



THE PROPOSALS



6.1 Introduction & Description of Outline Proposals

The West of Ifield Development is a visionary proposal designed to create a sustainable, accessible, and integrated community, harmonising with the existing landscape and ecological framework. Grounded in key Application Parameters, the proposal defines the structure, function, and character of the development, ensuring a cohesive and purposeful design. These parameters lay the groundwork for a well-connected, landscape-led masterplan, prioritising biodiversity, accessibility, and the long-term well-being of its residents.

Landscape and Public Realm (Parameter Plan 1)

The landscape strategy and masterplan have been developed with a focus on the surrounding landscape. The existing woodlands, hedgerows, and tree belts play a defining role in shaping the built environment, open spaces, and connecting infrastructure.

A series of landscape character areas have been developed based on the unique characteristics of each part of the site. These guide the development of plots and open spaces to ensure a rich variety of accessible green space throughout the masterplan.

Open space within the development is categorised into a series of landscape typologies. These ensure that the recreation and amenity needs of residents are met at all scales; giving access to local community green spaces, neighbourhood parks and district level open spaces. Within these spaces play and activity spaces are provided for all ages.

These open spaces have been set out around the masterplan so that all residents are within Local Policy compliant distances of each amenity type. They are also strategically connected to provide a network of open space that gives users access to the wider countryside and in ecology terms creates an interconnected landscape, so that West of Ifield can form part of a wider Nature Recovery Network.

Movement and Access (Parameter Plan 2)

The transport strategy and masterplan have been developed to create a neighbourhood that is accessible, inclusive and sustainable.

By adopting the 15-minute neighbourhood principle, the day to day needs of the local community will be met on site – whether that is education, retail, healthcare, leisure or a range of employment.

The masterplan provides a choice of travel options for people to meet these day-to-day needs without the need to use a car. Walking and cycling are at the heart of the development, but public transport connections are also provided to neighbouring communities, employment and services beyond those found within the development itself.

Mobility hubs will be provided as much as to provide alternatives to personal car ownership, but also to make a bold statement as to non-car modes being at the forefront of the West of Ifield ethos.

Vehicular access will be facilitated through the new Crawley Western Multi-Modal Corridor (CWMMC) and The Primary Street, as detailed in Chapter 8: Detailed Proposal. The Multi-Modal Corridor will feature a general traffic lane, a dedicated fast-track bus lane, and segregated walking and cycling facilities, creating a safe, efficient, and sustainable transport network. Meanwhile, The Primary Street will accommodate general vehicular traffic and active travel modes, ensuring smooth internal circulation. Together, these routes will deliver seamless connectivity to Charlwood Road and Rusper Road, enhancing accessibility while promoting sustainable and active travel options. There will be no access to West of Ifield via Rusper Road (south of the CWMMC) for private cars and Rusper Road will be stopped up either side of the CWMMC.

Land Use (Parameter Plan 3)

The distribution of land use has been influenced by Landscape and Public Realm principles, as well as Access and Movement principles. Additionally, the density and building heights have been tailored to align with the intended land use distribution.

The local centre will provide a focus of the proposed development, combining a mix of residential, commercial, educational, and community facilities.

Building Height (Parameter Plan 4)

The built form will respond the distribution of land uses, topography, hierarchy of movement network, as well as the types of landscape and public realm.

In general, building heights will vary between one to six storeys. Apartment buildings will predominantly cluster in the local centre and along the Crawley Western Link, while low-rise buildings will be situated close to natural landscapes.

6.2 Relationship with Detailed Proposals

The outline proposal establishes the strategic framework that guides the development of the detailed proposal, refining key elements such as infrastructure delivery, land use distribution, urban structure, and phasing strategies. A primary focus of the detailed proposal is the implementation of Phase 1 infrastructure, which requires careful coordination to ensure seamless integration with future development phases.

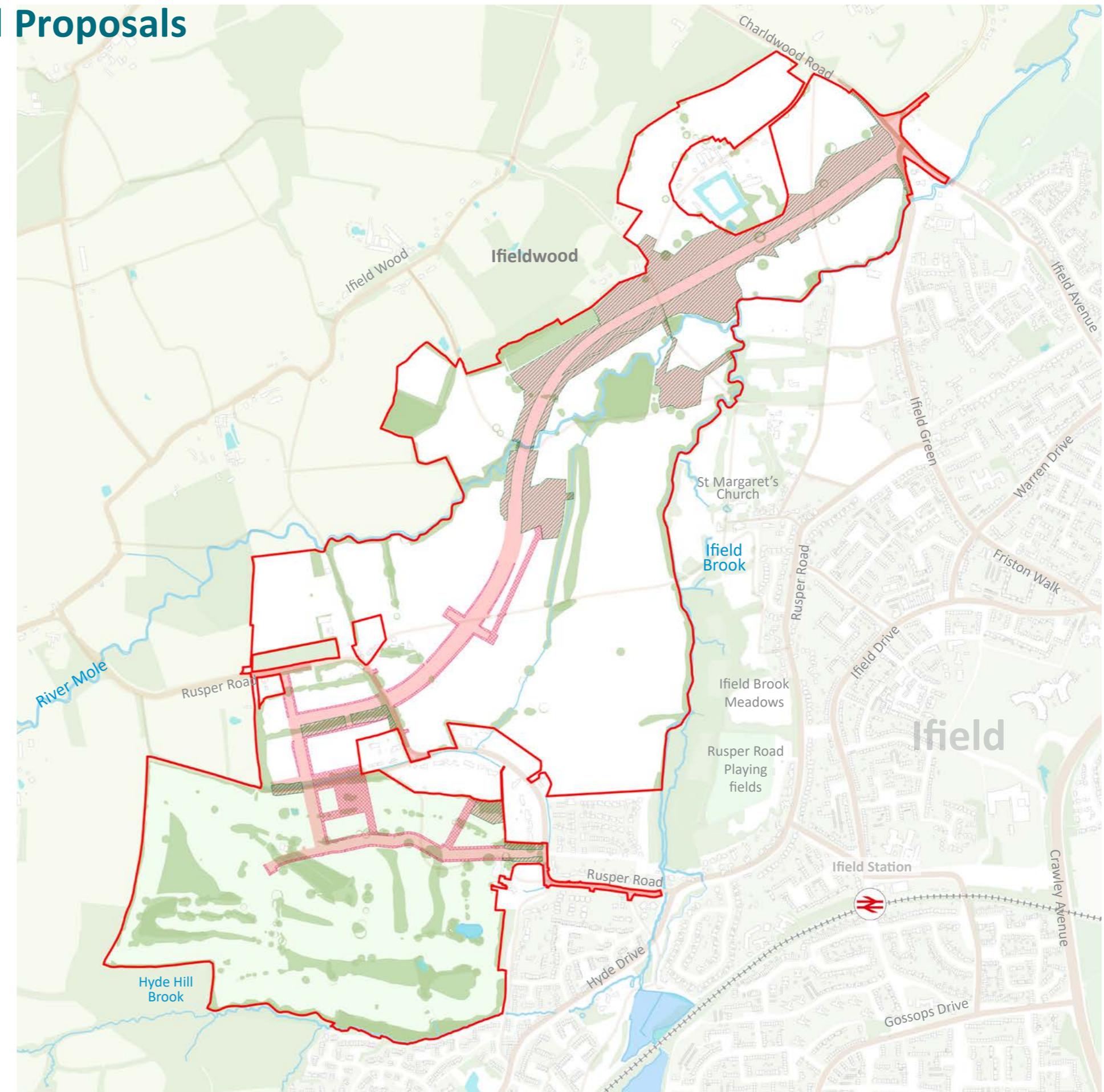
A critical component of the detailed proposal is the integration of transport and movement infrastructure. The Crawley Western Multi-Modal Corridor and The Primary Street are designed to facilitate both immediate and long-term accessibility. The detailed proposal provides precise specifications for these corridors, including lane configurations, active travel provisions, and junction treatments, ensuring their functionality within the broader masterplan.

Building upon the outline proposal, the detailed proposal ensures that infrastructure is delivered efficiently, supporting the wider landscape strategy, transport strategy, and designated land uses as outlined in the strategic framework. At the same time, it allows for future modifications and enhancements as subsequent phases progress, ensuring adaptability to evolving development needs.

The hatched areas included within the detailed application represent locations where the detailed proposal overlays the outline proposal. These areas will be further defined through Reserved Matters Applications (RMAs) in the future, detailing how boundaries and frontages will be integrated to ensure continuity and coherence in the final built environment.

KEY

- Hybrid Application Area
- Area Applied in Detail
- Areas included within the detailed application but where RMAs will be submitted in the future.
- Landscape delivered under the detailed element (Detailed Proposal)



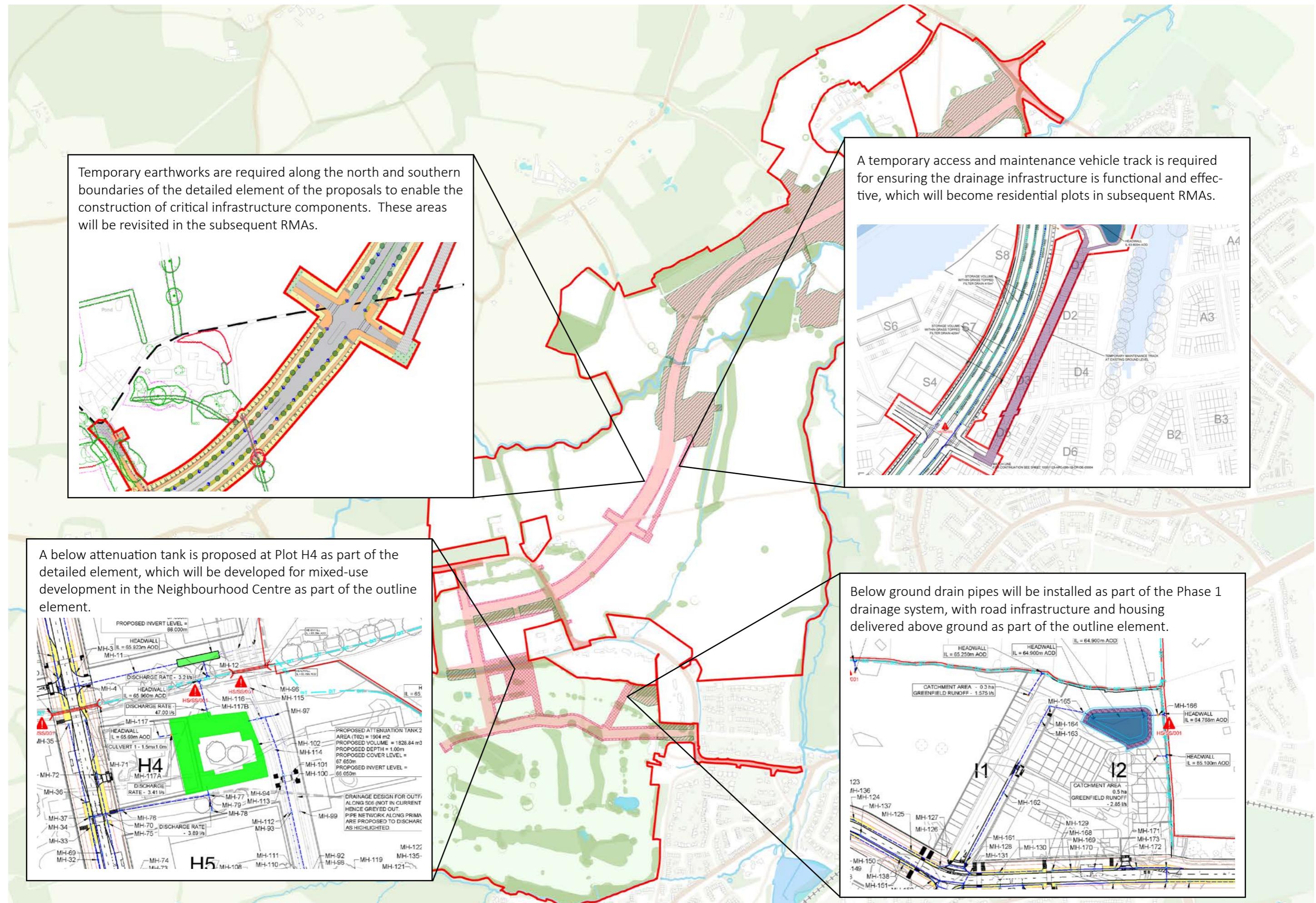


FIGURE 131 Areas included within the detailed application but where RMAS will be submitted in the future

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6.3 Parameter Plan 1 - Landscape and Public Realm

The Landscape and Public Realm Parameter Plan identifies the minimum areas to be delivered for strategic green infrastructure across the development.

