



CREATING CHARACTER



7.1 Strategic Character Areas

The illustrative masterplan has been thoughtfully structured into four distinct character areas. Each character area will boast a unique mix of uses, building typologies, landscape features, and a well-connected multi-modal transportation network. These areas will form distinctive communities, each with its own identity and character.

The purpose of presenting the illustrative masterplan and character areas is to provide a contextual framework for the development of design codes in due course.

Neighbourhood Centre

The Neighbourhood Centre will play an important role in establishing the identity of the new community as a whole. It is envisaged as a mixed-use urban area. The Character Area is split into three sub-character areas: Local Centre, Urban Living, and Primary and Secondary School.

The Local Centre fronts the Primary and Secondary Schools, and is based around a Market Square, activated by non-residential uses. The medium/high-density development in the Neighbourhood Centre will primarily consist of apartments and urban terraced forms, offering a range of housing options to meet the diverse needs of the community.

Along CWMMC, taller buildings will be incorporated, creating a strong layered frontage and emphasizing the urban character of the area.

South of the Neighbourhood Centre is anchored by school building and grounds with a more formal character.

Hillside and Woodlands

The Hillside and Woodlands Character Area is situated south of the Neighbourhood Centre, and is characterised by a ridge-line to the north and ancient woodland to the south. Housing must make the most of the Site's existing features, including topography, views, and mature trees.

To make the most of the stunning views from the elevated position along the ridge-line, designers should aim to create a strong and outward-looking frontage. Building lines should follow the edge of the Ridgeway Park and streets should be oriented to ensure views and ease of movement from the local centre.

In contrast, the south of the area is defined by its contained and intimate woodland setting, enclosed by pockets of ancient woodland and woodland belts. Housing will generally be lower density with a more informal layout than along the ridge-line. Frontages should feel contained and private given their woodland enclosure.

The Meadows

The Meadows Character Area is defined by its centrepiece, Meadows Park, and will offer a diverse range of housing options to accommodate a variety of lifestyles and needs.

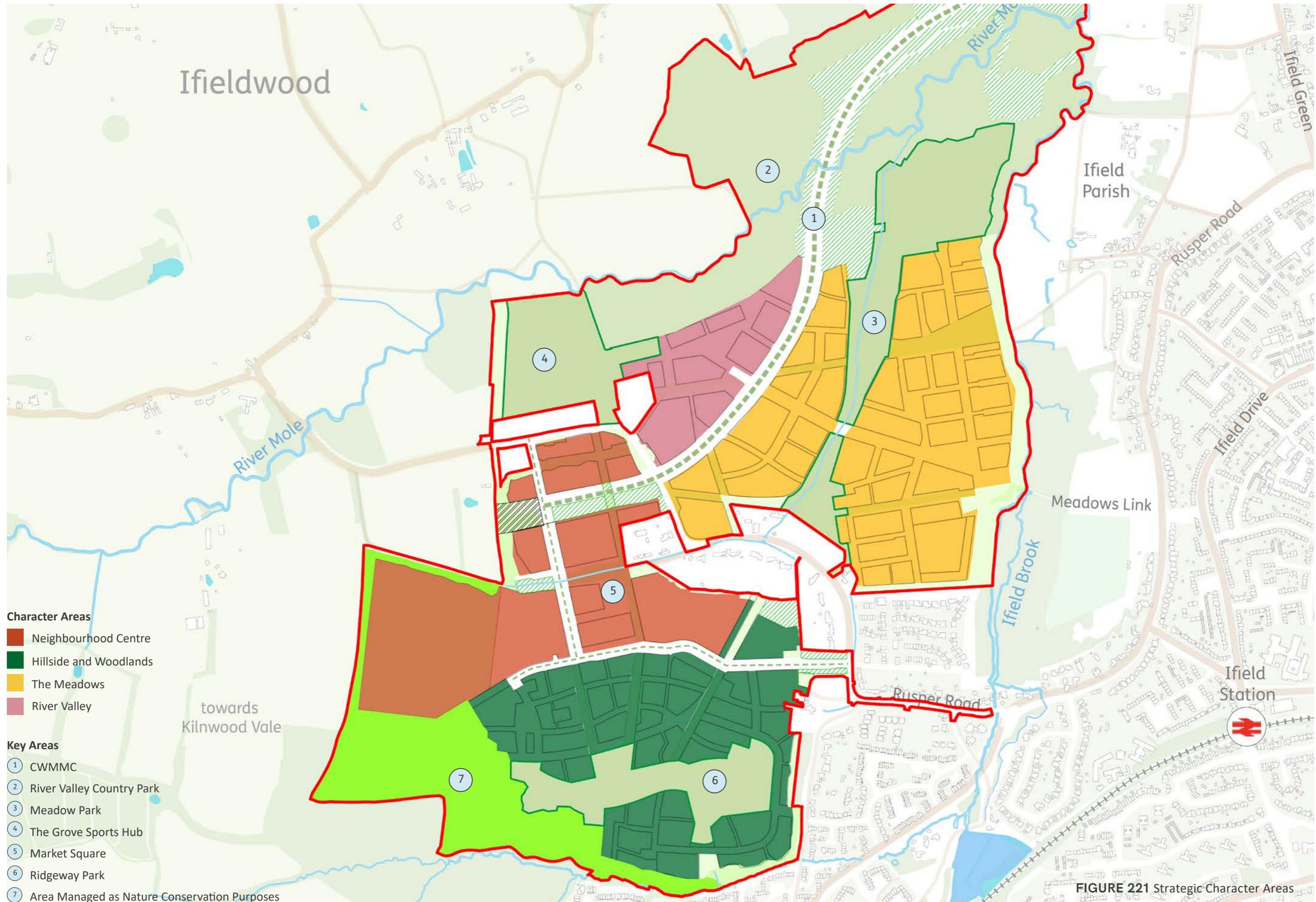
To the west of Meadows Park, the housing will be designed for higher density and predominately consist of apartments, forming an urban edge facing CWMMC and a soft edge facing Meadows.

To the east of Meadows Park, the housing will be lower in density with some taller marker buildings for emphasis and enclosure. Front onto the Ifield Brook and Meadows, housing will be outward looking whilst respecting the landscape setting.

River Valley

The River Valley Character Area is the employment area, home to businesses within the Community.

It is immediately north of The Meadows, presenting an urban frontage to the CWMMC while respecting the nature of adjacent River Valley Park.



7.2 Neighbourhood Centre

7.2.1 Neighbourhood Centre Character

The Neighbourhood Centre represents the heart of the development, serving as the core area that brings together various community facilities, urban living spaces, primary and secondary schools, and the Grove Sports Hub. This central hub not only provides essential amenities and services for residents but also fosters a sense of community and connection. With its diverse range of offerings, the Neighbourhood Centre creates a vibrant and inclusive environment where people can live, learn, and engage in recreational activities, enhancing the overall quality of life within the development.

The key characteristics of the Neighbourhood Centre are:

- A mix of uses;
- A higher intensity of built form and activity and 'urban' feel, especially around the local centre;
- Active frontages that animate and overlook the public realm;
- Active ground floor frontages and multi-use public spaces, all framed by buildings of 2-5 storeys.
- Residential perimeter blocks of apartments and maisonettes, integrating podium car parking with courtyard amenities above the deck and community uses on the ground floor;
- Aligned buildings to create positively defined streets and spaces within the structured layout
- Nestled within the existing mature trees;
- Tree-lined transport corridors.



FIGURE 222 Neighbourhood Centre Illustrative Plan

7.2.2 Design Principles

Area Applied for in Detail
CWMMC
The Primary Street
On Street Parking
Mobility Hub (Inc. bus stop)

Indicative Vehicular Access
Pedestrian and Cycle Routes
Public Rights of Way
Under-croft Parking
Surface Parking

Green Corridor
Market Square

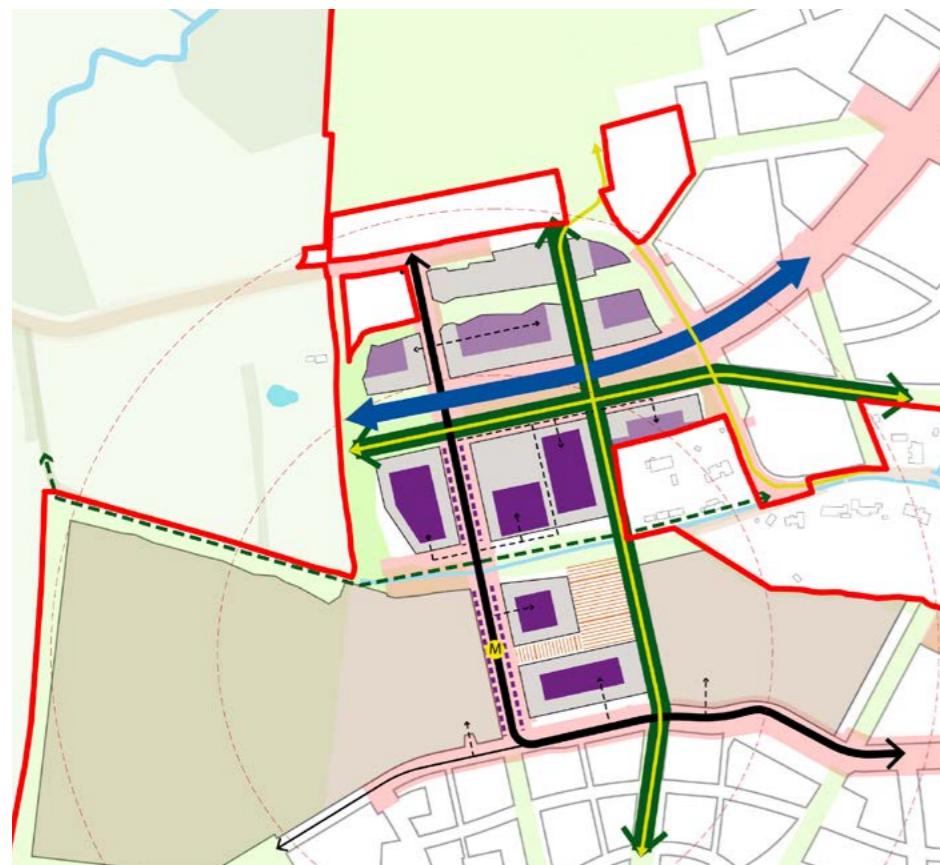


FIGURE 223 Neighbourhood Centre - Access and Movement

Primary Road Frontage
Active Frontage
School Frontage
Green Space Frontage
Marker Buildings

