3.3.9 KEY LANDSCAPE INTERFACES/ BUFFERS

Vision and Objectives: 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 and provide buffers against sensitive ecological features. 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.

OPA Coding

1. **Planting:** Planting within landscape buffers must use native species, a mix of trees, woodland, hedgerow, scrub, meadow and wet grassland SUDs features. Species selection must take into account the impacts of climate change.
2. **Character:** Habitats composition for each area must be designed to maximise ecological value whilst keeping the spaces adjacent to housing and footpaths more open to allow natural surveillance into the areas.
3. **Zone of Minimal Disturbance:** Ecological buffers must include a zone kept clear of amenity features where human disturbance is minimised. This should be reflected in the planting strategy with scrub, vegetation and SUDs features used to deter access - refer to table for width.
4. **Ecological Connection:** Buffers must be linked to other ecological features/ enhancements such as green corridors.
5. **Ecology:** Ecological buffers must incorporate ecological features such as hibernacula, bird and bat boxes as specified by the project ecologist.
6. **Buffer Sizes:** Specified dimensions are a minimum. Buffer widths should vary to respond to ecological requirements and available space, in order to provide fluid, changeable buffer zones.

Reserved for Detailed Design

- **Paths:** Foot/ cycle/ bridle paths within the buffers should generally be 3m wide hoggin or bound gravel or 2m wide mown grass paths.
- **Lighting:** Paths within ecological buffers should be unlit unless providing a key high use connection. The cycle route across the Ifield Meadows towards the station should be lit with wildlife friendly directional lighting. Sensitive lighting design to follow guidance and principles provided in the BCT and Institution of Lighting Professionals (ILP) Guidance.
- **SUDS:** Suds features should be located within the buffers where appropriate- these should be shallow sided swales and ponds designed to maximise habitat value. Refer to drainage strategy for draw down requirements.
- **Watercourse Interface:** Where buffers adjoin existing water courses which are heavily treed the management for these areas should seek to increase light onto the river banks where this can be achieved without compromising screening.
- **Natural Play:** Informal play using natural features such as balancing logs, stepping stones etc. should be incorporated where buffers adjoin amenity spaces or other areas frequented by children.
- **Seating & Signage:** Seating, signage and interpretation should be incorporated at key intersections in paths.
- **Houses & Buffers:** Where homes front onto buffers incorporating amenity paths the boundary treatment should be maximum 1m high fence/ wall or hedge to allow surveillance.
- **Allotments:** Allotments can be incorporated within ecological buffers but not within the zone set aside for minimal human disturbance. Sports pitches should not be located within ecological buffers.
- **Ecology:** Circular hole or gap in one of the fence panels, wall, hedge etc, c.13x13cm to create a hedgehog highway. Small signs will be placed by the hole so that residents are aware of purpose of the gap.