Development and / or use within existing landscape for the following purposes is acceptable (unless otherwise indicated): open land, formal and informal recreation, landscaping, surface water balancing and other water features, 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 nature) 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.

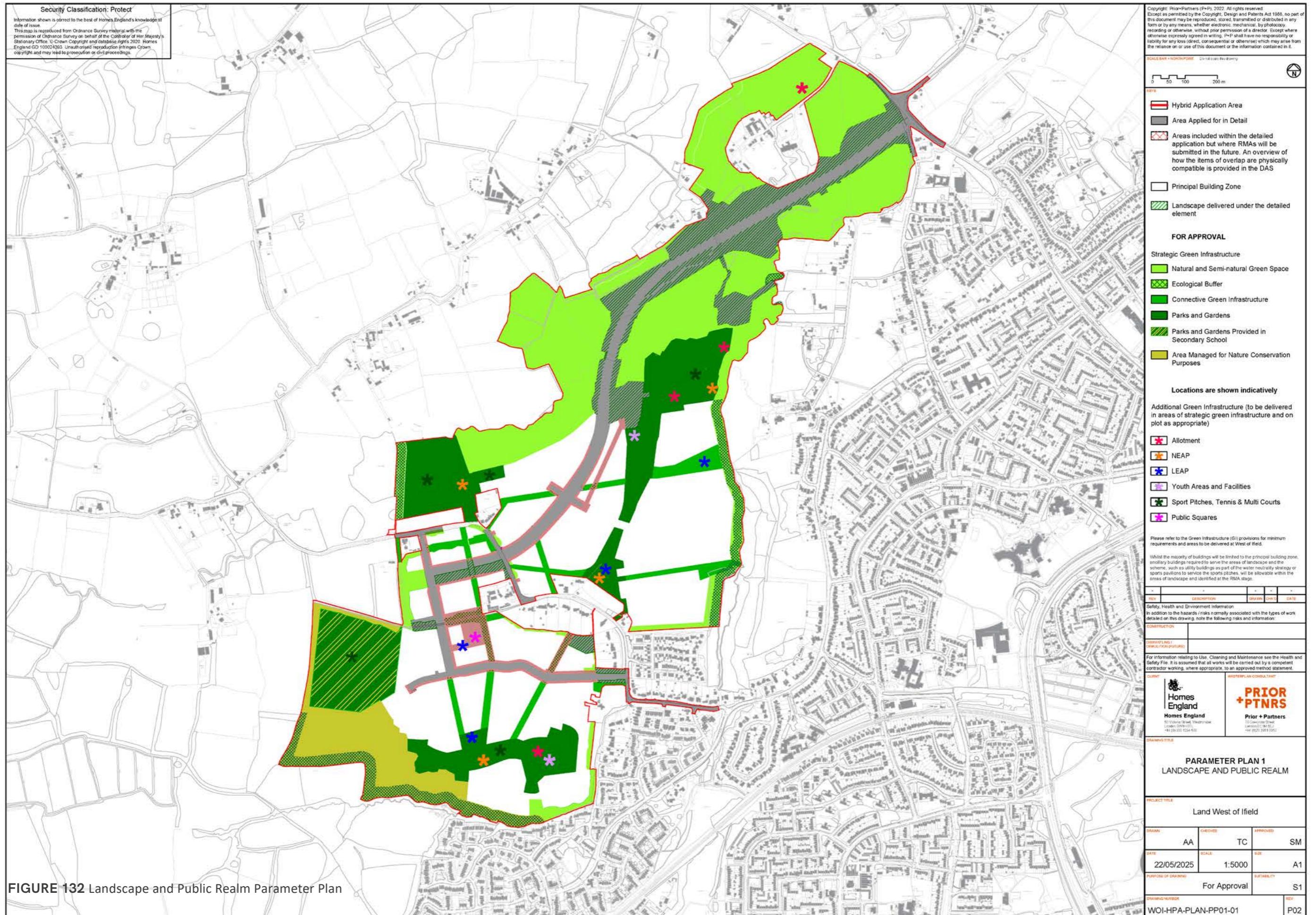
Strategic Green Infrastructure

These commitments identify minimum areas for Natural and Semi Natural Green Space and Parks and Gardens which must be delivered at West of Ifield. It also includes areas for ecological mitigation identified through the Environmental Statement.

Green Infrastructure to be secured at the Reserved Matters stage:

In addition to the strategic green infrastructure, future RMAs will need to deliver other typologies of Green Infrastructure 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 scale of residents associated with each RMA will be set out within the Section 106.

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 Design Code.



6.3.1 Landscape Vision & Objectives

A Landscape led masterplan

The existing mature landscape is the site's greatest asset; providing the opportunity to create a development with its own unique character, where masterplanning and space creation are guided by valuable existing ecological and cultural features and the existing landscape character.

West of Ifield has been designed as a landscape-led scheme, where the existing mature landscape of woodlands, hedgerow and tree belts define the built form, open spaces and connecting infrastructure.

A series of landscape character areas have been developed based on the unique characteristics of each part of the site. These guide the development of plots and open spaces to ensure a rich variety of accessible green space throughout the masterplan.

Open space within the development is categorised into a series of landscape typologies. These ensure that the recreation and amenity needs of residents are met at all scales; giving access to local community green spaces, neighbourhood parks and district level open spaces. It also ensures that drainage and ecological requirements are fully integrated within the masterplan. Within these spaces play and activity spaces are provided for all ages. These open spaces have been set out around the masterplan so that all residents are within Local Policy compliant distances of each amenity type.

Strategically, all open space within the masterplan connects to create a network of spaces linked by green corridors. This will allow people to access all key green spaces, sports and play areas, as well as the wider countryside via dedicated pedestrian and cycle routes. This will help to encourage healthy lifestyles.

In ecology terms this approach will creates an interconnected series of habitats which will allow movement and migration of wildlife; so that West of Ifield can form part of a wider Nature Recovery Network.

To balance the needs of people with those of the natural environment there will be limited public access into certain areas; those designated for nature conservation and buffer landscapes. This will ensure that sensitive habitats are protected and the existing landscape, and ecological communities are allowed to flourish alongside the new development.

Landscape Objectives

- Use the existing landscape character to guide and shape the character and layout of the development through the creation of distinct character areas.
- Protect and retain existing valuable features including woodland, mature trees, shaws and hedgerows
- Build climate resilience and support health and well-being through multifunctional landscapes and infrastructure with 52% open space.
- Deliver 10% biodiversity net gain with connected habitats that form part of a wider Nature Recovery Network.
- Create a wilder River Mole Valley.
- Ensure development responds sensitively to its rural edge.
- Celebrate views along and over the Mole Valley.
- Support active lifestyles, sustainable travel & deliver healthy tree lined streets.
- Create an inclusive, accessible place that connects into existing communities and maintains access to the wider countryside for recreation.
- Connect residents with nature weaving biodiverse green space through the development with green links connecting to the countryside and existing PRoW network.
- Encourage productive landscapes with allotments and community gardens located within a short walk of all homes.



FIGURE 133 Ifield Court landscape setting



KEY

- Site Boundary
- Neighbourhood Parks:
 1. The Ridgeway Park
 2. The Meadows Park & Sports Hub
 3. The Grove Sports Hub
- Accessible Natural & Semi-natural Green Space
- Amenity Green Space
- Nature Conservation Area
- Neighbourhood Equipped Areas of Play
- Local Equipped Areas of Play
- Youth Areas and Facilities
- Allotments
- Ecological Links

■ Area Applied in Detail

- Areas included within the detailed application but where RMAS will be submitted in the future.

- Crawley Western Multi Modal Corridor (Detailed Proposal)

- Landscape delivered under the detailed element (Detailed Proposal)