Primary Gateways
Key views
Green Corridor

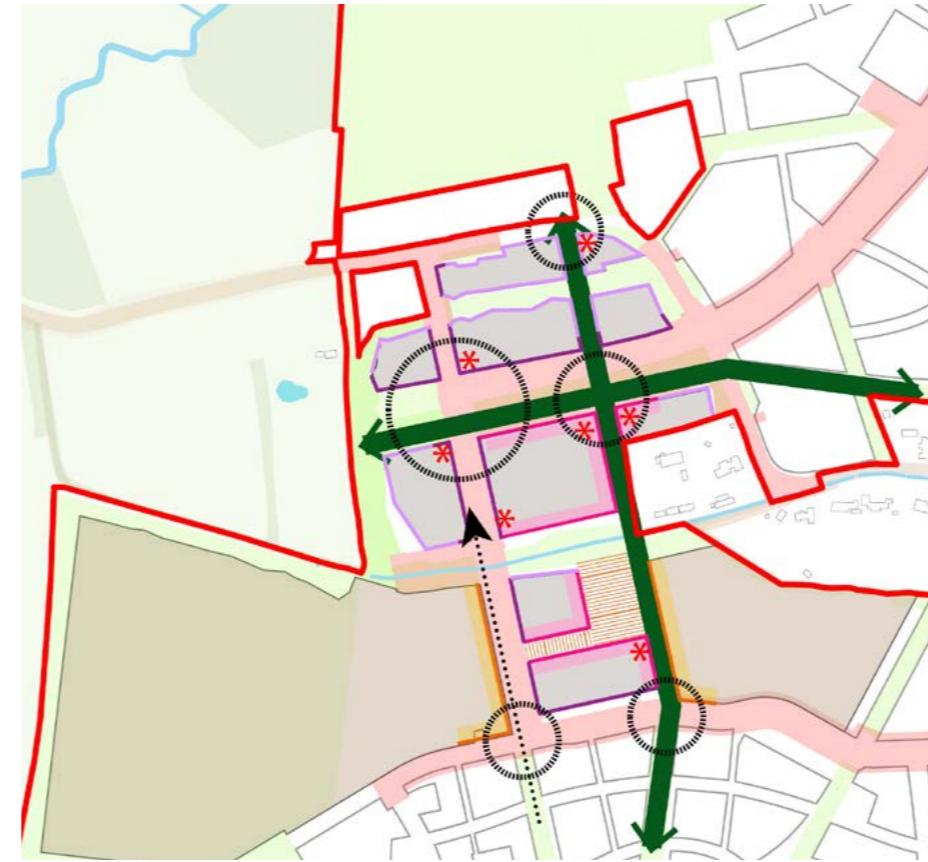


FIGURE 224 Neighbourhood Centre - Urban Structure

Green Corridor
Market Square
Amenity Green Space
Semi-private Space

School Sports Ground
The Grove Sports Hub
Pedestrian and Cycle Routes
Public Rights of Way

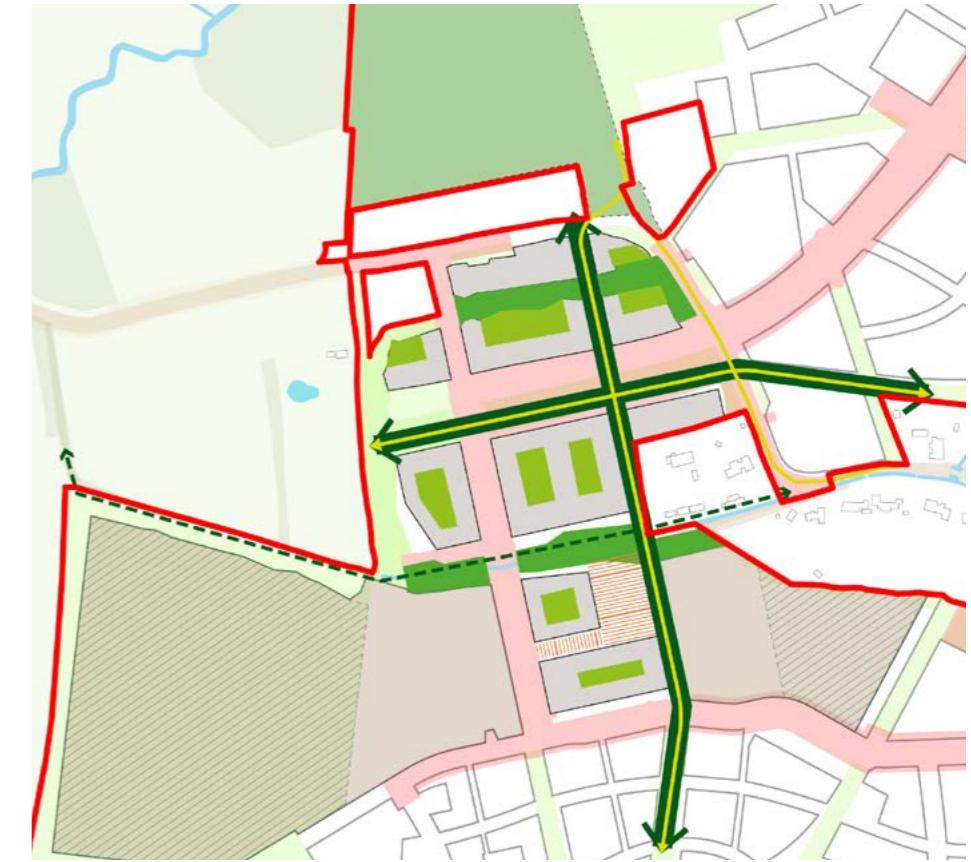


FIGURE 225 Neighbourhood Centre - Landscape

Access and Movement

- The CWMMC and Primary Street are designed in detail, as outlined in Chapter 8. The Primary Street runs through the local centre, connecting to CWMMC and shaping the core of the area while providing direct access to local centre plots. The Mobility Hub is positioned on both sides of Primary Street, near a key intersection between the secondary school and Market Square, enhancing accessibility and connectivity. Additionally, on-street parking is integrated along Primary Street.
- High-quality primary pedestrian and cycling routes span across the entire development, connecting with the existing PROWs.
- Car parking for residential is provided in the under-croft structure.
- Service for the food store is integrated into an urban block to reduce its impacts on the streets and public realm.
- Rusper Road to be stopped up around CWMMC and no private vehicular access to West of Ifield from Rusper Road south.

Urban Structure

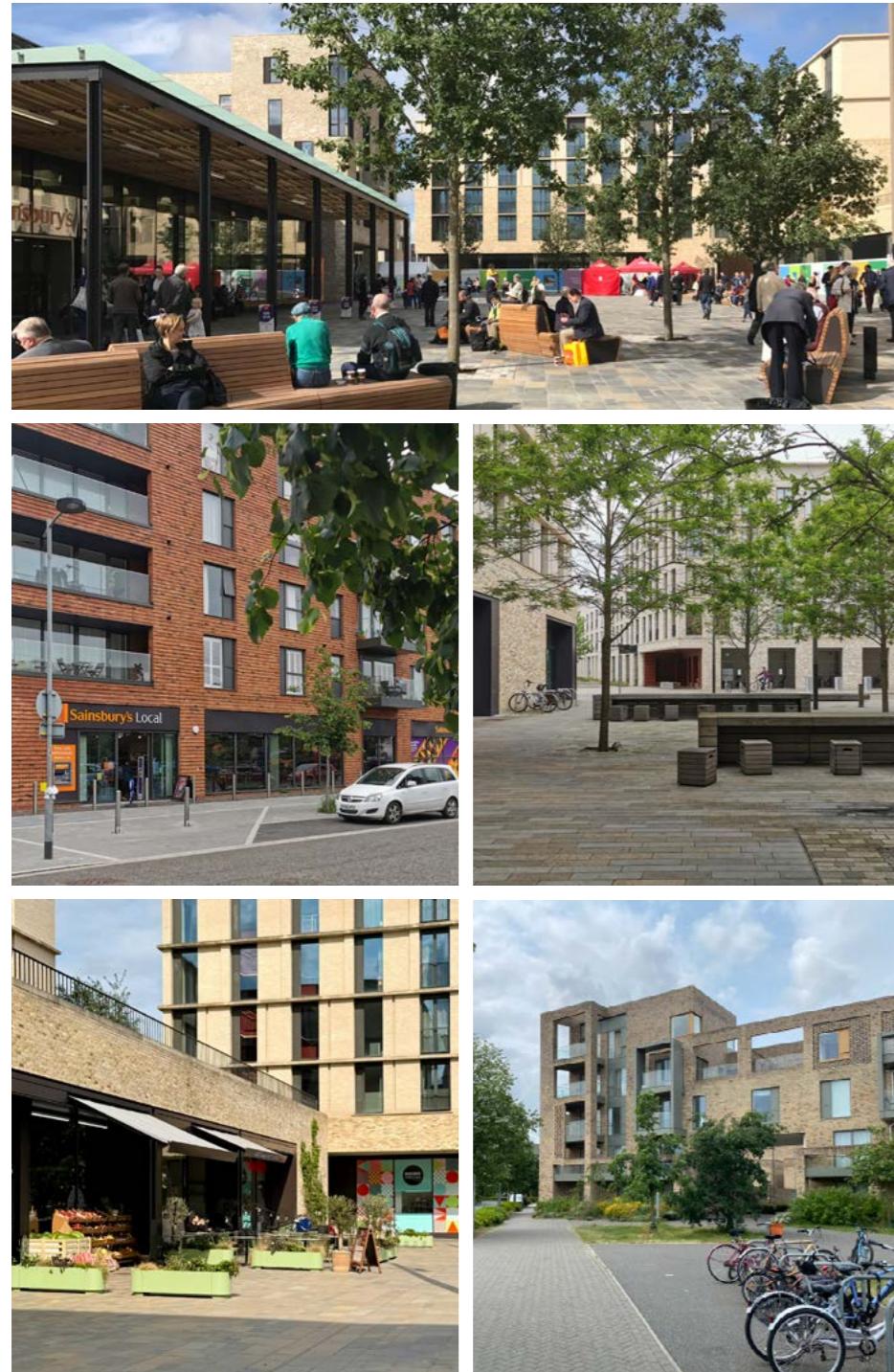
- Active frontages are placed along key public spaces, particularly at the ground floor of Market Square, where non-residential uses are arranged to spill out to activate the market square.
- The primary frontage along the primary road and CWMMC offers a high degree of overlooking onto the streets, creating a sense of connectivity and a strong enclosure.
- The frontage of the school creates a distinctive and notable presence along Market Square.
- Balconies and terraces are thoughtfully positioned on green space frontage to overlook and engage with these green spaces.
- Key landmarks are strategically positioned to respond to and create focal points for key views.
- Other marker buildings serve as iconic features, located at gateways and entrance points.

Landscape

- Green Corridors incorporate the primary pedestrian and cycle routes centrally through the Neighbourhood Centre.
- Market Square caters to various needs, providing a place for recreational activities, greenery, and a versatile shared surface that accommodates pedestrians, cyclists, and other modes of transport.
- Retain and enhance existing trees to create an urban forest with amenity space and pedestrian and cycle connection.
- The Grove Sports Hub provides sport pitches.

