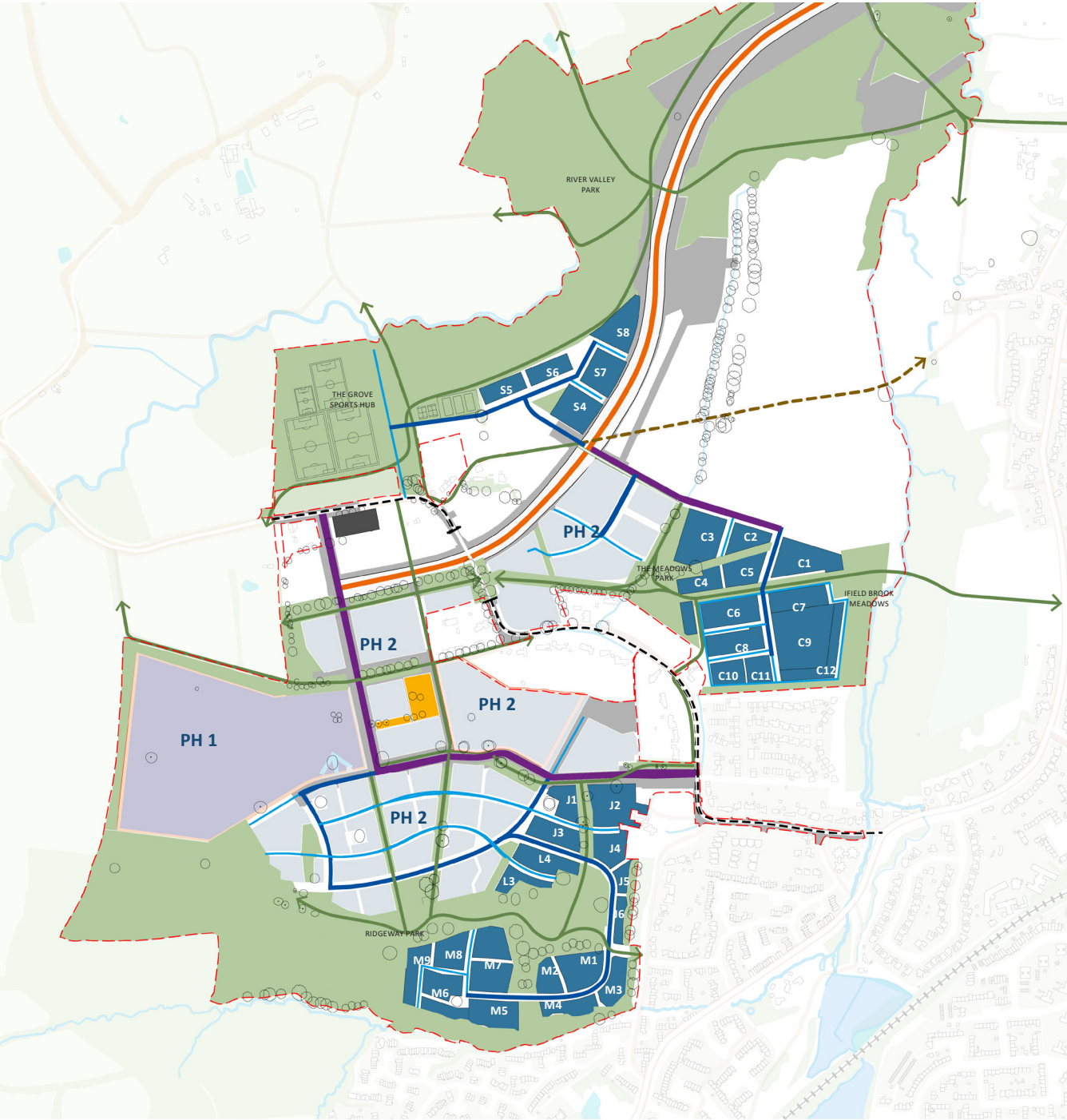
 Construction Route

 Open Space

 Market Square





 Phase 0-2 Plots

 Phase 3 Plots















# 7.5 Phase 4

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
	Primary Road
	Secondary Road
	Tertiary Road
	Green Edge shared surface
	Rusper Road
	Green Pedestrian and Cycle Paths
	Construction Route
	Open Space
	Market Square
	Phase 0-3 Plots
	Phase 4 Plots