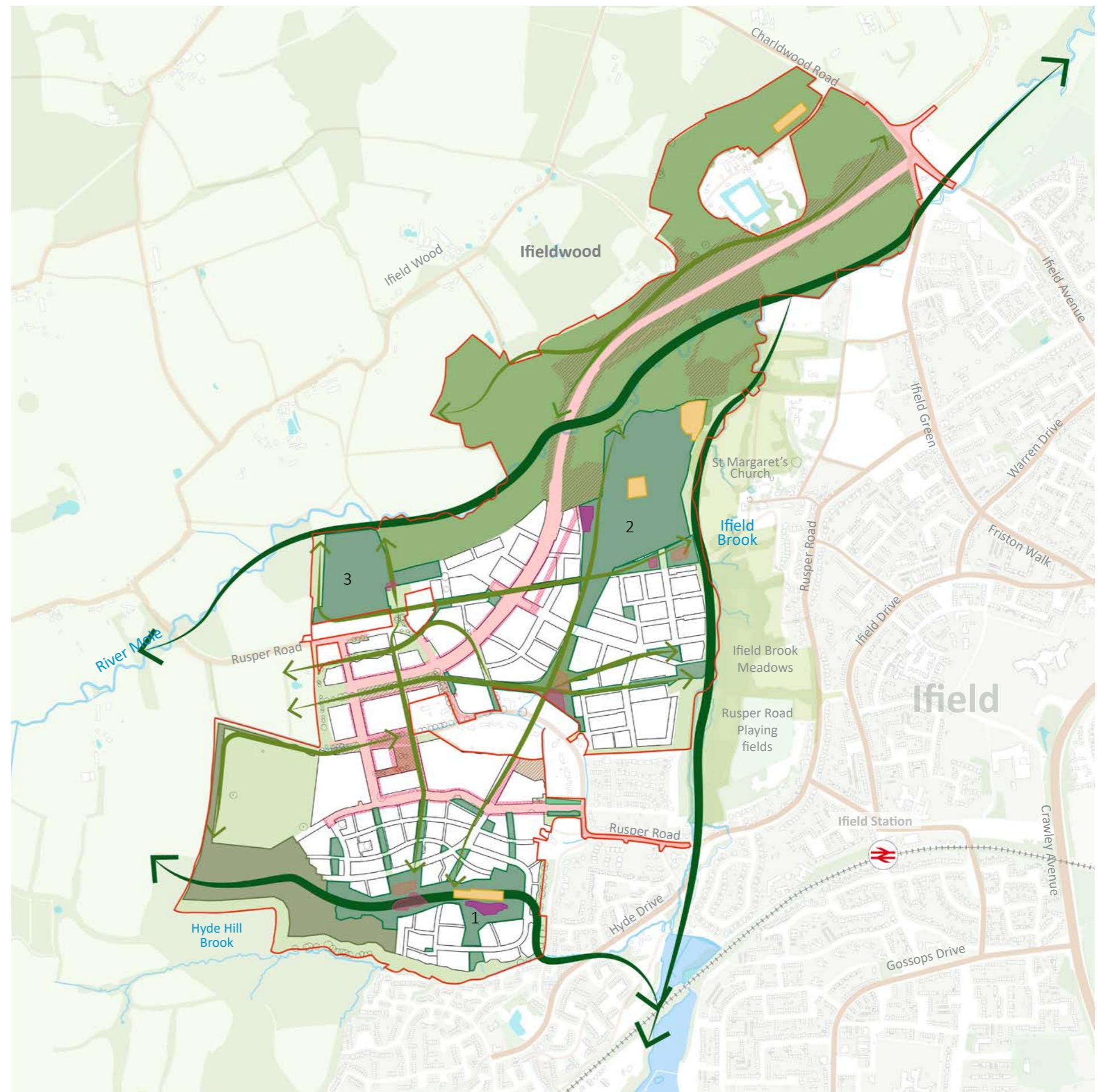


FIGURE 134 Landscape Typologies Diagram

6.3.2 Accessible Natural & Semi-natural Green Space

New Accessible Natural and Semi-natural Green Space will act as key pieces of green infrastructure for the development, connecting local green spaces to the wider nature recovery network and giving residents access to the countryside. These spaces will provide access to recreational walking and cycling routes through a re-wilded river valley. Users will be immersed in dry and wet grasslands and areas of wet woodland planting; which will provide high biodiversity value.

The main Natural/Semi-Natural Open Space within the masterplan will be the River Valley Park in the north of the site, set within the floodplain and sloping hillside of the River Mole. This park makes up the entire northern half of the masterplan and is central to delivering on the scheme's commitments of 10% biodiversity net gain and 50% open space overall.

A managed regime of re-wilding is proposed to return the river valley to a character more closely resembling its pre-agricultural state. This will include transitioning the existing grass pasture to biodiverse meadow and creating new areas for flood attenuation with seasonally wet grassland. This would result in a greatly improved ecological condition to the landscape.

In the north of the park the historic remnants of Ifield Court and its landscape setting will be retained and enhanced, supplementing the mature feature trees with new planting where appropriate, maintaining views along the River Mole valley and managing the existing grass pasture to a more biodiverse meadow sward.

A network of new paths will be provided which stitch into the existing PRoW network and which will include all weather routes across the lower parts of the valley which are currently extremely muddy in winter.

The proposed link road will be sensitively integrated into the open space through new woodland and scrub planting and landform mounding near residential properties on the edge of Ifield Wood. This will ensure that the areas character is protected, while connecting this key piece of infrastructure to the development. Further detail of the link road is set out in chapters 8.3- The Proposals, 8.5- Highways, Access and Movement and 8.6- Landscaping of the Detailed Proposals- Phase 1 Design and Access Statement.



FIGURE 135 All weather paths through woodland

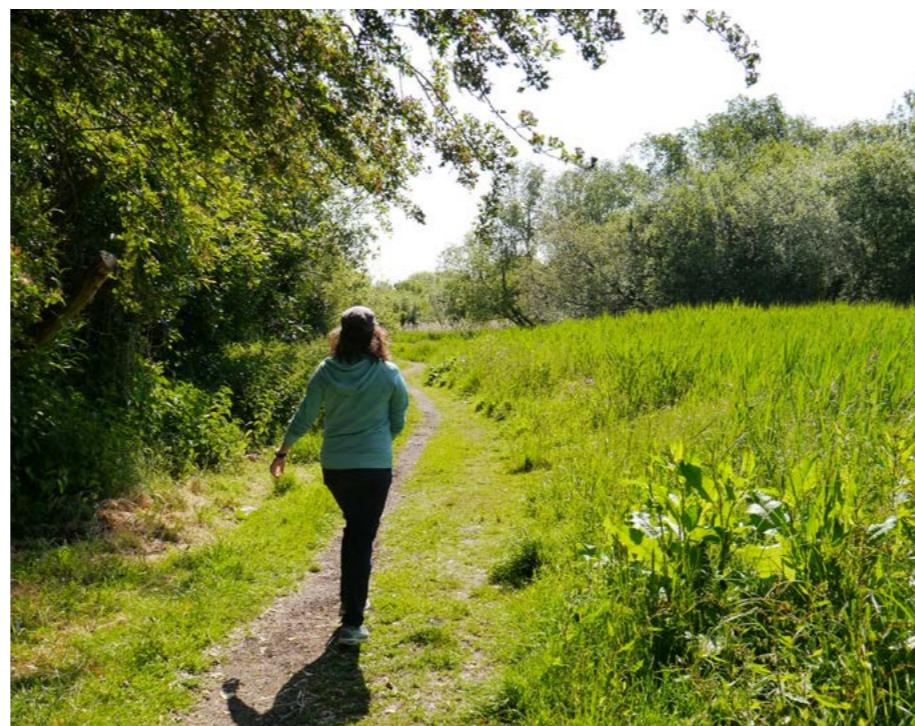


FIGURE 137 New area of semi natural accessible green space to be created along the River Mole Valley and west side of Ifield Brook



FIGURE 136 Existing pasture in the River Mole floodplain to be managed to enhance biodiversity



FIGURE 138 A wild landscape within flood plain with access for recreation

KEY

- Site Boundary
- Proposed Primary Shared Cycle & Pedestrian Routes
- Proposed Secondary Shared Cycle & Pedestrian Routes
- Proposed Primary Pedestrian Only Routes
- Proposed Secondary Pedestrian Only Routes
- Public Right of Way
- Existing Trees
- Accessible Natural & Semi-natural Green Space
- Ifield Meadows
- Nature Conservation Area
- Walking distance (1000m)

Area Applied in Detail

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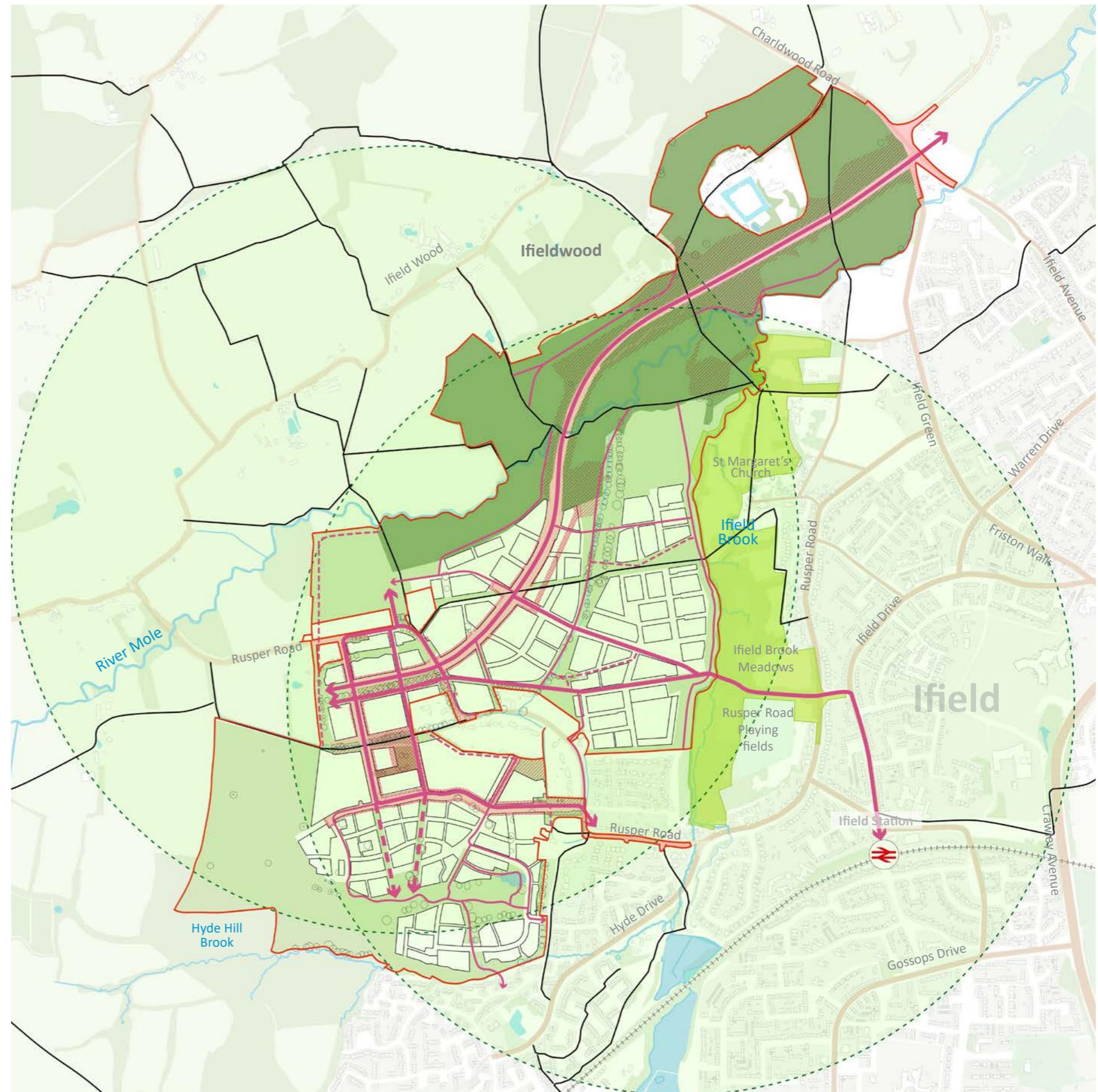


FIGURE 139 Natural & Semi Natural Open Space Diagram

6.3.3 Neighbourhood Parks & Gardens

Introduction

Three Neighbourhood Parks are proposed in strategic locations across the site, providing recreational uses and facilities to all residents. The character of each park is unique, providing a focal point for the neighbourhood, and is based on the existing landscape character and features of each area. Facilities and functions of each park will vary; these will include sports, allotments and a Neighbourhood Playground in each area.

The Ridgeway Park

The Ridgeway Park is located at the top of the former Ifield Golf Course, retaining existing mature trees and providing ridgeline walking and cycling routes which offer panoramic views towards the River Mole Valley and beyond. The park will primarily cater for residents of the surrounding Woodlands and Hillside areas as well as the existing residents of West Ifield, who will be connected to the site via new pedestrian and cycle links.

Existing blocks of woodland, both historic and plantation for the golf course, will be retained forming edges of the park and protecting key long-range views from the ridge which are framed by the trees. This will give the park a varying character, with some enclosed areas giving way to expansive views across the Mole Valley.