7.2.3 Key Characters – Local Centre

Local Centre



Key Architectural features

1 Communal entrance	4 Communal Courtyard	7 Car Parking
2 Active Frontage	5 Residential	8 Bike Store
3 Retail	6 Landscape Buffer	9 Private amenity

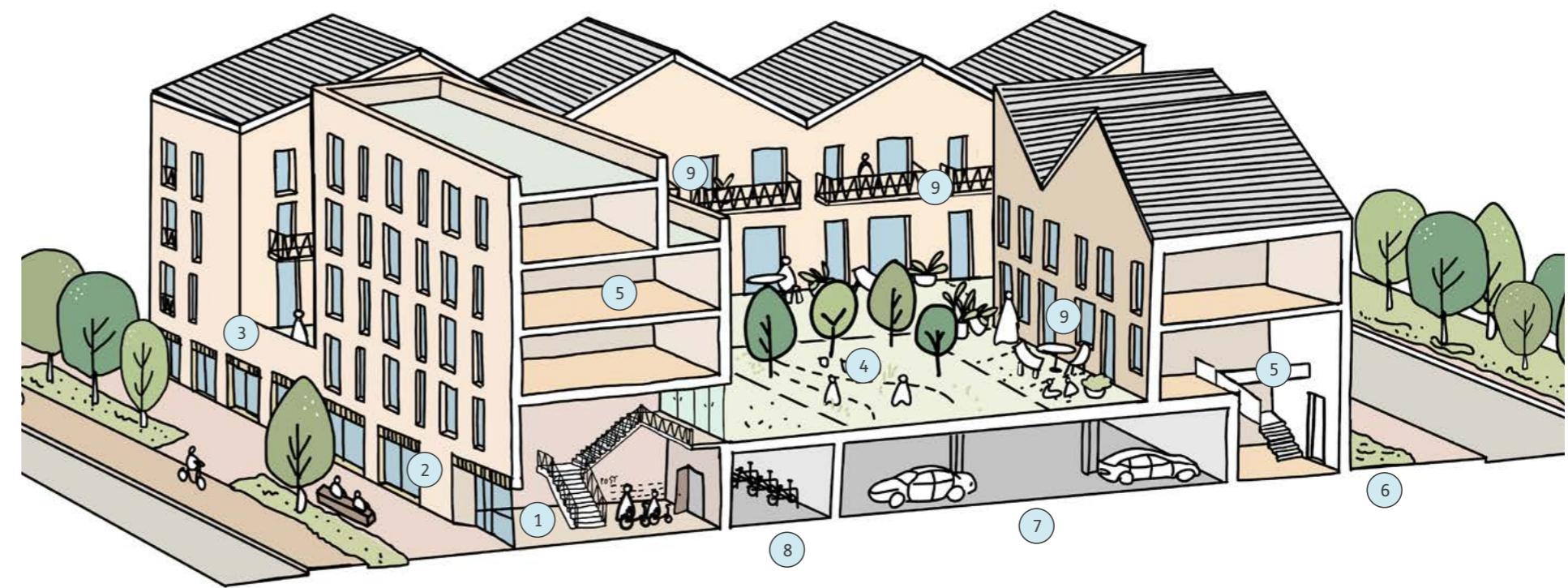


FIGURE 226 Neighbourhood Centre typologies key features.

7.2.4 Key Characters – Urban Living

Urban Living



Key Architectural features

1 Communal entrance	4 Landscape Buffer	7 Private amenity	10 Apartment Block
2 Active Frontage	5 Parking Court	8 Continuous Front on Link Road	11 Houses
3 Communal Courtyard	6 Shared Bike Parking	9 Well-defined Corners	

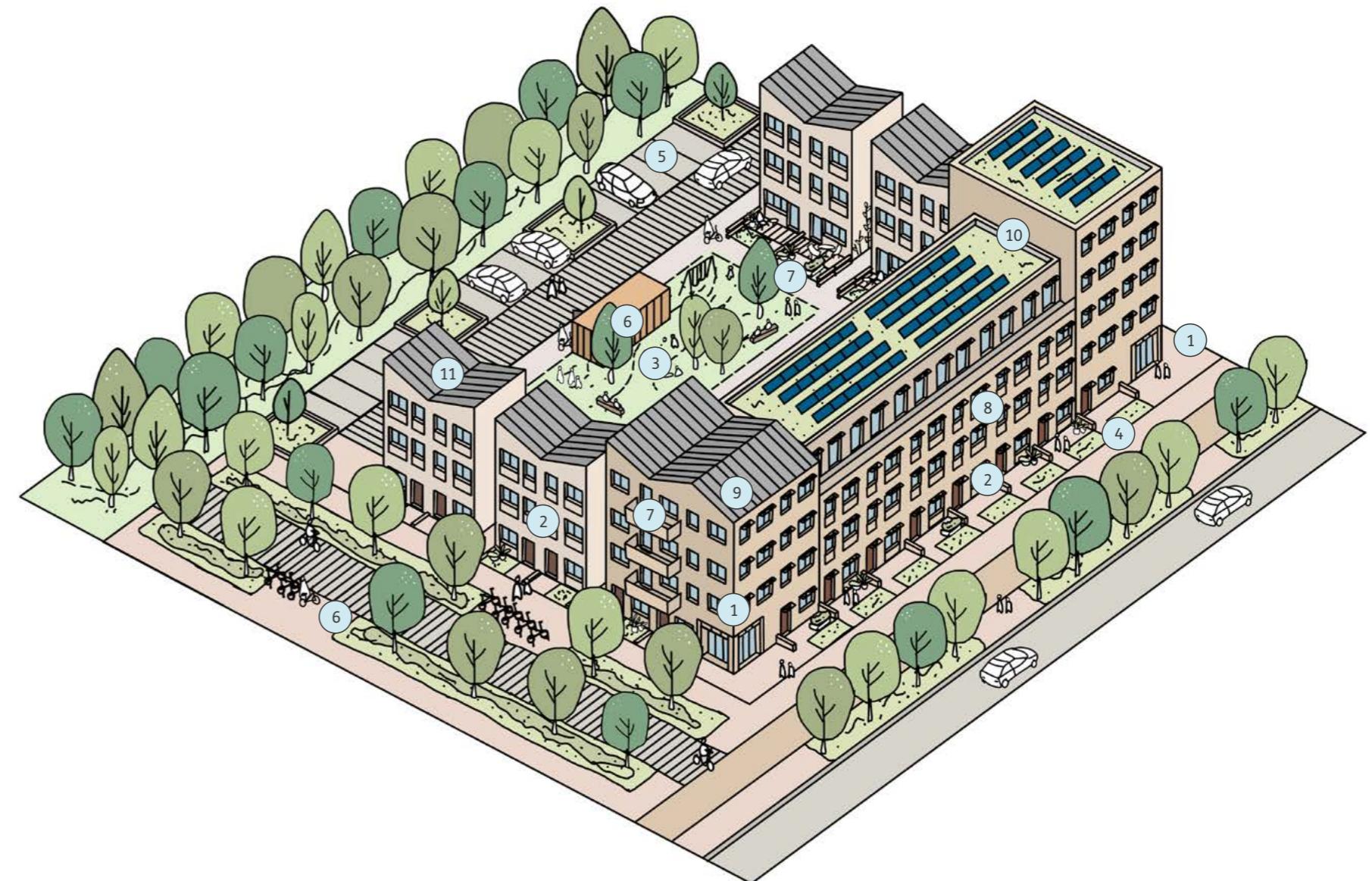


FIGURE 227 Urban living typologies features.

7.2.5 Key Characters – School and Grounds

Primary School

Illustrative feature

- 1 Cycleway
- 2 School square
- 3 Consistent paving
- 4 Seating and planting
- 5 Cycle parking
- 6 Visitor's entrance
- 7 High quality boundary
- 8 Nursery entrance
- 9 School signage
- 10 Service area
- 11 School hall
- 12 Double height space



FIGURE 228 Illustrative proposal: High quality primary school accessible by safe walking and cycling routes support active, healthy travel choices.

Secondary School

Illustrative feature

- 1 Link to greenway
- 2 School square
- 3 Principal pupil entrance
- 4 Pedestrian crossing
- 5 Bus drop off
- 6 Car park
- 7 Retained hedgerows
- 8 Sports entrance
- 9 School signage
- 10 Cycle parking
- 11 Teaching block
- 12 MUGA

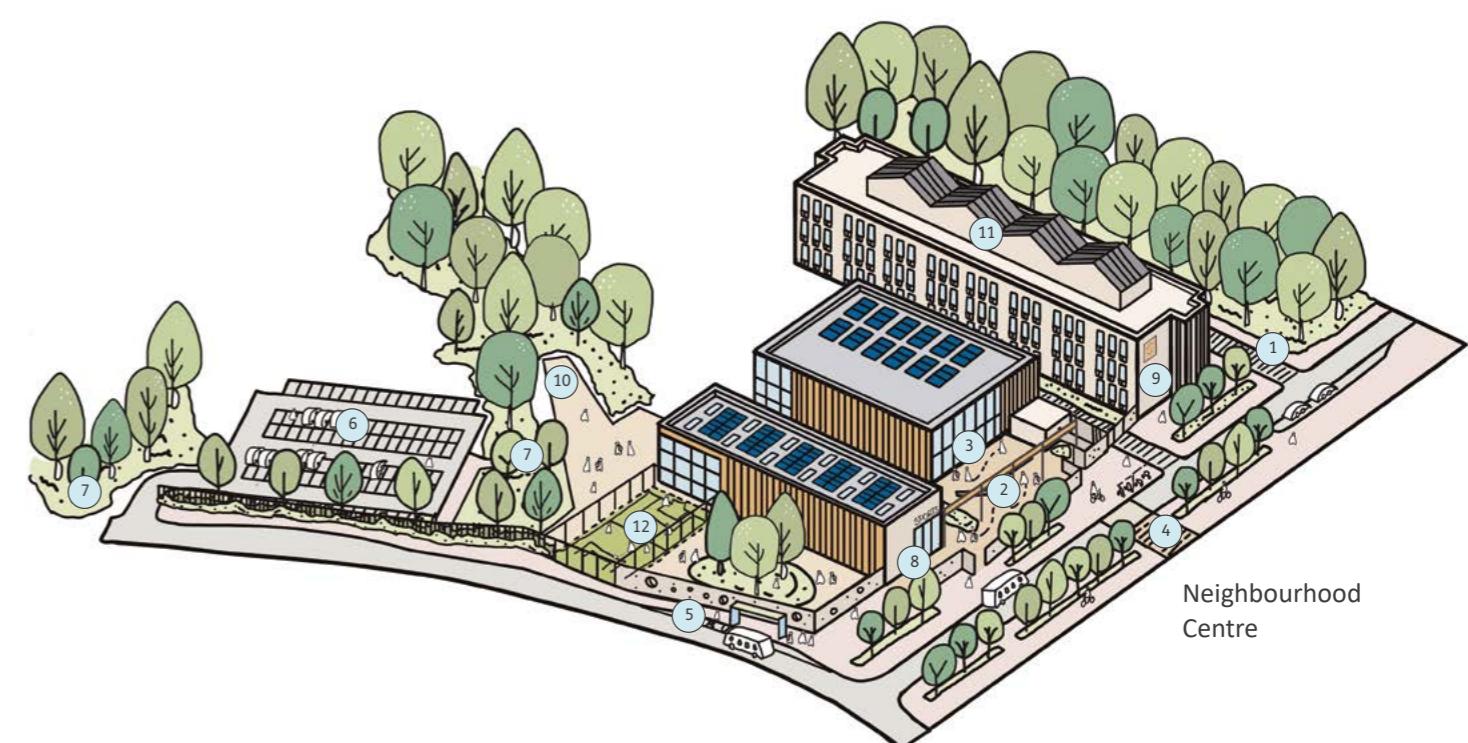


FIGURE 229 Illustrative proposal: High quality secondary school accessible by safe walking and cycling routes support active, healthy travel choices.



Incorporating **existing mature trees** into the green link network, providing shade, habitat for wildlife, and a sense of connection with nature.