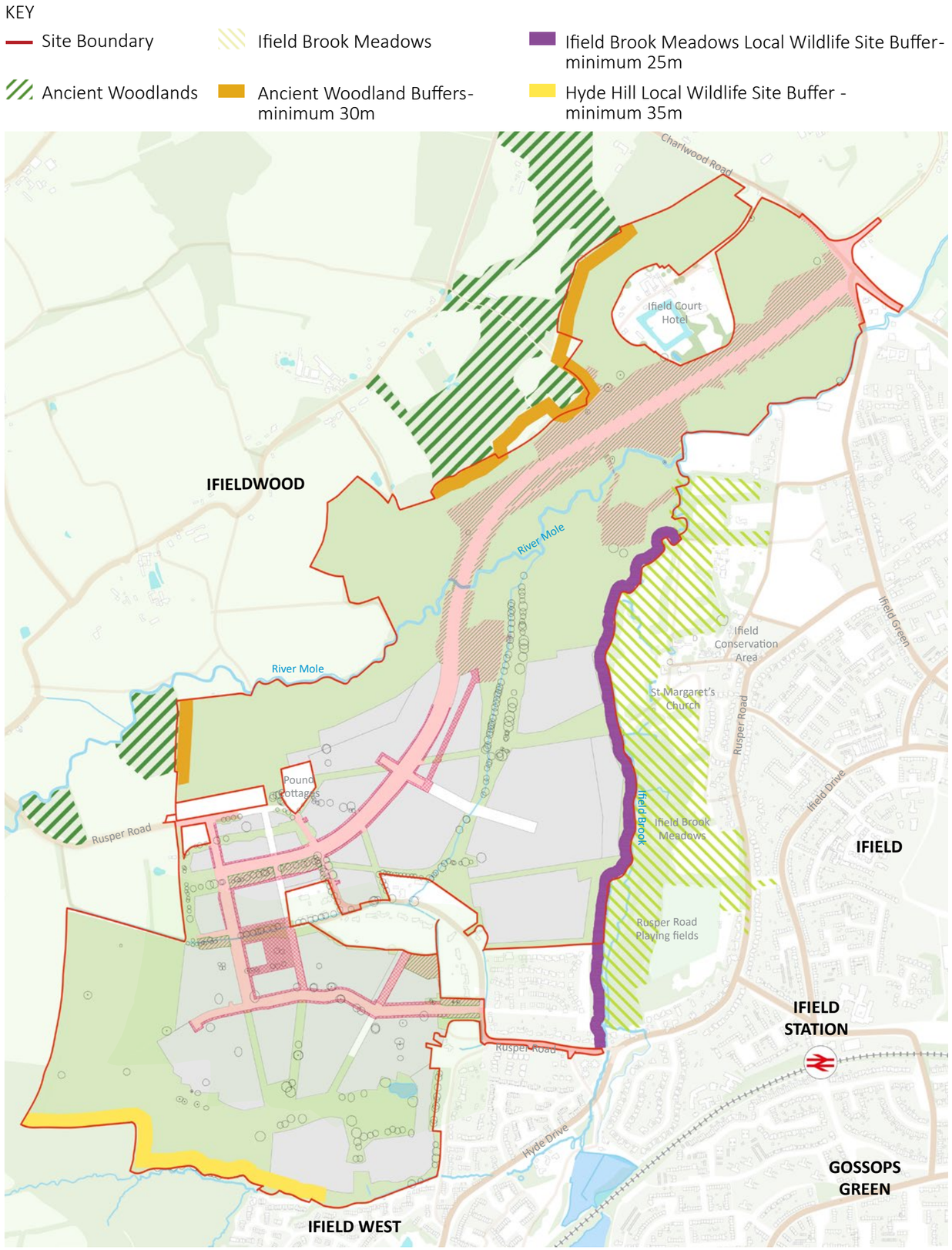


FIGURE 103 Landscape Buffers Plan

3.3.10 KEY LANDSCAPE INTERFACES/ BUFFERS - SUMMARY TABLE

Location	Minimum Total Buffer Width (minimum dimension to hard landscaping development edge)	Zone of Minimal Human Disturbance	Additional Requirements
Ifield Brook Meadows Local Wildlife Site	25m (Measured from western bank of Ifield Brook)	10m zone from western bank of Ifield Brook free of paths but can include SUDs	Include willow and mixed scrub and marshy grassland in proximity to the watercourse. Seek to open up light to the western bank of the brook in certain sections (i.e. with shaded and unshaded areas).
River Valley Ancient Woodland	30m	15m zone from ancient woodland edge free from paths and SUDs	
Hyde Hill Ancient Woodland	35m	15m zone from ancient woodland edge free from paths and SUDs	New woodland planting to buffer directly north of Hyde Hill and western edge of the Ridgeway Park.
Hyde Hill Local Wildlife Site	35m	15m zone from woodland edge free from paths and SUDs	
Badger Setts (Not shown on plan)*	30m	• Landscaping works within 5m to comprise use of hand held tools only • No significant digging (>0.25m) within 10m • Tracked plant will not operate within 15m • Very heavy plant will not operate within 25m15m	
Great Crested Newt Ponds (Not shown on plan)**	Variable	Variable	Buffers around ponds will be considered on a case by case basis. The buffers will depend on the following: • Nature of adjacent development / activities and potential for disturbance • Connection to supporting habitat / other ponds • What other mitigation measures will be in place (kerbs or set-off for drainage gulleys to minimise effects on amphibians) • Consideration of potential 'over shading' of ponds

*This excludes setts which will require unavoidable closure, i.e. where after evaluation of alternatives the masterplan can't incorporate an existing sett or its retention would present unacceptable risk to animals. Loss of setts (if required) would need to meet Natural England's tests and would comprise mitigation and appropriate licensing, including where applicable replacement setts.