Recreational routes will take users along the length of the ridgeline, linking in to the new development and existing context. Along these routes allotments, youth, neighbourhood and local play spaces will all activate the space and help to foster a vibrant community feel.

To the west the park faces onto the Hyde Hill nature conservation area, ecologically connecting the park into Hyde Hill and the wider countryside, although pedestrian access will be limited. This will result in a slightly wilder character as amenity grass and grassland gives way to scrub and woodland.

The Ridgeway Park



FIGURE 140 Existing Character



FIGURE 141 Proposed Character Precedent - Lightmoor Park, Shropshire

ILLUSTRATIVE FEATURES

- ① Ridgeway Park
- ② MUGA (Indicative Location)
- ③ Play Area (Indicative Location)
- ④ Youth Area (Indicative Location & Type)
- ⑤ Allotments (Indicative Location)
- ⑥ New Recreational Routes
- ⑦ Green Links (With Retained Trees)
- ⑧ Nature Conservation Area
- ⑨ Retained Woodland
- ⑩ Amenity Greenspaces



FIGURE 142 Illustrative Ridgeway Park Plan

6.3.4 Neighbourhood Parks & Gardens

The Meadows Park & Sports Hub

The Meadows Park is a naturalistic linear park incorporating an existing area of low lying meadow and flood plain bounded by mature trees and hedgerows along a tributary of the River Mole.

The park serves as a key connecting route northwards towards the River Valley Park and the wider countryside for both people and wildlife. It also integrates east west routes across the meadows area towards Ifield.

The park will provide amenities for the residents of the Meadows and existing residents in Ifield linking with adjacent green spaces to create circular walking and cycling trails.

The majority of the park will be enclosed in nature, due to the two mature tree-belts that define much of the site. The site's character and planting will take influence from its location within the River Mole valley basin and on the edge of the floodplain, with wet grassland and woodland species throughout.

In the south of the site neighbourhood and local play areas create a destination for families of the Meadows plots, while in the north east a youth play space is located on the edge of the Country Park.

An area of sports pitches, including cricket and football, will be located in the north of the Park, complementing the primary provision of the Grove, and providing local amenities for residents of the Meadows neighbourhood.

This part of the site will be more open than the rest of the area; a destination at the end of the linear park. Here new tree planting will complement the mature woodland that borders the site on three sides. To the south the northern Meadow plots connect to this space, creating an attractive urban edge to the development.

The Meadows Park



FIGURE 143 Existing Character



FIGURE 144 Proposed Character Precedent - Castle Hill Ebbsfleet

ILLUSTRATIVE FEATURES

- ① Linear Park
- ② Combined Grass Pitches (Unlit)
- ③ Sports Pavilion
- ④ Play Area (Indicative Location)
- ⑤ Youth Area (Indicative Location & Type)
- ⑥ Allotments (Indicative Locations)
- ⑦ Amenity Open Space (with retained view to St Margaret's Church)
- ⑧ New Recreational Routes
- ⑨ Pedestrian/Cycle Connection to Ifield
- ⑩ Ifield Brook Meadow Buffer Landscape
- ⑪ Ifield Brook Meadows (Outside of Boundary)
- ⑫ Attenuation Basins



FIGURE 145 Illustrative Meadows Park & Sports Hub Plan

6.3.5 Neighbourhood Parks & Gardens

The Grove Sports Hub

The Grove Sports hub is a centrally located and accessible hub for sport within the garden community. It will support all residents to live healthy active lives combining both facilities for sports with those for meeting and connecting socially to support mental well-being. It also provides a hub to access into the country park and its network of recreational paths which include loops along the River Mole valley.

The Grove Sports Hub will incorporate changing facilities and toilets, a club room and a small car park. It is connected into the neighbourhood centre, via walking and cycling network and is a short walk from bus routes to encourage active and sustainable modes of travel. Walking routes connect Grove park into the wider countryside, PRoW network and country park.

The parks character is defined largely by its sports function; with most pitches proposed as unlit grass pitches with one all weather artificial pitch proposed, which would be lit. Around the outside of this blocks of woodland, including ancient woodland to the north-west, are retained. A landscape buffer zone is provided between the ancient woodland and pitches; with this zone containing enhanced grassland, scrub and meadow planted storm water attenuation features. Excavations for the SUDs features will be kept a minimum of 15m from the edge of the ancient woodland.

The pitches have been located clear of the flood plain and will be pipe drained in line with Sport England Guidance.

The Grove Sports Hub



FIGURE 146 Existing Character



FIGURE 147 Proposed Character Precedent

ILLUSTRATIVE FEATURES

- ① Grass Pitches (Unlit)
- ② Artificial Pitch (Lit)
- ③ Tennis & Paddle Courts (Lit)
- ④ Sports Pavilion
- ⑤ Play Area (Indicative Location)
- ⑥ Car & Coach Parking
- ⑦ Ancient Woodland
- ⑧ Ancient Woodland Buffer Landscape
- ⑨ Retained Woodland
- ⑩ Neighbourhood Centre Pedestrian & Cycle Link
- ⑪ Rusper Road
- ⑫ River Mole Valley
- ⑬ Pound Cottages
- ⑭ Attenuation Basins



KEY

- Site Boundary
- Neighbourhood Parks:
 1. The Ridgeway Park
 2. The Meadows Park & Sports Hub
 3. The Grove Sports Hub
- Walking Distances (1000m)
- Area Applied in Detail
- Areas included within the detailed application but where RMAS will be submitted in the future.
- Crawley Western Multi Modal Corridor (Detailed Proposal)
- Landscape delivered under the detailed element (Detailed Proposal)

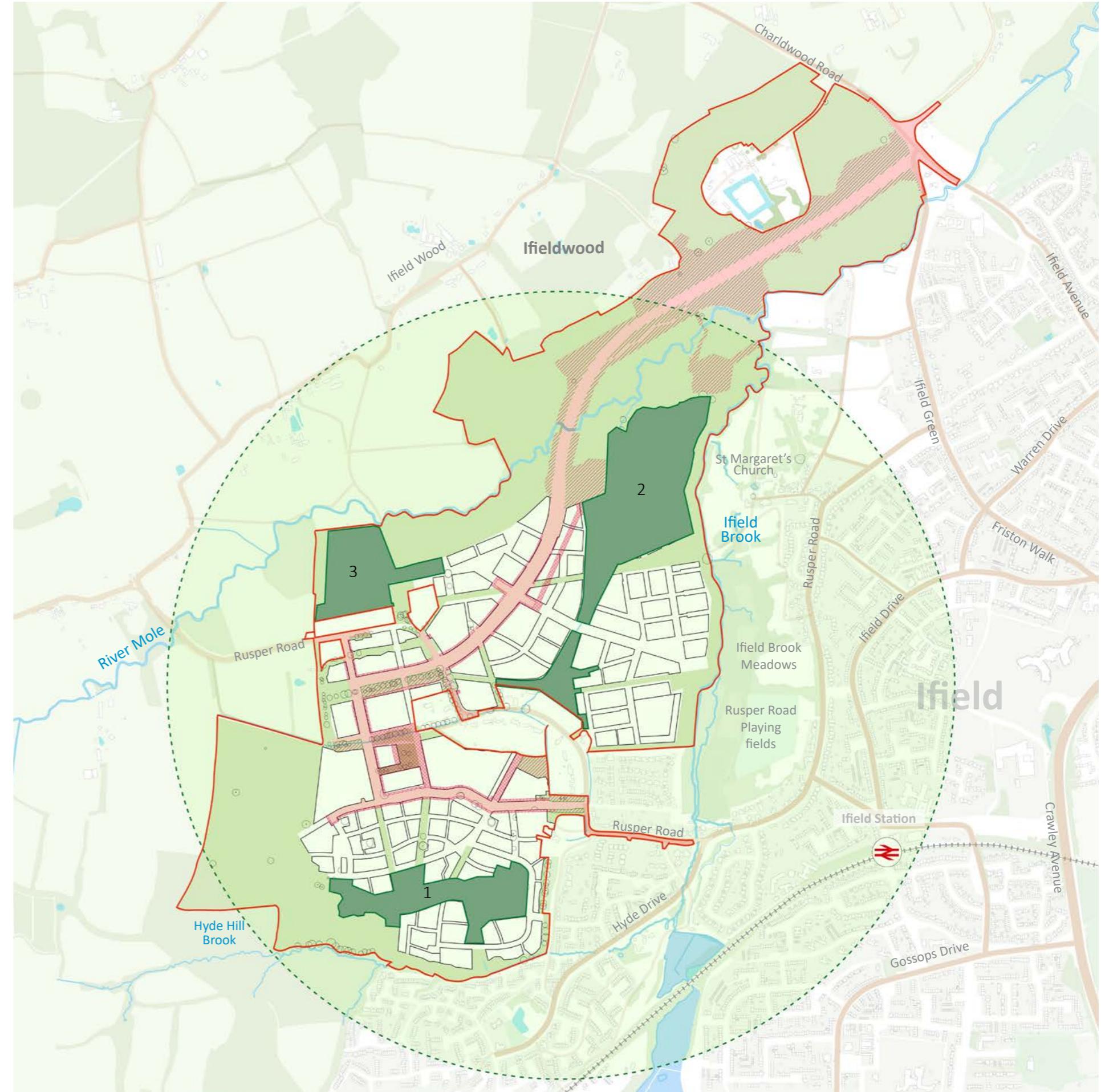


FIGURE 148 Neighbourhood Parks & Gardens Diagram

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6.3.6 Amenity Open Space

Amenity Open Spaces are smaller scale local green spaces, intended to give all residents access to outdoor space and play near their homes. These spaces will be more managed and less wild in character and will ensure that play and recreation space are accessible to all.

They will incorporate a mix of wildlife and pollinator friendly, native and climate and drought resistant plants along with small play areas and places for all residents to meet and socialise. These spaces will also be located to retain existing mature trees particularly in the Hillside area providing mature landscape from the outset.

Where not limited by existing trees these spaces may also incorporate shallow depressions as part of the SUDs network.



FIGURE 149 Amenity space incorporating existing tree and play, Accordia Cambridge



FIGURE 150 Amenity Space Precedent - Spandau, Berlin



FIGURE 151 Amenity space at Great Kneighton, Cambridge



FIGURE 152 Places to meet, Elephant Park, London

KEY

- Site Boundary
- Amenity Green Space
- Walking Distance (480m)

Area Applied in Detail

- Areas included within the detailed application but where RMAS will be submitted in the future.