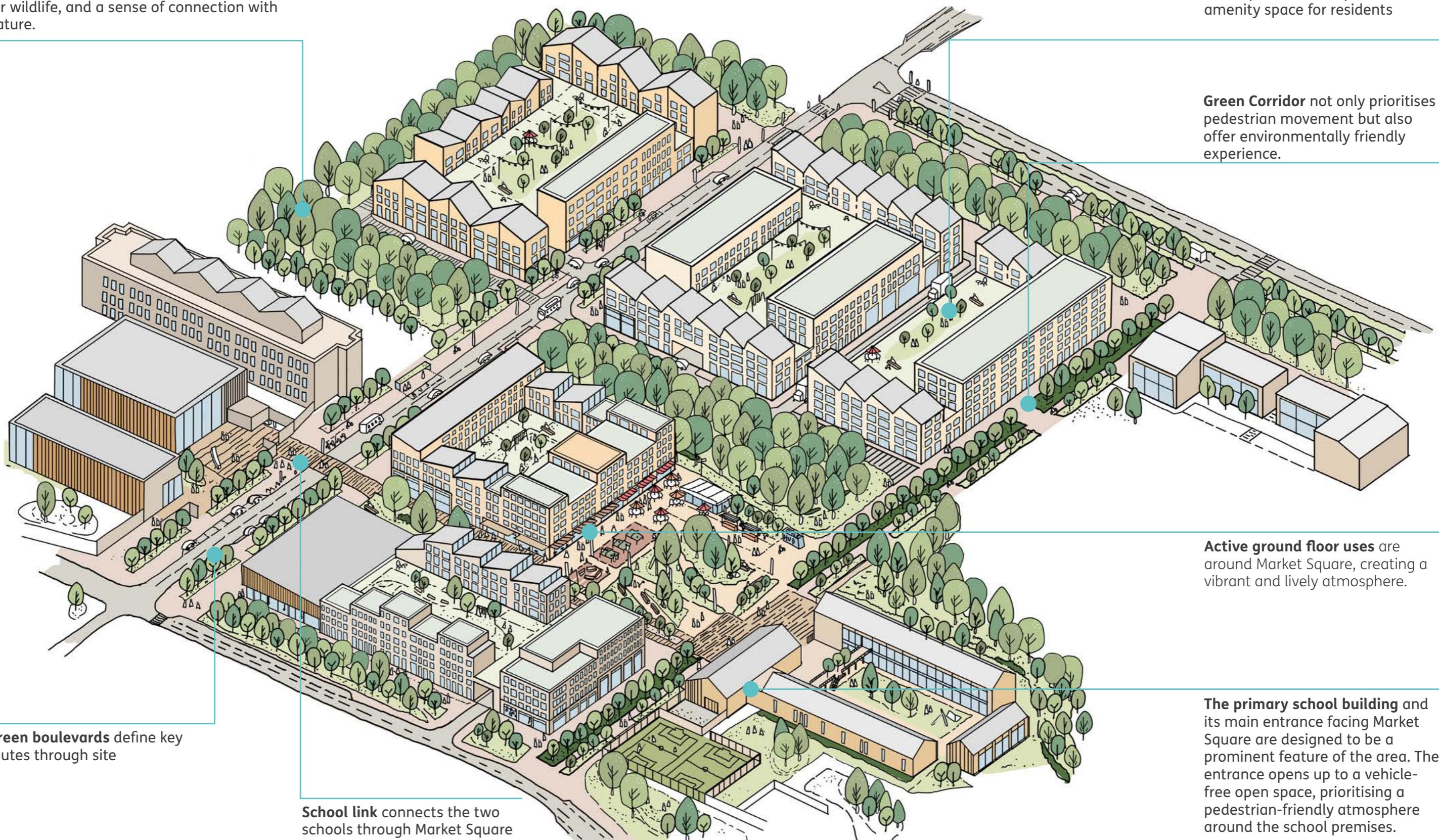


FIGURE 230 Illustrative view of Neighbourhood Centre Character Area

7.2.6 Neighbourhood Centre Landscape Character

The Neighbourhood Centre forms the heart of the new development. The plots, pedestrian/cycle routes and roads are planned around the existing mature trees and field boundaries that define this area. A new key piece of public realm, Market Square, is located within the Centre, offering flexible space for events, while retaining high quality mature trees. This space connects the Primary and Secondary schools, located to the east and west respectively, ensuring that the centre will be a vibrant and active area.

Key Landscape Characteristics

The key characteristics of the Neighbourhood Centre are:

- Retention of existing mature landscape features, trees, hedgerows & shaws; giving the area an established landscape character from day one.
- Sustainable transport connections provided in the form of cycle and pedestrian routes.
- New Market Square as the centrepiece of the Neighbourhood Centre - A high quality hard landscaped space with retained mature trees.
- Amenity Landscape Character - More managed than other areas of the neighbourhood, while retaining high biodiversity value landscapes; with an emphasis on native, hardy species that will cope with future climate change.
- Primary Street (with bus stop) and Shared Streets running north-south, connecting the Centre to Ifield, Crawley and beyond.
- Recreational pedestrian & cycle links connecting the Centre to Crawley, the new Country Park, Grove Sports Hub, Meadow & Ridgeway Parks.
- A temporary landscape space to the western end of the new CWLR.



FIGURE 231 Plots sensitively integrated into the existing landscape



FIGURE 232 Flexible open space provided in Market Square



FIGURE 233 Bus stop & cycle network connections to promote sustainable transport and connect the Centre to Ifield.



FIGURE 234 Primary & secondary schools

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7.3 Hillside and Woodlands

7.3.1 Hillside and Woodlands Character

The Character Area comprises two distinct development zones surrounding Ridgeway Park. The developments within these zones are thoughtfully arranged to respect and complement the distinct characteristics of the hillside and woodlands individually. In contrast to the Neighbourhood Centre, this area offers a secluded living environment that is intimately connected to nature.

The key characteristics of the Hillside and Woodlands are:

- Topography and lush landscape of mature trees and woodland;
- A transition of urban frontage – parkland edge to woodland edge;
- Informal arrangement of buildings nearer to the woodlands, with lower densities and a closer relationship to nature for the housing;
- Outward views of buildings, allowing residents to enjoy expansive vistas across the wider landscape;
- Three distinct green corridors, which play a crucial role in promoting ecological connectivity, fostering a visually appealing living environment, and facilitating pedestrians and cycle movement.



FIGURE 235 Hillside and Woodlands Illustrative Plan

7.3.2 Design Principles

█ Area Applied for in Detail
█ The Primary Street
● Mobility Hub (Inc. bus stop)

— Indicative Secondary Road
— Indicative Vehicular Access
— Primary Pedestrian and Cycle Routes
— Secondary Pedestrian and Cycle Routes

▨ On Plot Parking
▨ On Street Parking
▨ Green Corridor

▨ Primary Road Frontage
▨ Parkland Frontage
▨ Green Corridor Frontage
▨ Woodland Frontage
*■ Marker Buildings

● Primary Gateways
● Key views
▨ Green Corridor

▨ Green Corridor
▨ Ridgeway Park
▨ Amenity Green Space
▨ Woodland

▨ Area Managed for Natural Conservation Purpose
▨ Private Space
▨ Semi-private Space
▨ Pedestrian and Cycle Routes

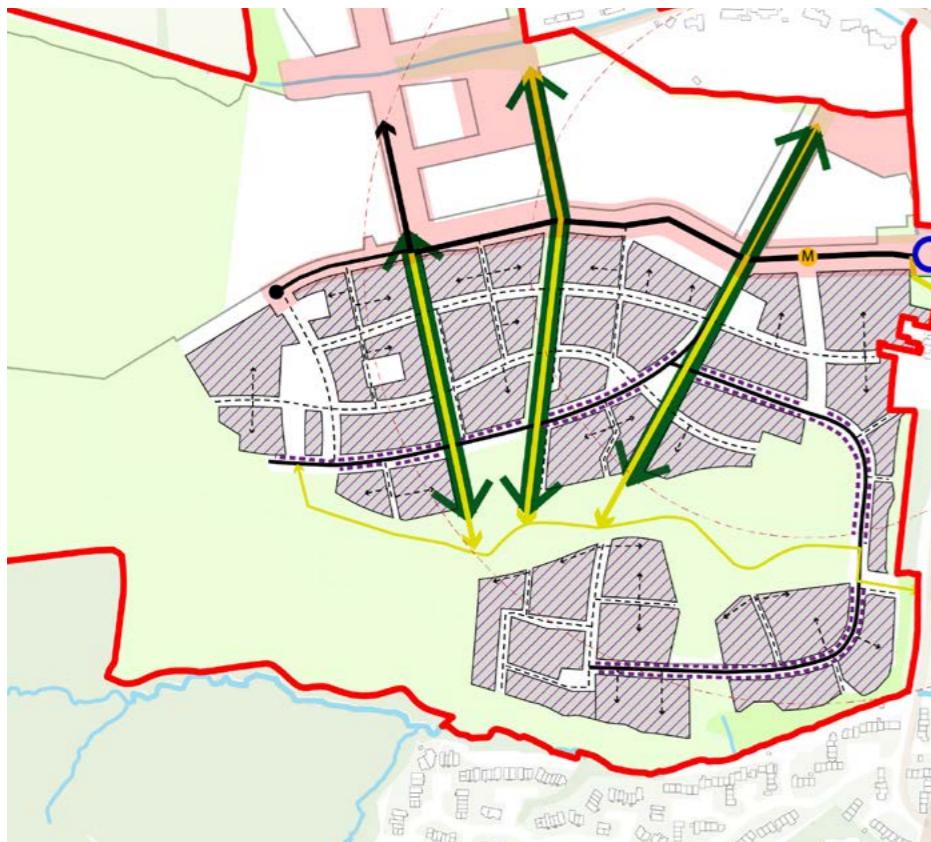


FIGURE 236 Hillside and Woodlands - Access and Movement

Access and Movement

- Green Corridors are designed to prioritise pedestrian and cycle movement with few vehicular routes crossing them.
- Priority crossing points and traffic calming measures will be located where the street intersect with the green corridors.
- Car parking along the green corridors and Ridgeway Park will be thoughtfully designed to minimise car-dominated frontages.
- On-street parking can be provided in safe locations on the secondary streets, while carefully considering the topography of the area.



FIGURE 237 Hillside and Woodlands - Urban Structure

Urban Structure

- The primary road frontage offers a high degree of overlooking onto the streets, creating a sense of connectivity and a strong enclosure.
- The green corridor frontage maintains a strong sense of continuity, reinforcing the urban structure and creating a well-defined enclosure around key amenity spaces.
- The parkland frontage is with more relaxed layout and predominantly soft landscaped borders, helping create a green transition zone, softening the built environment.
- The woodland frontage follows a less formal building line, creating a natural, organic arrangement that blends with the surroundings while minimising impact on the adjacent nature area and preserving key sightlines.
- Marker buildings either serve as iconic features at gateways and entrance points or are used for terminating key views.
- Views to Ridgeway Park are provided along the green corridors.