- Crawley Western Multi Modal Corridor (Detailed Proposal)

- Landscape delivered under the detailed element (Detailed Proposal)

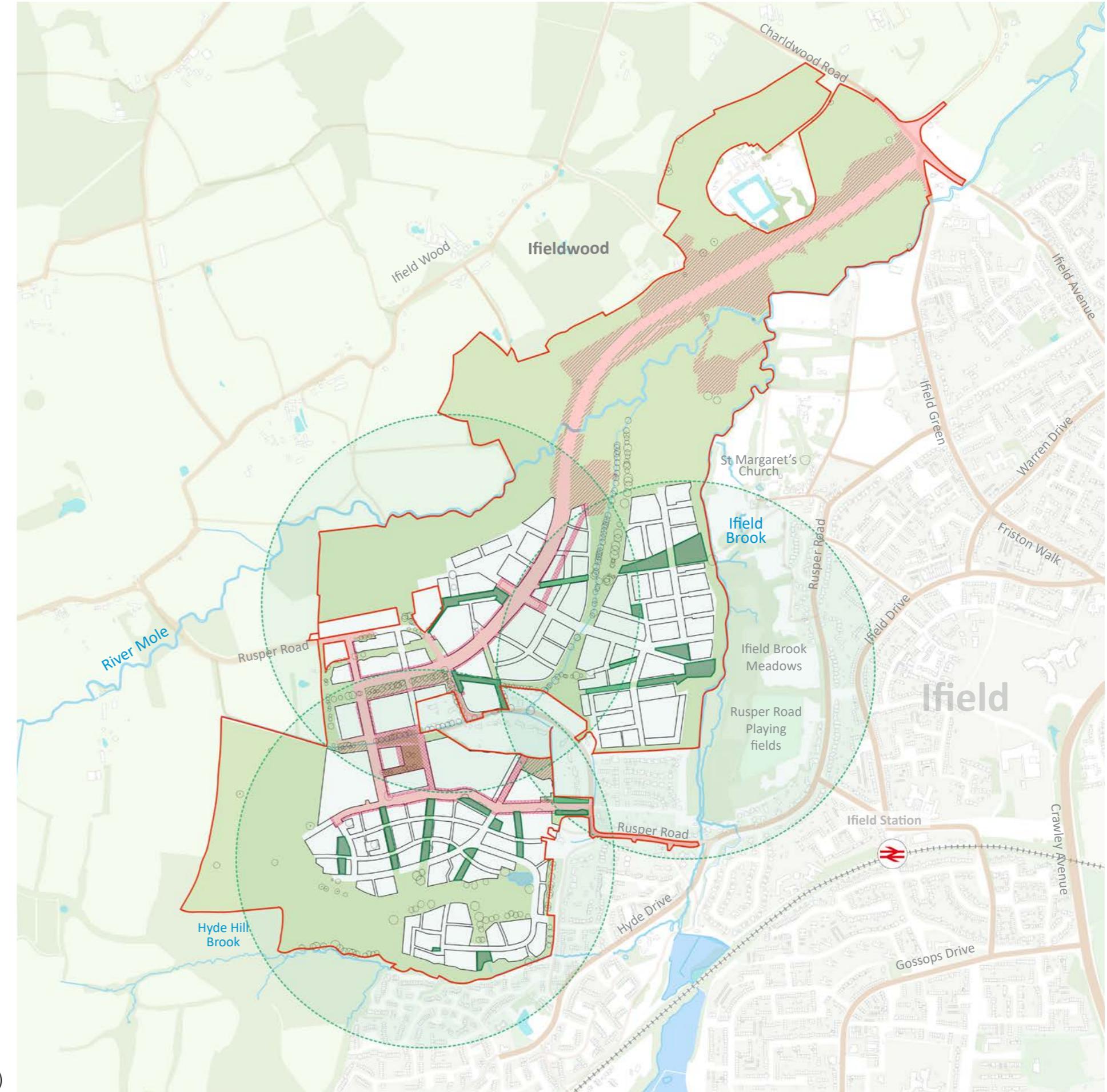


FIGURE 153 Amenity Open Space Diagram

6.3.7 Play Provision

Introduction

Play provision will be set out across the site to ensure that all residents are within suitable walking distance of neighbourhood and local play spaces. The largest spaces are envisaged as destinations, which will attract visitors from the surrounding area. These spaces will cater for the needs of different user groups, providing a variety of ways to play and engage with the landscape and accessibility for all.

Neighbourhood Equipped Areas of Play

The site's Neighbourhood Equipped Areas of Play will be large, destination play spaces. These destination spaces will provide a wide range of play types (climbing, sensory, natural etc.) to allow children to play, socialise and learn. Each play area will be designed to a unified theme which responds to its context and the character area it sits within

Local Equipped Areas of Play

Local Equipped Areas of Play will be provided in all neighbourhoods to ensure that every child has access to play near their homes. These small scale spaces will cater to the needs of younger children.

All types of play area must comply with the guidance set out in the Horsham District Council Open Space, Sports & Recreation Review (June 2021).

Integrating Play

Alongside the equipped play areas the masterplan should embed playability within the wider landscape. Informal play areas, play trails and playful landscapes should be provided where appropriate within other open spaces and along green linkages. These spaces and features should provide opportunities for more creative, informal and imaginative play, and should include mounded landform, deadwood logs and boulders and trails with informal play elements.

Youth Areas and Facilities

The masterplan will provide spaces for young people to socialise, providing stimulating activities in an attractive landscaped setting. Dedicated activity areas will include:

- Open access ball courts / multi-use games areas
- Skate parks
- Mountain bike technical skills area / trail
- Pump track

Play and youth areas have been indicatively set out across the site based on the size, arrangement and walking/cycling distance requirements set out in the Horsham District Council Open Space, Sports & Recreation Review (June 2021). This ensures that the scheme can fit all the necessary provision on site, although the detailed arrangement of this will need to be developed at a later stage.



FIGURE 156 Local play at Elephant Park, London.



FIGURE 154 High quality equipped play in a naturalistic landscaped setting - Lightmoor park, Telford.



FIGURE 155 BMX trail integrated into woodland

KEY

- Site Boundary
- Neighbourhood Equipped Areas of Play
- Local Equipped Areas of Play
- Youth Areas and Facilities
- Play Area Walking Distances (400m)

Note: Youth area 1000m walking distance not shown for legibility; all areas are within distance

Area Applied in Detail

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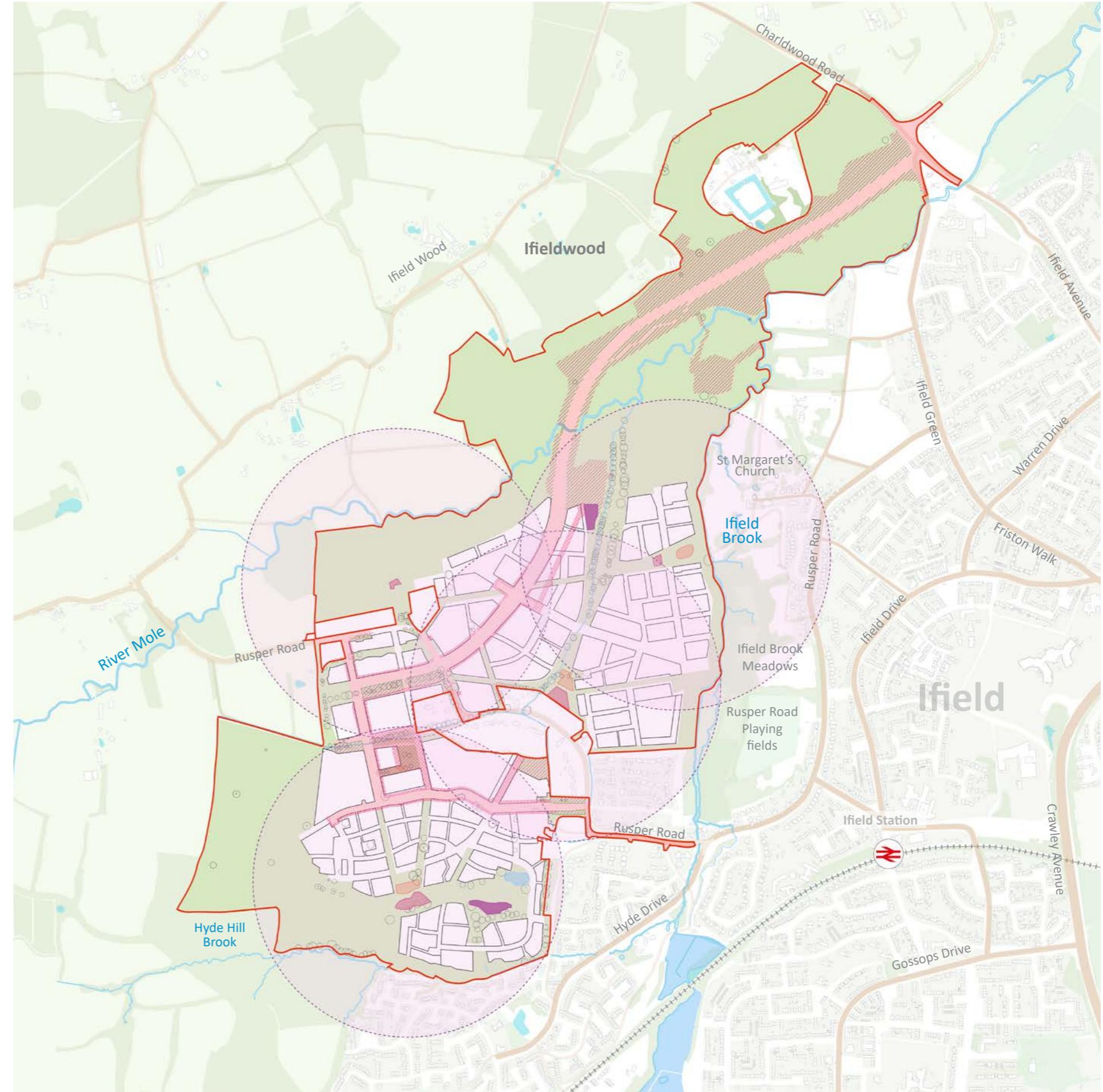


FIGURE 157 Combined Play Provision Diagram

6.3.8 Outdoor Sports Provision

Several new areas of sports pitches will be delivered as part of the masterplan, to complement the existing provision in the local area.

Provision requirements for residents will be met through a mix of artificial / all-weather and grass pitches, alongside MUGAs and tennis courts. This blend of types will allow greater flexibility to suit different sports and conditions.

Existing ground conditions are generally poorly draining due to clay-heavy soil. New pitches will need to be designed to Sport England Guidance with suitable drainage to ensure they do not become waterlogged and unusable.

To encourage active, healthy lifestyles all sports facilities will be accessible via walking and cycling routes, as well as short stay car parking with disabled and team mini bus spaces.

Sports pitches within the secondary school site could also have some community use subject to agreement with the school however these would be additional and not form part of the areas required for community provision.