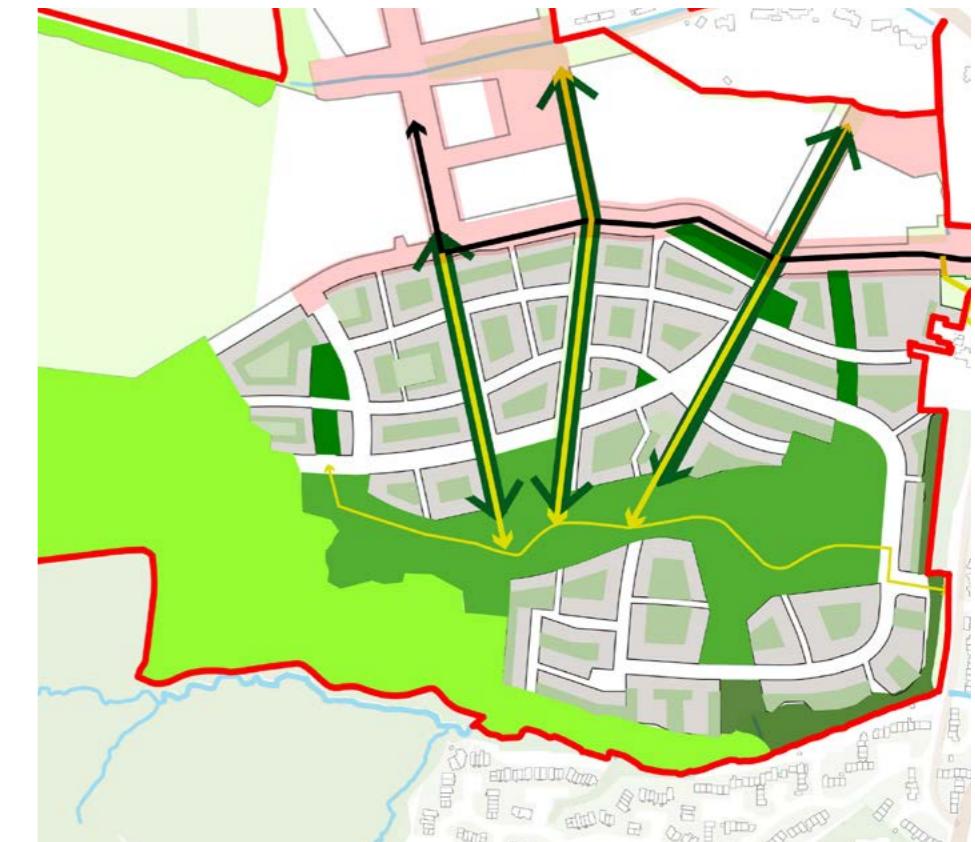


FIGURE 238 Hillside and Woodlands - Landscape

Landscape

- The green corridors are the primary focal points with the Hillside area, serving as amenity green spaces that enhance the overall appeal and functionality of the surroundings.
- Ridgeway Park features ridgeline walking and cycling routes, offering panoramic views of the River Mole Valley and beyond. It also serves as a key amenity space, providing play areas, sports facilities, allotments, and social spaces for the community, enhancing both recreation and well-being for residents.
- The design of amenity green spaces is closely linked to the existing mature trees, offering greenery and amenity for residents.
- A new area of woodland will be provided on the existing golf course adjacent to Hyde Hill, creating a mosaic of wooded areas and woodland glades to provide habitat for bats.

7.3.3 Key Characters

Hillside



Woodlands

Key Architectural features

- ① Semi-detached Houses
- ② Short Terraces
- ③ Linked Houses
- ④ Permeable Edge to Park
- ⑤ Pathway
- ⑥ Front Door
- ⑦ Private Amenity
- ⑧ Parking Court
- ⑨ Car Port
- ⑩ Bike Parking



FIGURE 239 Woodland typologies key features



FIGURE 240 Illustrative view of Hillside and Woodlands Character Area

7.3.4 Hillside and Woodlands Landscape Character

This area is characterised by a north-facing hillside, leading to a prominent east-west ridgeline. The Ridgeway Park will run along the length of this feature, with key views out towards the Mole Valley. At its western end the park transitions into the new Hyde Hill nature conservation area, where public access will be limited and the landscape managed to protect species and enhance biodiversity. This large piece of natural open space takes up all of the south-west of the site, creating a generous development setback and enhancing the nature recovery network in the south of the site. Existing trees and woodlands are retained throughout the park, as well as along key green links and within plots. This will give this residential area a woodland character, enhanced by new tree planting. A retained woodland buffer along the southern edge of the area creates separation from the neighbouring West Ifield area.

Key Landscape Characteristics

The key characteristics of the Neighbourhood Centre are:

- A mature woodland/woodland edge character, with new planting to match.
- A new Neighbourhood Park for residents, with play, sports and allotment provision.
- Development plots set out around key existing landscape elements.
- Green ecological and recreational links - Generous planted routes connecting the Ridgeway to the Urban Centre and Meadows
- Retained key views from the ridgeline, between swathes of existing and new woodland.
- SUDS detention basins for stormwater runoff, integrated into the landscaping.
- Nature conservation area and buffer landscape; managed with limited public access.
- Relocated ponds to protect Great Crested Newts.



FIGURE 241 New park retaining existing trees - Elephant Park, London



FIGURE 242 Woodland character



FIGURE 243 Hillside residential and ridgeway open space at Lightmoor Park

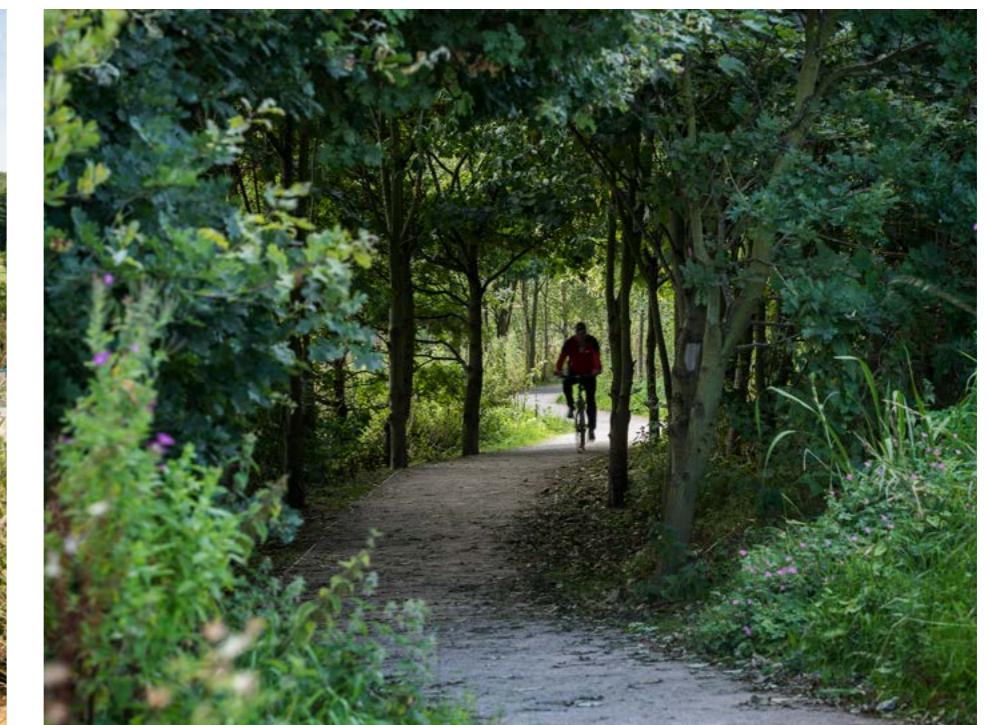


FIGURE 244 Green links providing ecological resilience and pedestrian/ cycle connections

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7.4 The Meadows

7.4.1 The Meadows

The Meadows Character Area represents a remarkably connected neighbourhood within the development. Acting as the central organising spine for the community, Meadows Park serves as a focal point. The structured layout of the neighbourhood draws attention to it. In comparison, a series of landscape spaces form green corridors connecting directly to the landscapes of the Ifield Brook.

The key characteristics of The Meadows are:

- Formal grid arrangements;
- Perimeter Blocks that maximise density and positively define streets and space;
- A strongly defined edge to CWMMC in the west and a softer, outward looking, relationship to Ifield Brook and Meadows in the east.
- Potential location for the Gypsy and Traveller site.



FIGURE 245 The Meadows Illustrative Plan

7.4.2 Design Principles

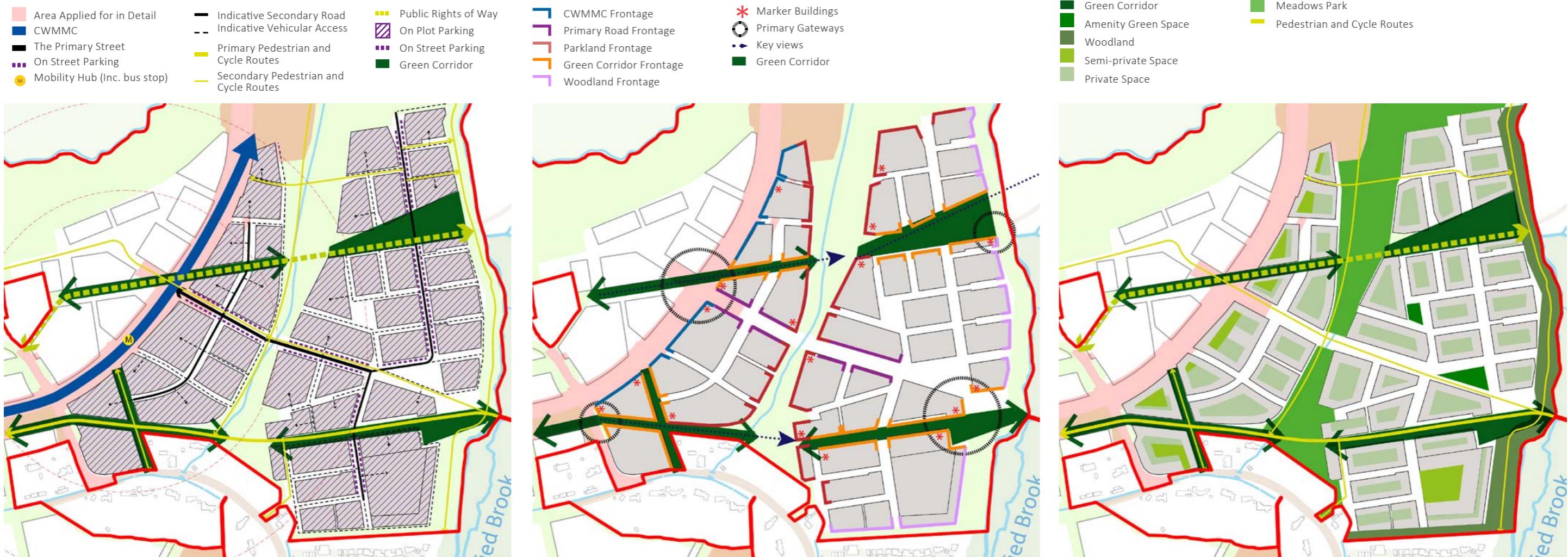


FIGURE 246 The Meadows - Access and Movement

Access and Movement

- Green Corridors are designed to prioritise pedestrian and cycle movement with few vehicular routes crossing them.
- Priority crossing points and traffic calming measures will be located where the street intersect with the green corridors.
- Car parking along the green corridors and Meadows Park will be thoughtfully designed to minimise car-dominated frontages.
- It is essential to minimise surface parking that is visible and exposed to the public realm.

FIGURE 247 The Meadows - Urban Structure

Urban Structure

- The CWMMC frontage creates an urban hard edge condition.
- The primary road frontage offers a high degree of overlooking onto the streets, creating a sense of connectivity and a strong enclosure.
- The green corridor frontage maintains a strong sense of continuity, reinforcing the urban structure and creating a well-defined enclosure around key amenity spaces.
- The parkland frontage is with more relaxed layout and predominantly soft landscaped borders, helping create a green transition zone, softening the built environment.
- The woodland frontage has a less formal building line.
- View to Ifield Parish Church is provided along the green corridor by opening at the east end, allowing residents to enjoy glimpses of the church as they traverse.

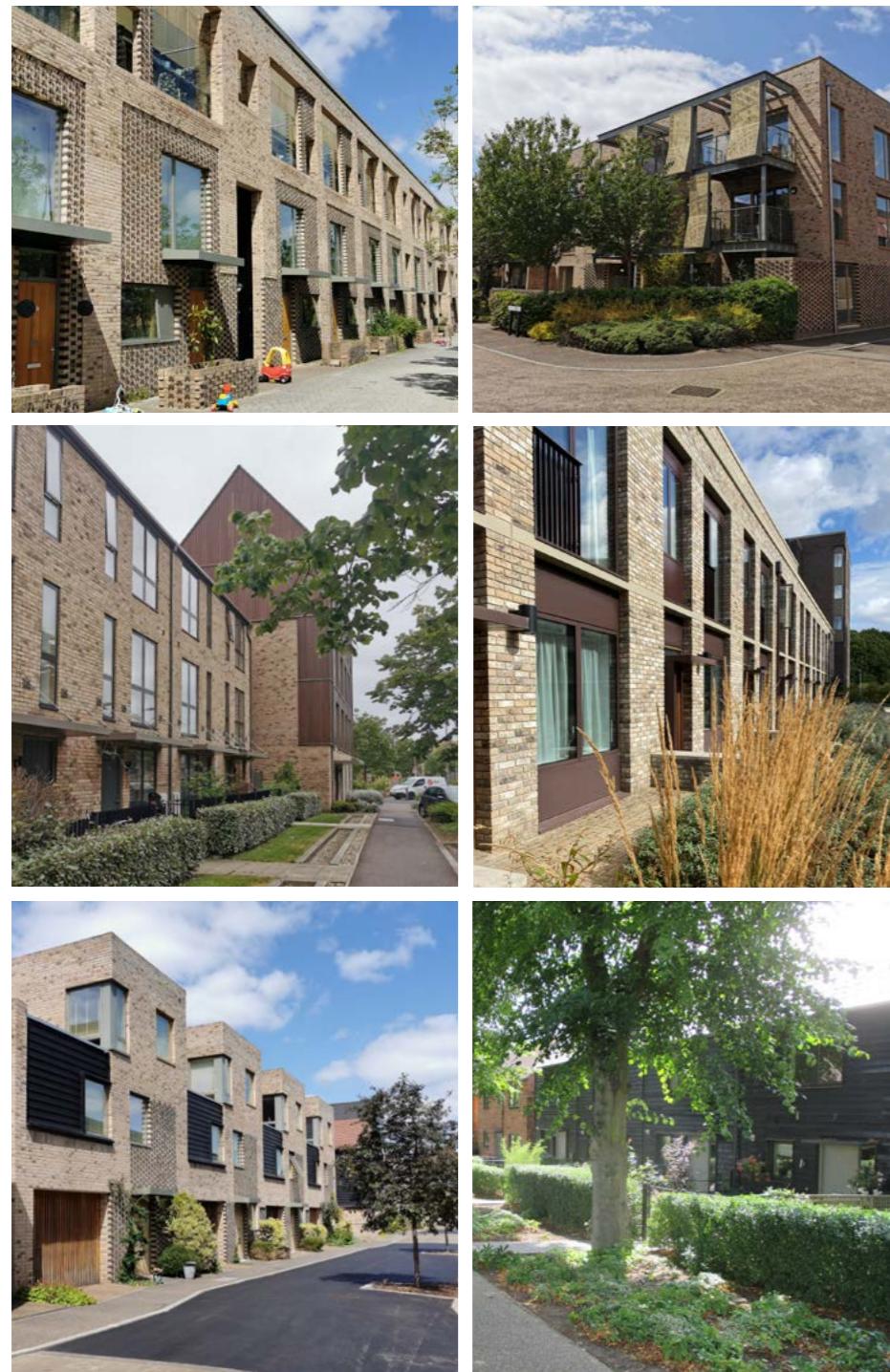
FIGURE 248 The Meadows - Landscape

Landscape

- The green corridors establish east-west routes across the Meadows Area, offering key connections to the local centre and employment area within the site. They also extend to the wider area, linking to Ifield and the train station, enhancing accessibility and integration with the broader network.
- The Meadows Park serves as a key connecting route northwards towards the River Valley Park and the wider countryside for both people and wildlife. It also serves as a key amenity space, providing play areas, sports facilities, allotments, and social spaces for the community, enhancing both recreation and well-being for residents.
- Other amenity spaces are strategically distributed throughout the neighborhood.

7.4.3 Key Characters

Western Meadows



Eastern Meadows

Key Architectural features

① Terrace Houses	④ Consistent Height	⑦ Frequent Front Doors	⑩ Cycle Parking
② Semi-detached Houses	⑤ Well-defined Corners	⑧ Privacy Zone	⑪ Back Garden
③ Legible Plot Edges	⑥ Permeable Green Edge	⑨ Car Parking	

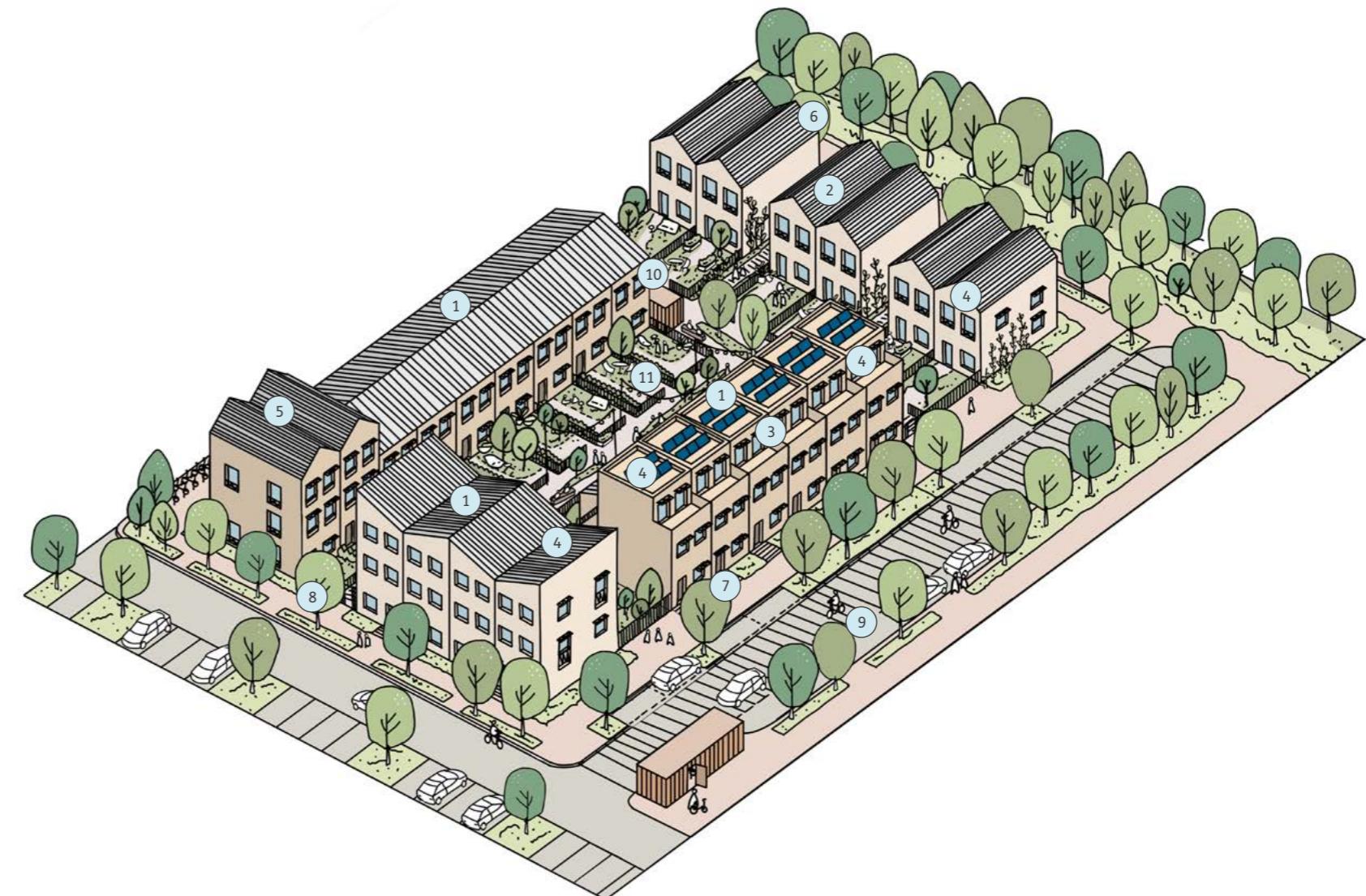


FIGURE 249 Meadow typologies features

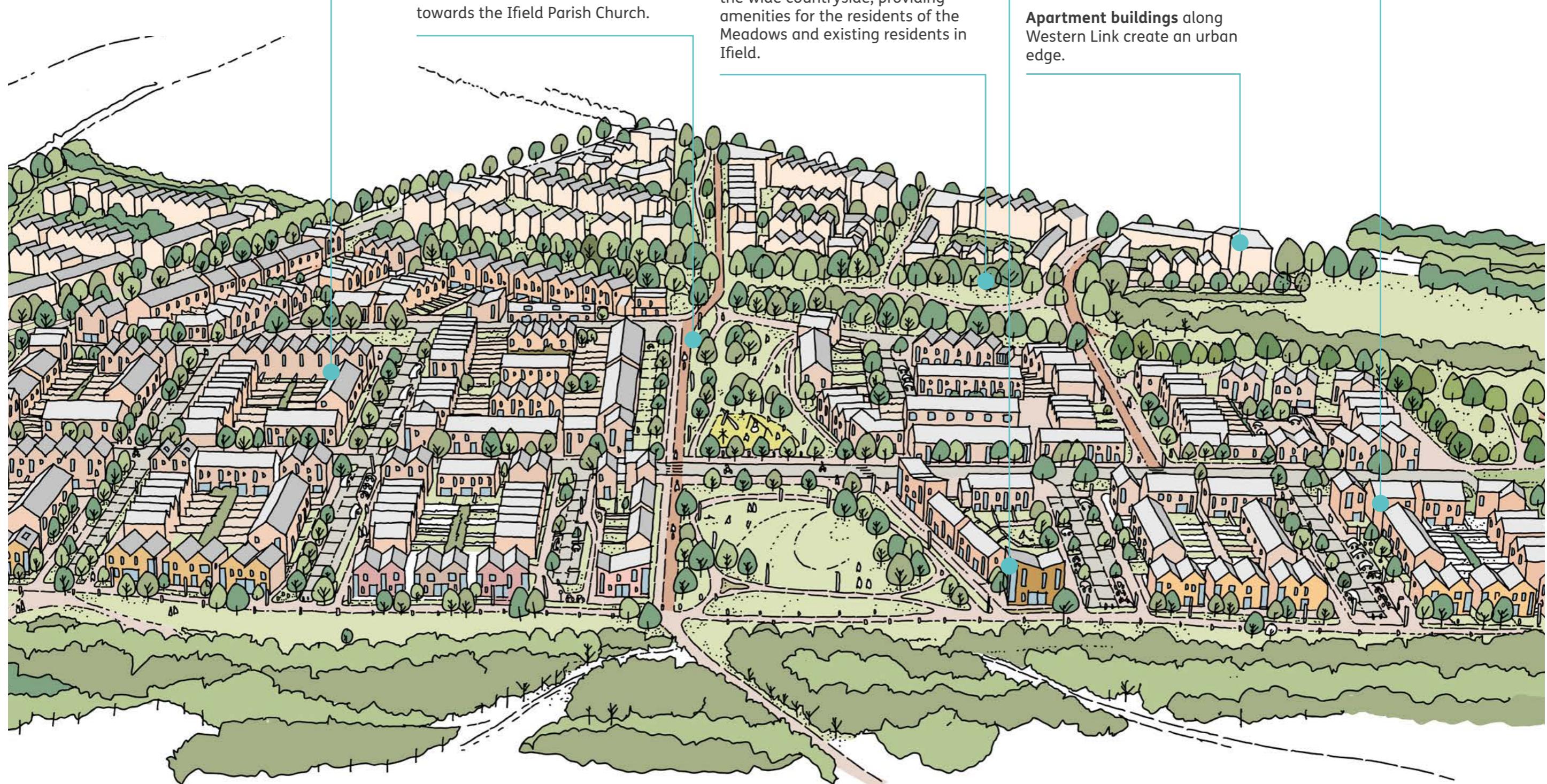


FIGURE 250 Illustrative view of The Meadows Character Area

7.4.4 The Meadows Landscape Character

The Meadows is one of the main residential neighbourhoods of West of Ifield, located in the valley of the River Mole. The area is bordered on two sides by key strategic open spaces; Ifield Brook Meadows to the east and the Mole River Valley Park to the north. This arrangement gives the Meadows a rural edge character, which is further strengthened by the new Meadows Neighbourhood Park running through the centre of the character area.