FIGURE 158 Community astro turf pitches at Barton Park, Oxford



FIGURE 159 Sports pavilion and club room with grass pitches and play adjacent forming a community focus at Barton Park Oxford

KEY

— Site Boundary

■ Grass Pitches

■ Artificial Pitches

■ Tennis & MUGAs

■ Area Applied in Detail

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— Crawley Western Multi Modal Corridor (Detailed Proposal)

■ Landscape delivered under the detailed element (Detailed Proposal)

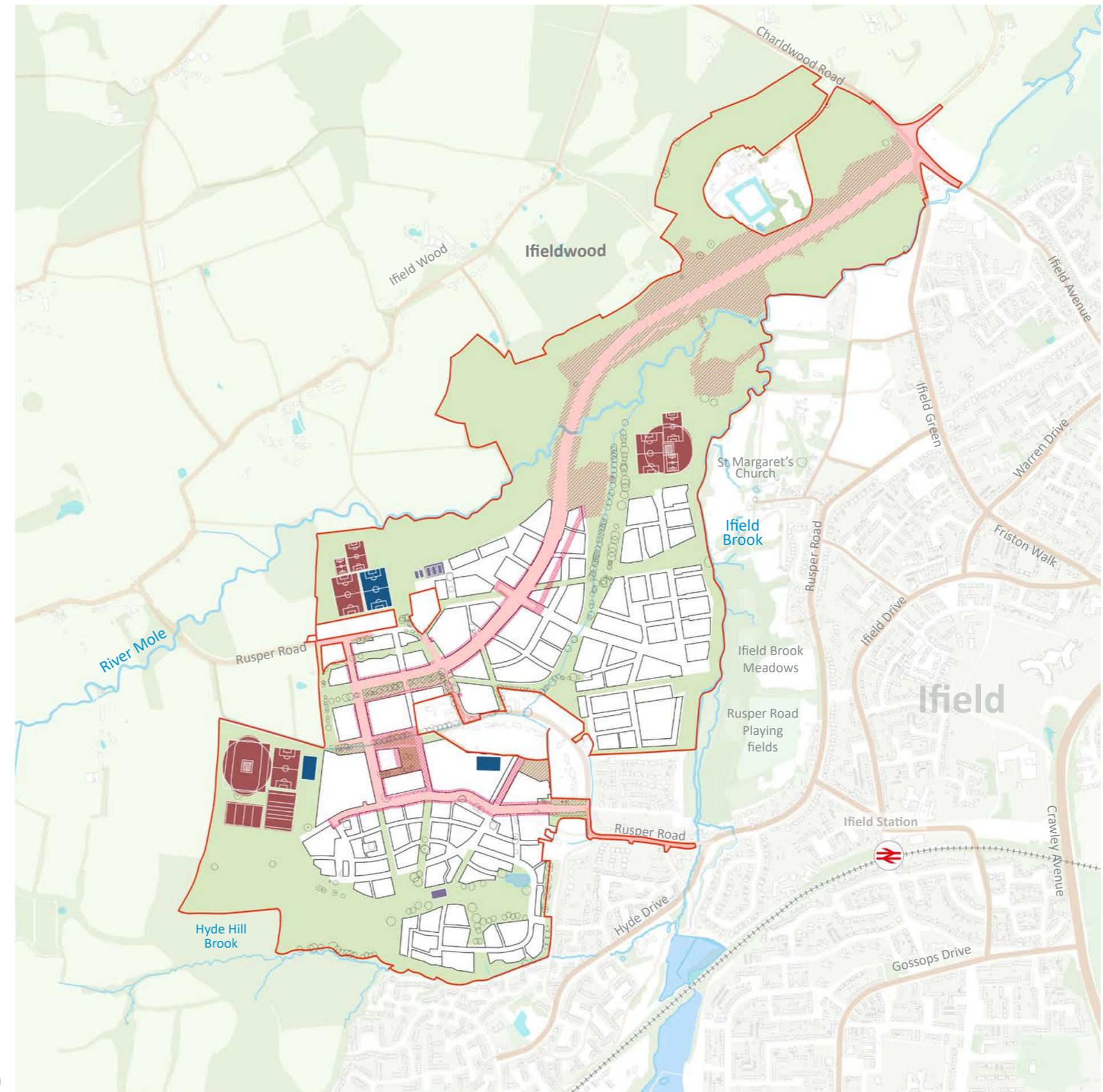


FIGURE 160 Sports Provision Diagram

6.3.9 Allotments and grow space

Allotments and opportunities for food growing are to be provided to encourage participation in food production and enhance a sense of well-being among residents. Giving the community space to grow their own food will help to foster self-sufficiency and sustainable food production and bring wider environmental benefits.

A minimum of 1.13ha hectares of allotments will be provided located provisionally on the parameter plans and distributed across the site so that each residential area is within a 10-15 minute walking distance or short cycle ride of an allotment. Allotments will have vehicle access for deliveries of mulch etc. but will be located to encourage access via foot or bike. Refer to the design code for detailed requirements for allotments including requirements for soil, watering, drainage and fencing.

In addition opportunities for grow space and edible landscapes will be provided within local green spaces.



FIGURE 161 Community allotments



FIGURE 162 Opportunities for food growing

KEY

- Site Boundary
- Allotments (indicatively located)
- Walking Distance (1000m)

Area Applied in Detail

- Areas included within the detailed application but where RMAS will be submitted in the future.

- Crawley Western Multi Modal Corridor (Detailed Proposal)

- Landscape delivered under the detailed element (Detailed Proposal)

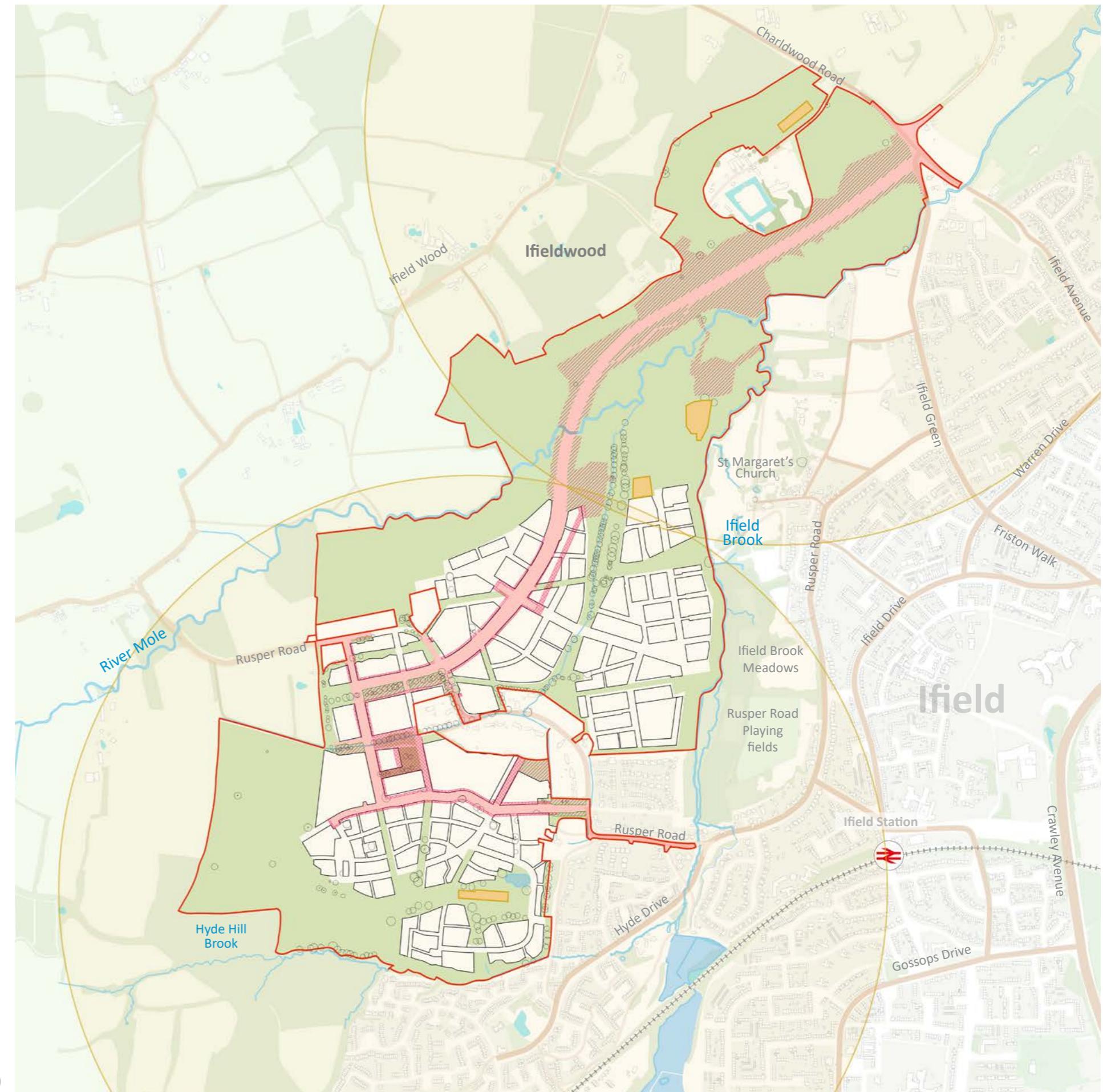


FIGURE 164 Indicative allotment location diagram illustrating how the required area could be accommodated

6.3.10 Landscape Buffers

Buffers are semi natural linear green spaces with ecological, visual and amenity functions which provide a transition from the edge of development to the rural countryside along with providing buffers against sensitive ecological features and areas. They form part of the wider nature recovery network connecting to green corridors within the development and wider Rusper Ridge, Mole Valley and Ifield Brook biodiversity areas. They will incorporate visual mitigation where screening is required.

Buffers should include a zone of minimal disturbance (generally 15m) which should be landscaped in an appropriate semi-natural character and be free from footpaths in all instances and SUDS interventions where against existing woodland to avoid damage to root protection areas. Further detail is provided on requirements of buffers in the design code.