Key Landscape Characteristics

The key characteristics of the Neighbourhood Centre are:

- Lowland/wet grassland character planting to open spaces, reflective of the site's placement near to the River Mole.
- Dual north-south green links through the new Meadows Neighbourhood Park and Ifield Meadows Buffer landscape, providing high quality connections to the countryside.
- Existing mature hedgerows and tree belt feature retained within the Meadows Park.
- Good quality trees and hedgerows retained throughout the character area.
- Important connection and view to St Margaret's Church in Ifield retained. A generous amenity greenspace keeps this east-west route open.
- Softened development edge along Ifield Brook Meadows provided through a landscaped buffer zone.
- New cycle and pedestrian link towards Crawley.
- SUDS detention basins for stormwater runoff, integrated into the landscaping.
- Meadows Sports Hub to the north of the character area.



FIGURE 251 Retention of key existing landscape features



FIGURE 252 Neighbourhood park and amenity open spaces



FIGURE 253 Biodiverse and climate resilient planting



FIGURE 254 SUDS integrated into green link spaces

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7.5 River Valley

7.5.1 River Valley

The River Valley Character Area represents a harmonious blend of diverse land uses that contribute to the establishment of a sustainable and vibrant environment. The primary emphasis in this area is on creating an integrated and attractive employment spaces.

The key characteristics of the River Valley are:

- A mix of employment and residential uses;
- A strongly defined edge to CWMMC in the east, and a softer relationship to the adjacent River Valley Park;
- The larger footprint employment buildings that follow a recognisable street structure to the housing in neighbouring areas;
- Co-located and adjacent residential influence the nature of the employment buildings to be more intimate and amenable.



FIGURE 255 The Meadows Illustrative Plan

7.5.2 Design Principles

■ Area Applied for in Detail
■ CWMMC
● Mobility Hub (Inc. bus stop)

— Indicative Secondary Road
- - - Indicative Vehicular Access
■ On Plot Parking
■ Under-croft Parking
■ Primary Pedestrian and Cycle Routes
■ Secondary Pedestrian and Cycle Routes
■ Surface Parking
■ On Street Parking
■ Green Corridor

■ Public Rights of Way
■ CWMMC Frontage
■ Green Corridor Frontage
■ Green Spaces Frontage
* Marker Buildings
■ Primary Gateways

● Key views
■ Green Corridor

■ Green Corridor
■ Amenity Green Space
■ Semi-public Space
■ Private Space
■ River Valley Park

■ Pedestrian and Cycle Routes



FIGURE 256 River Valley - Access and Movement

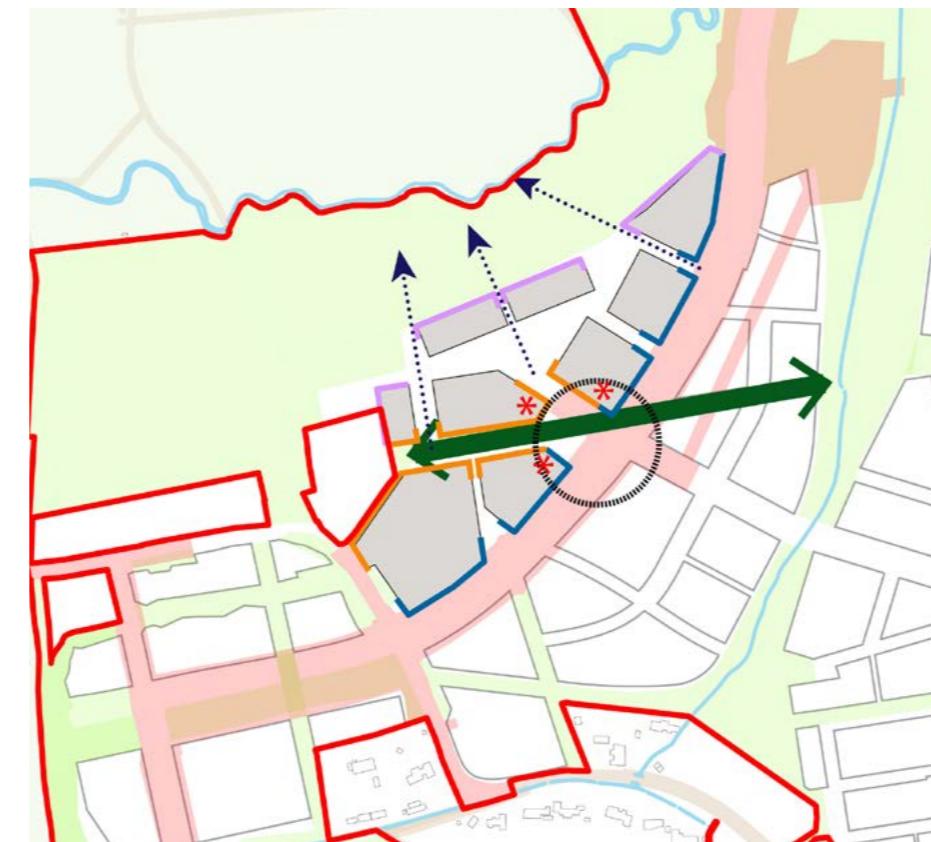


FIGURE 257 River Valley - Urban Structure



FIGURE 258 River Valley - Landscape

Access and Movement

- Entrances of employment uses and communal residential entrances are located to activate the key streets and links within the movement network.
- Surface car parking for employment is located in well landscaped areas, ensuring a visually pleasing.

Urban Structure

- The CWMMC frontage creates an urban hard edge condition.
- The green corridor frontage creates a strong sense of enclosure, enhancing the public realm with vibrant and engaging ground-floor activities.
- Marker buildings are located at the gateway to create a strong sense of arrival.
- Along the green edge, intentional breaks between buildings enhance visual connectivity to the natural surroundings, ensuring a seamless transition to River Valley Park.

Landscape

- Amenity green spaces are interlinked with River Valley Park to establish a connected green network.
- The amenity space next to the CWMMC junction serves as a welcoming focal point for visitors and residents, creating a vibrant central gathering area.
- The design of amenity green spaces is closely linked to the existing mature trees, offering greenery and amenity for residents.

7.5.3 Key Characters

Employment

Key Architectural features

- ① Active Front
- ② Office / Staff Rooms
- ③ Pedestrian Access
- ④ Delivery Access
- ⑤ Shared Yard
- ⑥ Views
- ⑦ Car Parking
- ⑧ Cycle Parking
- ⑨ Defensible Space



FIGURE 259 River Valley typologies features.



Co-location

Key Architectural features

- ① Ground Floor Employment
- ② Residential
- ③ Link Road Front
- ④ Stacked Employment
- ⑤ Active Frontage
- ⑥ Private Amenity
- ⑦ Delivery and Yard
- ⑧ Shared Good-lift
- ⑨ Bike Parking

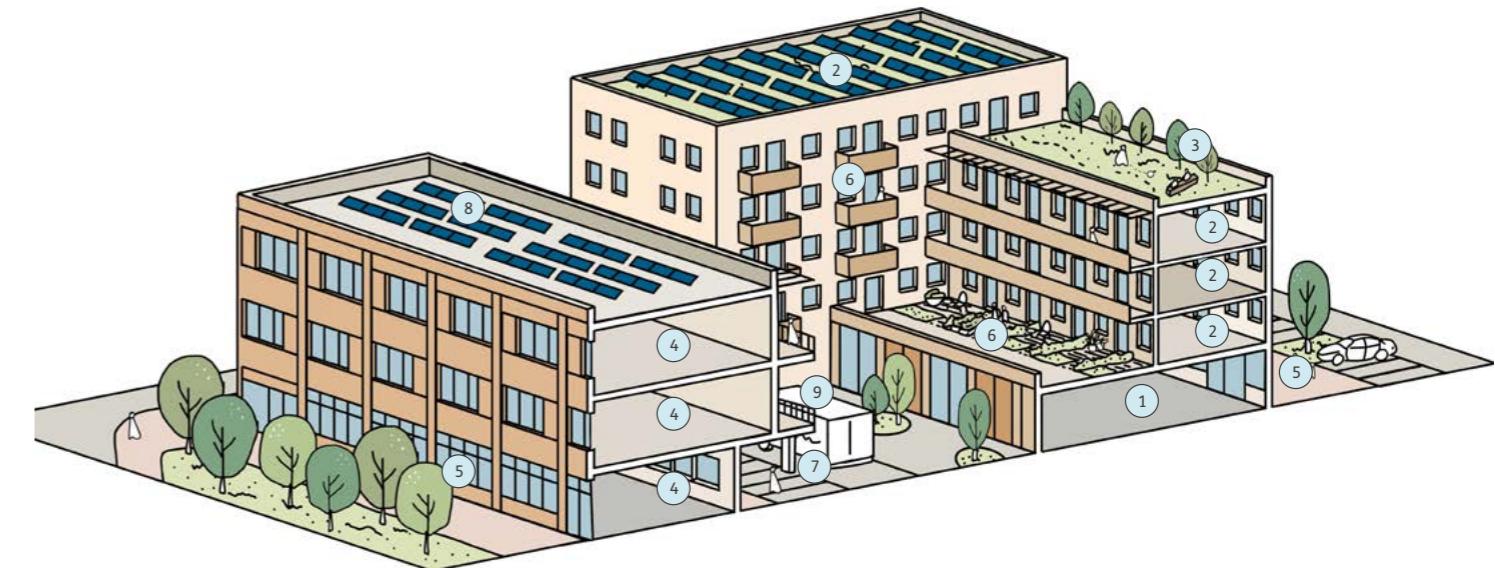
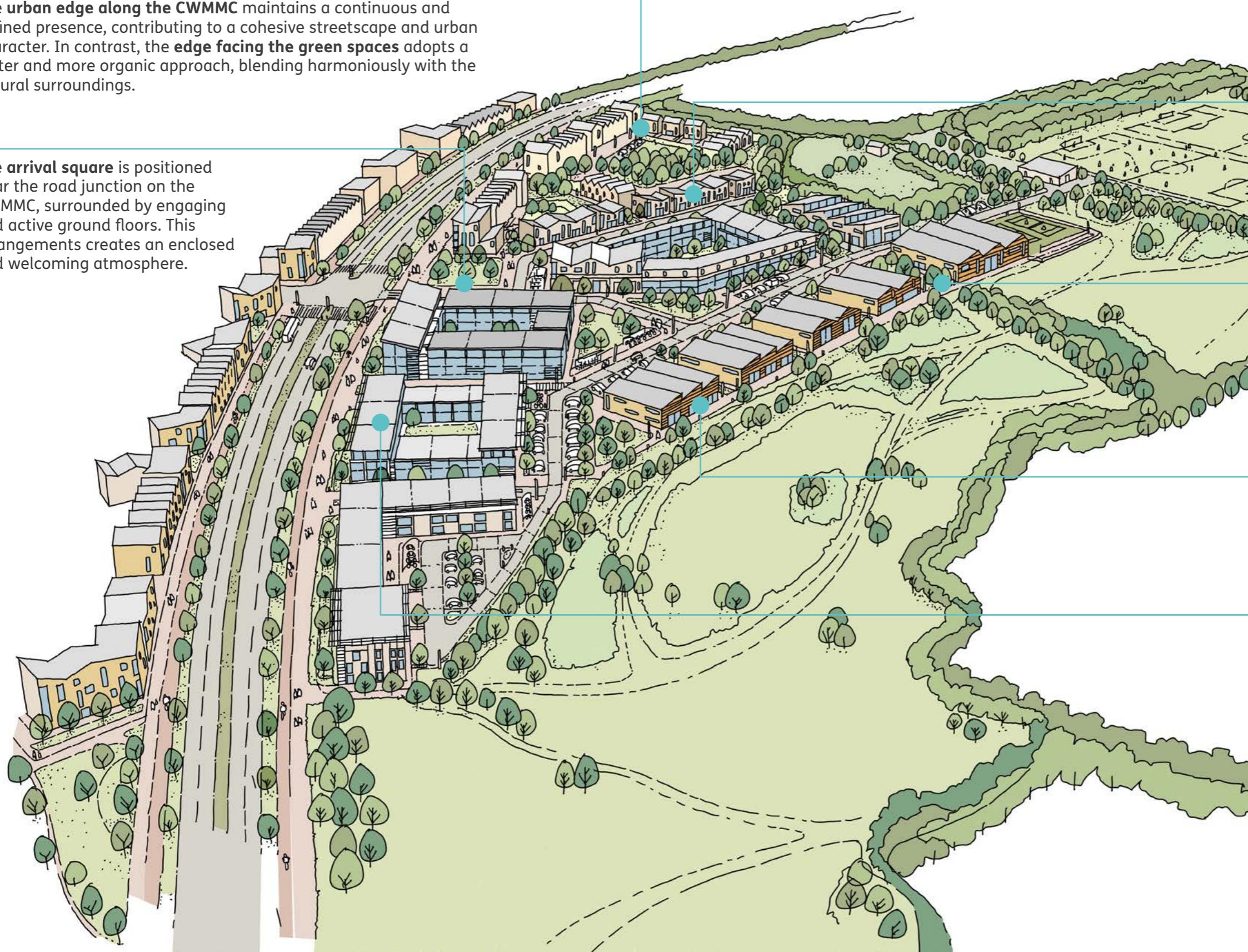