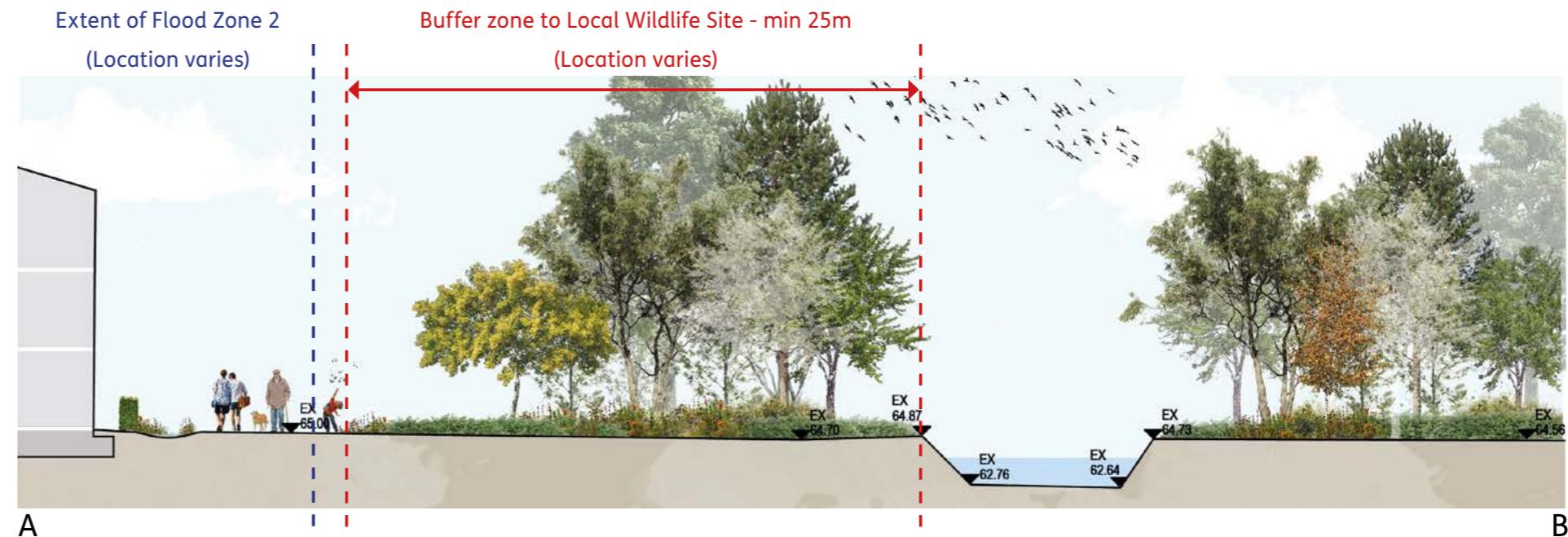


FIGURE 165 Ifield Meadow Edge Buffer Section

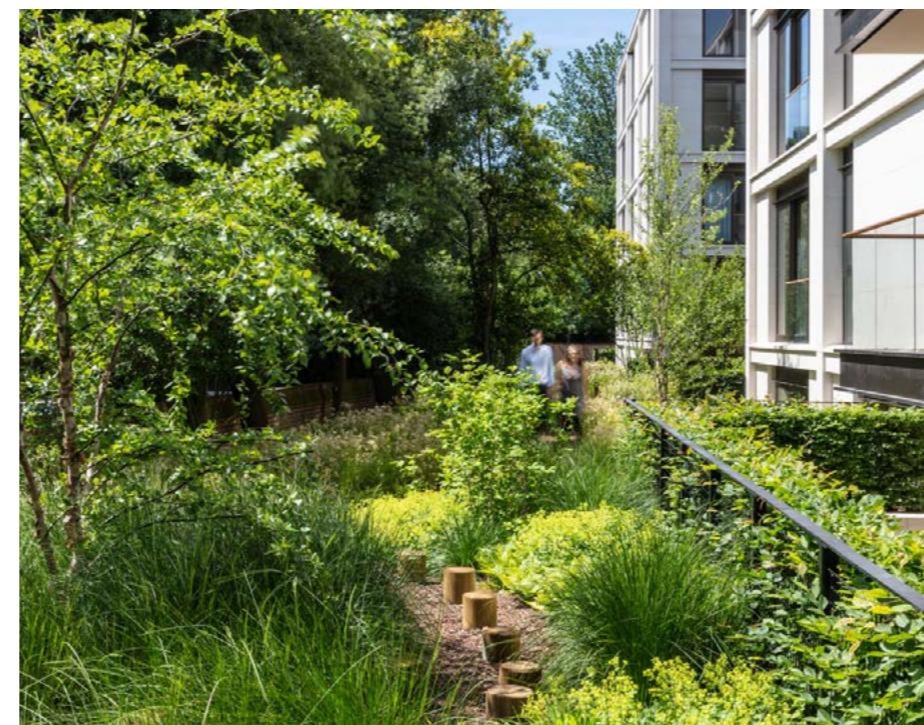


FIGURE 166 Buffers may contain paths and informal play close to the housing but must keep a zone of a minimal human disturbance against the ecological asset.

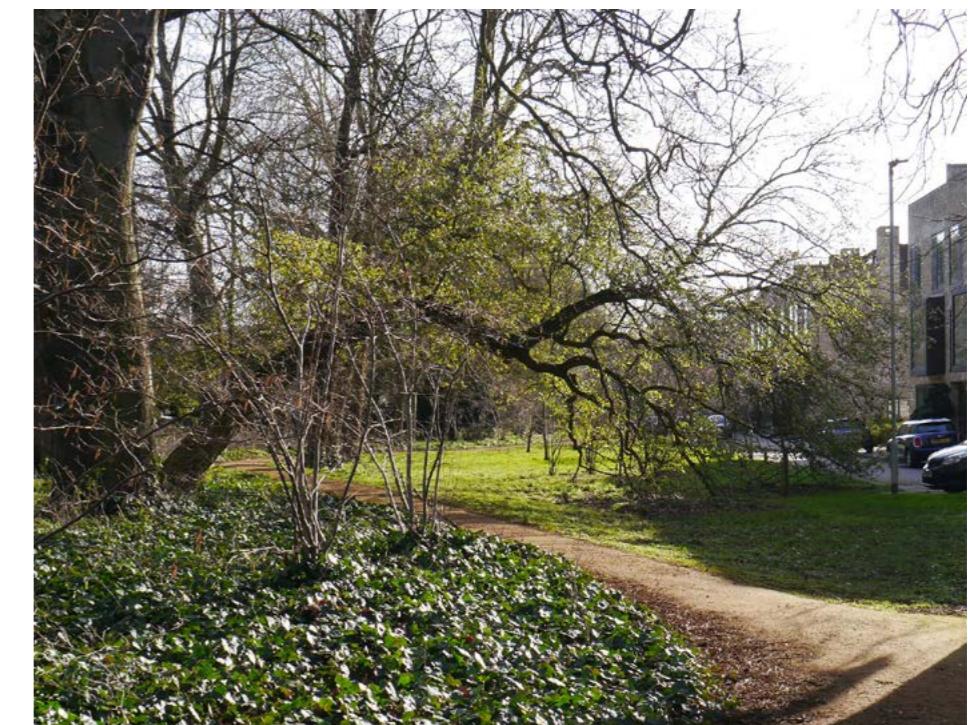


FIGURE 167 Buffer to existing woodland Accordia, Cambridge

KEY

- Site Boundary
- ▨ Ancient Woodlands
- ▨ Ifield Brook Meadows
- ▨ Ancient Woodland Buffers-30m
- Ifield Brook Meadows Local Wildlife Site Buffer-25m
- Hyde Hill Local Wildlife Site Buffer - 35m

Area Applied in Detail

- ▨ Areas included within the detailed application but where RMAS will be submitted in the future.

- Crawley Western Multi Modal Corridor (Detailed Proposal)

- ▨ Landscape delivered under the detailed element (Detailed Proposal)

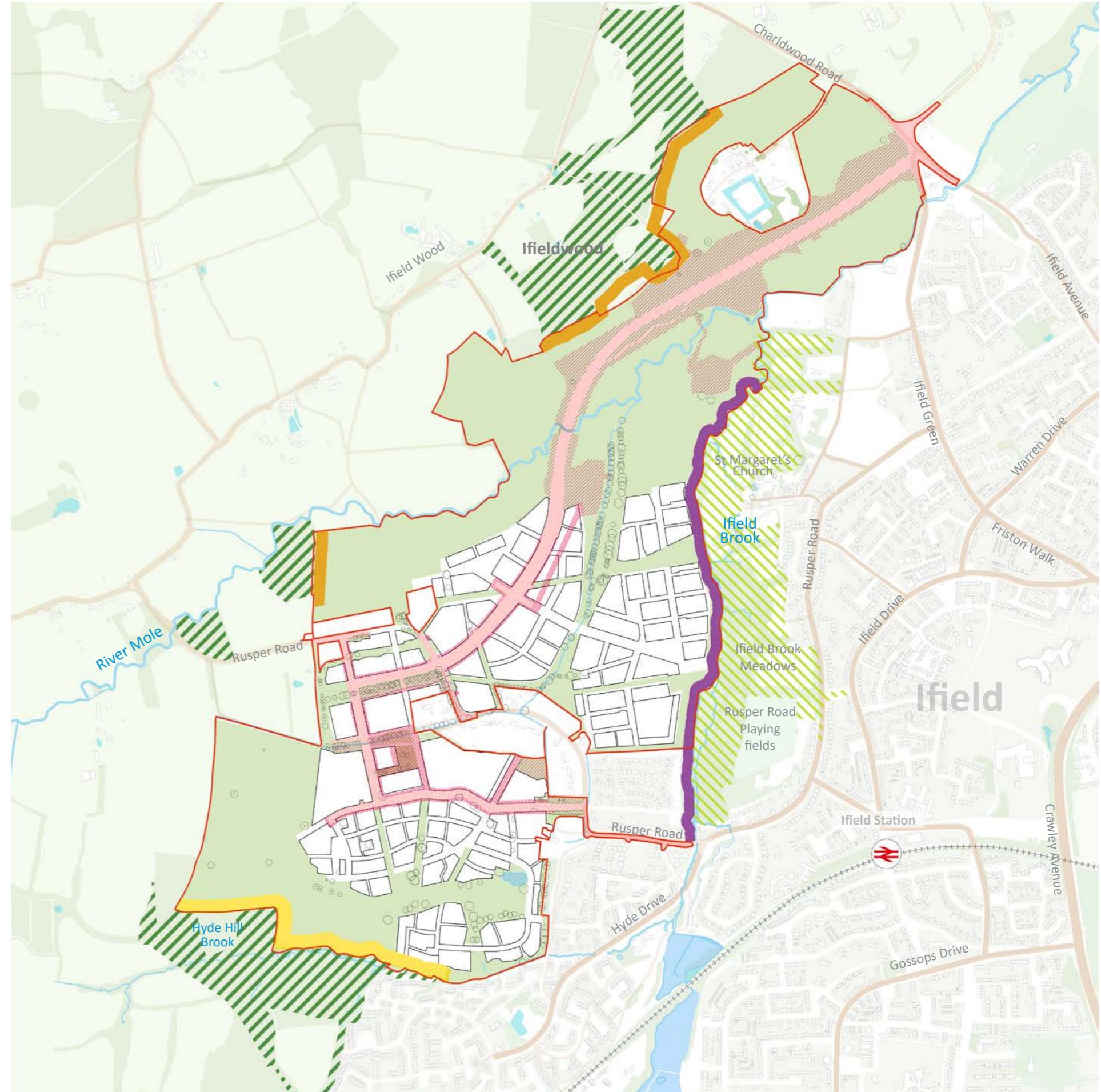


FIGURE 168 Landscape Buffers Diagram

6.3.11 Nature Conservation Area

A landscaped area north of Hyde Hill Ancient Woodland will be safeguarded and managed for nature conservation in order to provide habitat for bat species identified within the area and adjacent Hyde Hill Wood. The conservation area will also provide additional tree cover to the ridgeline; reducing development on this prominent part of the site and adding a significant amount of open space to the sites Nature Recovery Network. This area does not form part of the public open space calculations for recreational use.

The character of the area should reflect the existing woodland of Hyde Hill and complement the setting of the new Ridgeway Park. Existing woodland and trees in the area will be retained and supplemented with new woodland planting incorporating glades and wet meadow to connect Hyde Hill to existing wooded areas on the ridgeline.

Public access will only be provided close to the development, with no recreational routes within 50m of Hyde Hill ancient woodland, and the majority of these routes being significantly further than this. The area will be fenced with stock fencing along the boundary of the area shown on the parameter plan and managed for its wildlife importance. No lighting or light spill will be allowed in this area and signage will be provided at entry gates informing users to keep dogs on leads, in order to protect sensitive species and habitats.

New woodland will be planted with a dense/thorny understorey layer to dissuade visitors from straying away from paths. Glades will be provided within new woodland areas to create habitat variety, and these glades, along with larger areas of open space will be planted with meadow species to maximise biodiversity.

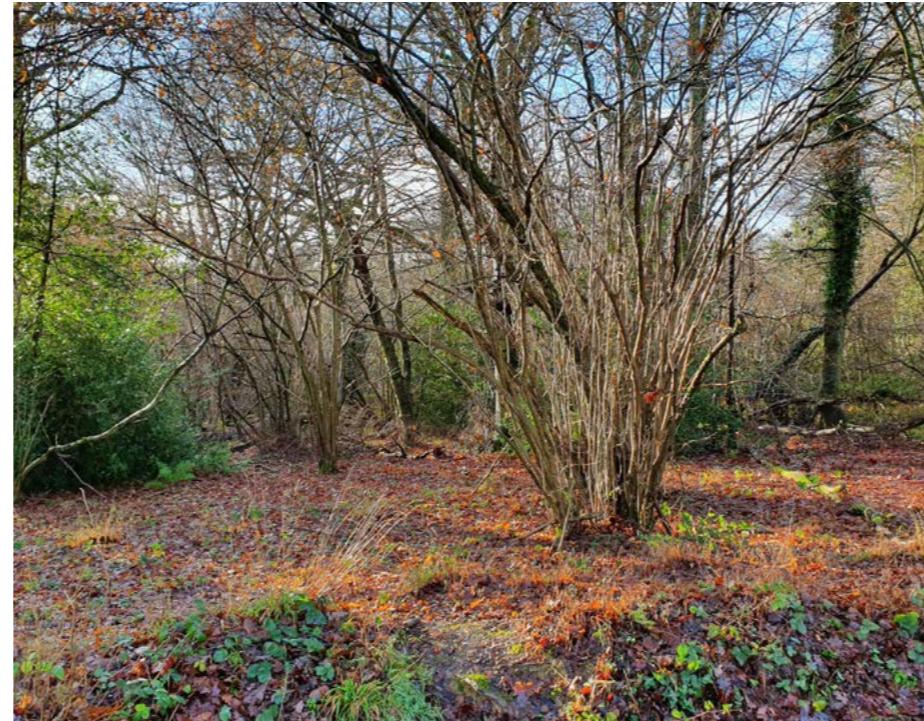


FIGURE 171 Existing Hyde Hill woodland edge against golf course



FIGURE 169 Parts of the existing fairway to be retained as meadow filled glades within the woodland for benefit of wildlife/ground flora.



FIGURE 172 Existing golf course fairway against Hyde Hill to be planted with new woodland



FIGURE 170 New woodland planting with dense/thorny understorey planting

KEY

- Site Boundary
- Nature Conservation Area
- Hyde Hill Local Wildlife Site Buffer - 35m

■ Area Applied in Detail

- Areas included within the detailed application but where RMAS will be submitted in the future.

- Crawley Western Multi Modal Corridor (Detailed Proposal)

- Landscape delivered under the detailed element (Detailed Proposal)

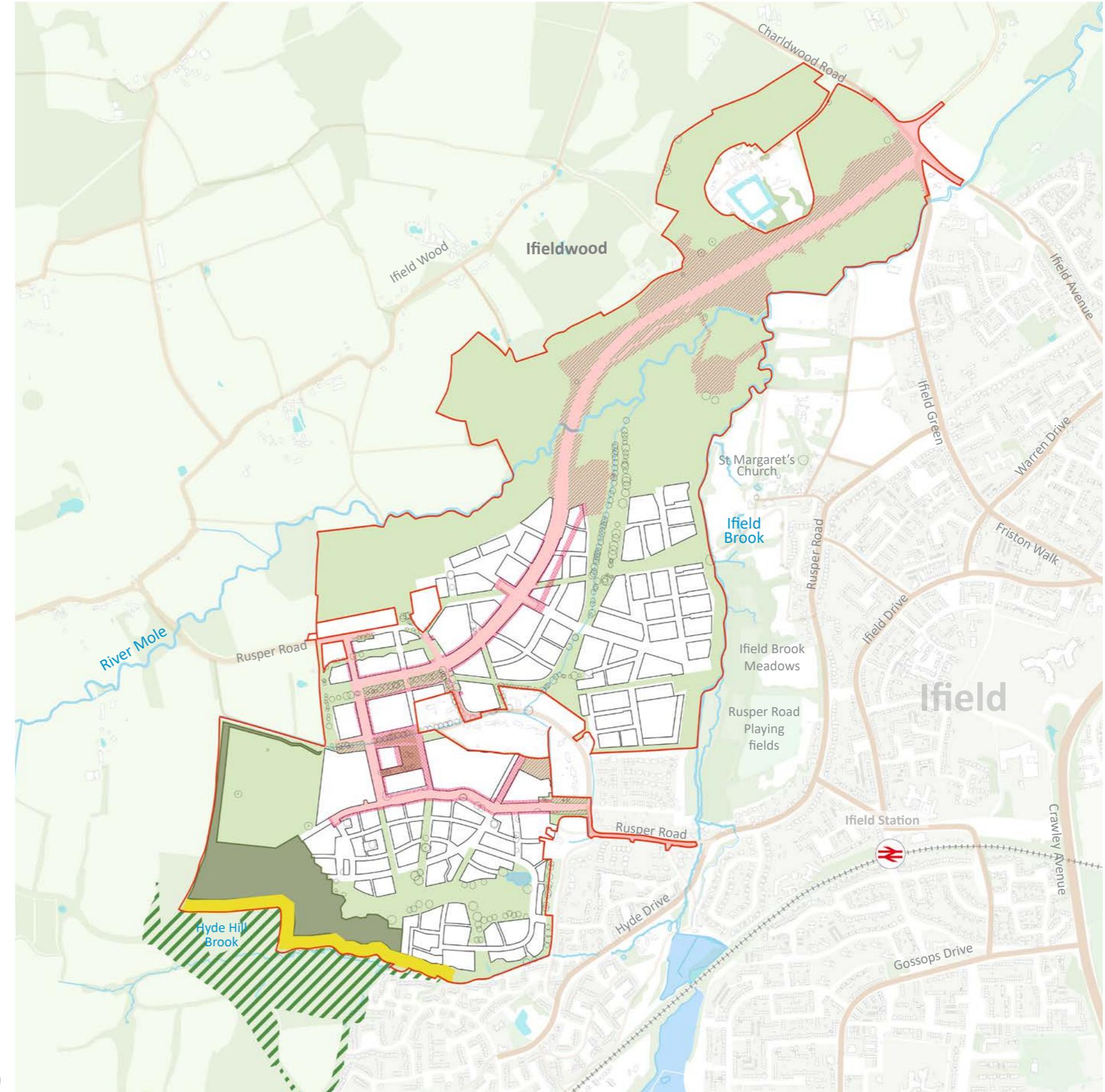


FIGURE 173 Nature Conservation Area Diagram

6.3.12 Tree Planting Character & Typologies

The site's mature landscape features and character will be complemented and enhanced by new planting in all landscaped spaces. This new planting will bring nature into all areas of the development, ensuring that even the most urban of spaces are green and biodiverse.

Broadleaf deciduous native trees with medium to large canopies are preferred but some evergreen and climate resilient non natives maybe be appropriate in certain situations. Trees will soften streetscapes and reduce the effects of the urban heat island effect.

The following broad tree planting area typologies are proposed across the site:

- River Valley Park
- The Meadows Planting
- The Hillside Planting
- The Urban Centre

A broad variety of trees should be planted to provide greater ecological benefits and to make the planting less susceptible to the threat of pests and diseases. Different trees will also be required for different functions, therefore tree typologies and character should vary across the different open space typologies described in this document. Other categories should include, but are not limited to:

- Primary & Secondary Streets
- Tertiary Streets
- Urban Tree Planting
- Open Space / Parkland Trees

River Valley Park

1. *Alnus glutinosa*
2. *Quercus robur*
3. *Tilia cordata*
4. *Ulmus rubra*



The Meadows

1. *Betula pubescens*
2. *Populus tremula*
3. *Salix alba*
4. *Salix fragilis*



The Hillside

1. *Acer campestre*
2. *Carpinus betulus*
3. *Crataegus laevigata*
4. *Quercus petraea*



The Urban Centre

1. *Acer freemanii*
2. *Amelanchier lamarckii*
3. *Gleditsia triacanthos*
4. *Liquidambar styraciflua*



6.3.13 Planting Character & Typologies

Planting will have an important role to play in the development as part of the Sustainable Urban Drainage network. Planting will temporarily store and filter runoff. Reducing hard surfaces will also help to cool spaces as temperatures continue to rise. Native species, sympathetic to the local character will be prioritised, as well as species which will survive in hotter climates. The planting scheme must be future-proofed to ensure that, in the face of a worsening climate crisis, it still thrives and benefits the development.

Planting must respond to the character of the site, with species and mixes differing between the lowland river valley areas towards the River Mole and the hillside landscaped areas of the Golf Course. The following broad planting area typologies are proposed across the site:

- River Valley Park
- The Meadows Planting
- The Hillside Planting
- The Urban Centre

Diversity will be important, given the size of the site, so each typology will be broken down into a series of planting mixes, serving different functions within the masterplan. Planting mixes should provide seasonal interest, varieties of colour and texture and be developed to deliver high biodiversity value. Planting should also be a mixture of perennial and evergreen. Mixes should include, but are not limited to:

- SUDs Planting
- Verge meadow planting
- Defensible Planting
- Streetscape Planting Mixes

Open Space Planting Mixes- These should vary to suit the needs of the different open space types and be cognisant of the character each space is trying to create.

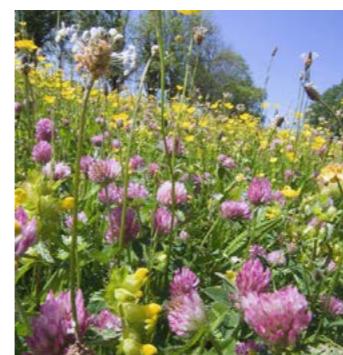
River Valley Park

Dry & wet grasslands and riparian landscape around the River Mole. Dotted with mature trees and open parkland to the north.



The Meadows

Existing woodland and trees enclose a new meadow landscape with recreational trails. Species selection to also reflect character area's location, partially within the floodplain.



The Hillside

Biodiverse planting, woodland and grassland. Species reflective of hillside character.



The Urban Centre

SUDs appropriate planting along streetscapes. Hardy species for urban environments required.



6.4 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 planning 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 (including the CWMMC) and those remaining in outline and subject to future RMAs.

The outline element of the Parameter Plan illustrates the locations of the proposed access points, primary routes and secondary routes for pedestrians and cyclists, which will connect to the CWMMC and the Primary Streets applied for in detail under Phase 1.

The proposed pedestrian and cycle routes provide connections within the Site, its Character Areas and parks and recreation spaces, as well as outside of the Site (e.g. Rusper Road).

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

Please also see the separate Public Right of Way Amendments Plan (WOI-HPA-PLAN-PROW-01) which identifies the areas where existing PROW 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.

The primary vehicular access is to/from the northeast via signalised junction with Ifield Avenue/Ifield Green. Access into the site from the south will only be available to pedestrians, cyclists and buses, through the proposed bus gate at the entry to the existing Ifield Golf Course.

It is proposed to stop up Rusper Road where it crosses the CWMMC for all vehicular traffic. Pedestrian and cycle access will be maintained in a north/south direction. This is proposed to provide a number of benefits. Firstly, the Rusper Road environment to the north / south of this point will be quieter and will be 'access only' to existing premises. This will significantly enhance the cycling facilities to the south, providing a much lower trafficked route towards Ifield Station for example. Secondly, it will enable the southern part of Rusper Road (between the existing golf course and Hyde Drive) to become a cycle street, with access only for residents, buses, pedestrians and cyclists.