FIGURE 260 River Valley co-location features.



The **urban edge along the CWMMC** maintains a continuous and defined presence, contributing to a cohesive streetscape and urban character. In contrast, the **edge facing the green spaces** adopts a softer and more organic approach, blending harmoniously with the natural surroundings.

The **arrival square** is positioned near the road junction on the CWMMC, surrounded by engaging and active ground floors. This arrangement creates an enclosed and welcoming atmosphere.



The **existing PRoW** is enhanced and incorporated with the green corridor, connecting to the Grove Sports Hub and beyond.

Gaps between buildings create a harmonious transition between the built environment and the natural landscape. Meanwhile, they maximise the views of River Valley Park and create a sense of openness.

Employment buildings facing River Valley Park are designed with a high-quality architectural treatment. Natural building materials complement the River Valley setting.

Transparent façades of employment buildings create a sense of openness and connectivity, promoting a welcoming and inclusive environment.

FIGURE 261 Illustrative view of River Valley Character Area

7.5.4 Riverside Landscape Character

The Riverside area is a mixed use neighbourhood that contains the masterplan's primary employment area and some residential. The character area faces onto the Country Park, with views up the River Mole Valley. This gives the area a transitional character, as development gives way to wet grassland and wooded landscapes, with recreational routes connecting into the Country Park to the north, and The Grove sports hub to the west. Development is set around existing landscape features; woodland and hedgerows that make up green links and amenity spaces.

Key Landscape Characteristics

The key characteristics of the Neighbourhood Centre are:

- A welcoming business area with supporting amenities created through outdoor spaces to support collaboration and innovation.
- Biodiverse soft landscape with meadows, woodland, new hedges and areas of pollinator friendly planting.
- Lowland/wet grassland character planting to the development edge interface with the River Mole Valley
- New tree planting to the north of plots, to soften the development edge and reduce visibility from within the Country Park
- Existing mature hedgerows and tree belt feature retained throughout.
- Good quality trees and hedgerows retained throughout the character area.
- Walking and cycling integrated throughout, and connecting to nearby destinations.
- Key east-west pedestrian and cycle route (retained public right of way) cuts through the area, connecting Rusper Road to Ifield.
- SUDS integrated throughout the development area to reduce flood risk.
- Green roofs and walls to maximise biodiversity.



FIGURE 262 Wetland landscape with amenity spaces, Barton Park, Oxford



FIGURE 263 Biodiverse planting and grassland, with tree screening



FIGURE 264 Amenity landscape next to employment at Bourn Quarter, Cambridge



FIGURE 265 Employment area with supporting amenities and soft landscape

7.5.5 River Valley Park Landscape Character

The River Valley Park makes up almost all of the land in the northern half of the site. This significant piece of natural greenspace will connect Ifield to the wider countryside. In the north of the site the historic parkland setting of Ifield Manor, will be retained and enhanced. To the south the River Mole Corridor and surrounding floodplain will be re-wilded, creating a more naturalistic landscape character than the existing field patterns, offering recreation to residents of the new site and existing Crawley neighbourhoods.

Key Landscape Characteristics

The key characteristics of the River Valley Park are:

- An enhanced River Mole corridor and floodplain, consisting of wet woodland and grassland.
- The retained parkland landscape character of Ifield Manor, giving sweeping views along the river corridor
- Retention of existing Public rights of Way including improvements to allow access in wet weather (those close to the Mole are currently incredibly muddy in winter)
- New recreational pedestrian and cycle routes, complementing existing and improved public rights of way.
- A re-wilded landscape character achieved through landscape management
- High biodiversity value landscapes, with an emphasis on native, hardy species that will cope with future climate change.
- SUDs detention basins to manage stormwater runoff.
- The proposed Crawley Western Link Road runs through the site, softened by landform and new tree planting. Pedestrian/ cycle crossings to be provided across the road, maintaining connectivity for the existing PRoW and new recreational routes.



FIGURE 266 Rewilded river valley at Knepp, West Sussex



FIGURE 267 New signage and interpretation points

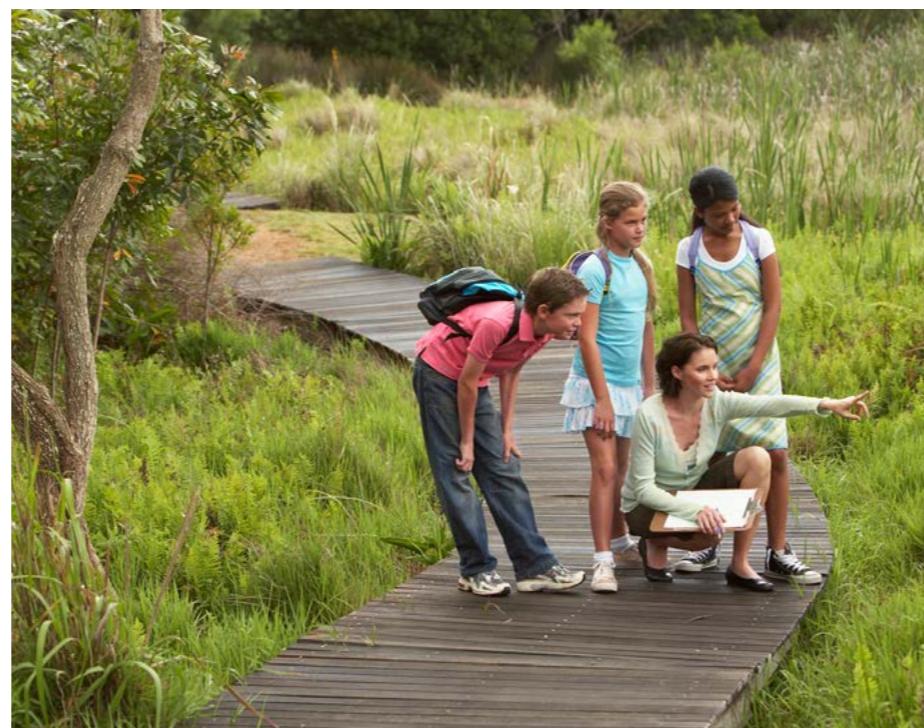


FIGURE 268 Improvements to existing footpaths to provide all weather access



FIGURE 269 Creation of wildflower meadow in the existing pasture

7.5.6 Landscape Management & Stewardship

Introduction

The management and stewardship of the landscape and open space will be key to ensure the landscape delivers on the potential set out in this document. It is important to establish clear management objectives for the landscape types which will be based upon use, function, ecological value, visual amenity, and location and will also consider seasonal or temporary events.

This section sets out high level principles for long term management, governance and stewardship. The delivery and management plan of the masterplan will be reviewed on an ongoing basis to monitor the success of the plan delivery and prioritise targets.

Requirements for habitat management are set out within the Phase 1 Landscape and Ecological Management Plan ref 10051123-ARC-300-1A-TR-LA-00001 submitted as part of the application.

Management Mechanisms

A stewardship strategy will be developed for the new community to secure the long term management of the landscape and open space and other community assets as set out within the Framework Stewardship Strategy ref WOI-HPA-DOC-STEW-01. It is expected that this will be developed further as the project progresses, in collaboration with relevant parties. It is anticipated that some assets could be managed in partnership with a community trust, wildlife charity or through the parish council. Landscape and public realm management responsibilities for these assets are illustratively shown on the table opposite.

Indicative Landscape and Public Realm management responsibilities*

Adoption - West Sussex County Council

- Adoption of Primary & Secondary roads including street trees within verges, Highway SuDS (to be kept separate from plot SuDS), and street lighting
- Main footpaths and cycleways
- Schools (Community use)

Parish Council

- Community buildings & facilities
- Allotments
- Play Areas
- Amenity Spaces

Stewardship body

- Tertiary roads within plots and associated landscape/ street trees/ street SUDS
- Public realm
- Green open spaces
- Country Park- potentially in partnership with a wildlife trust or similar)
- Parks/ Play areas
- Community sports facilities
- Plot and strategic landscape SuDS, swales and attenuation ponds
- Community buildings
- Footpaths/ cycleways
- Allotments
- BNG Mitigation land
- Commercial area landscape
- Mobility hubs
- Community development and support for volunteer groups

*Note management responsibilities are indicative and would be subject to further agreement and changes resulting from local government restructuring.



FIGURE 270 Wildflower meadow



FIGURE 271 Volunteers group cutting the meadow in late summer

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