** This excludes ponds which unavoidably can't be retained, i.e. where after evaluation of alternatives the masterplan can't incorporate an existing pond or it's retention would present unacceptable risk by 'isolating' the watercourse. Loss of ponds (if required) would need to meet Natural England's tests and would comprise mitigation and appropriate licensing (either District Licensing or Protected Species Licensing). Loss of a pond would require 2 replacement ponds. Comments above only focus on ponds, clearance of potential crested great newt terrestrial habitat would be considered separately.

FIGURE 104 Recreational routes through buffer landscape

FIGURE 105 Sensitively designed interface between plots and buffers

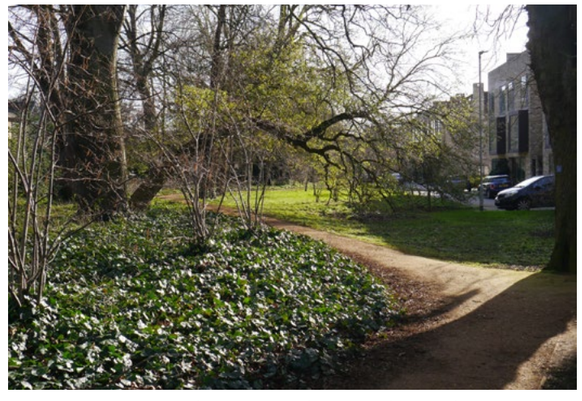
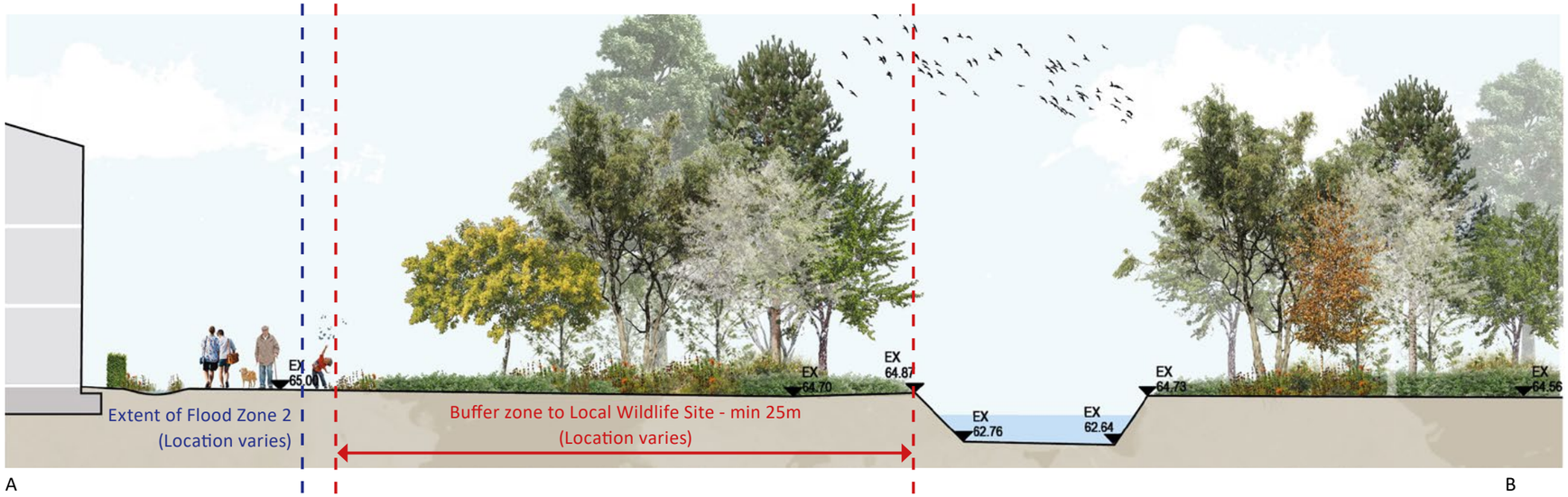
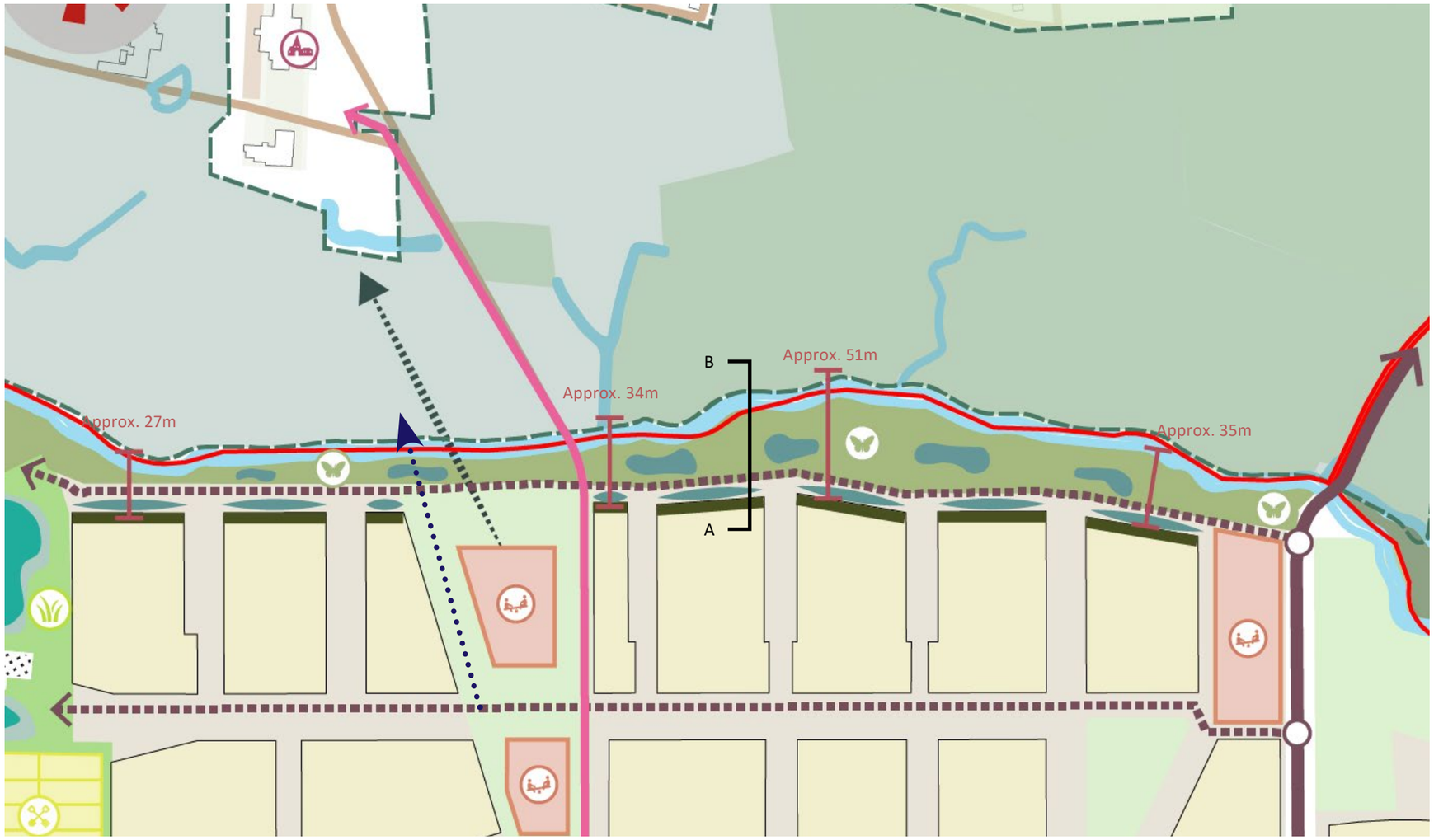


FIGURE 106 Native planting and naturalistic character

The plan and section right illustrate the Hyde Hill Ancient Woodland buffer arrangement.

Note: Plan layout is indicative of a suitable arrangement that fits within the constraints and parameters of the site; but is not a proposed design. Only the parameter plan level of detail is mandatory. Design development of each open space is to be undertaken at RMA stage.





KEY

- Site Boundary
- Primary pedestrian & cycle route
- Secondary pedestrian & cycle route
- Retained PRoW
- Retained key view
- Key dimensions
- Hedge/defensible planting (1m high)

Indicative Location of Spaces

- Wildlife friendly planting
- Play spaces
- Local Wildlife Site
- Linear SUDs feature
- Indicative SUDS basins
- Ifield Church
- Indicative Massing

FIGURE 107 Illustrative Ifield Meadows Buffer Plan

N

3.3.11 HYDE HILL NATURE CONSERVATION AREA

Vision and Objectives: 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 ridge-line; reducing development on this prominent part of the site and adding a significant amount of open space to the sites Nature Recovery Network.

OPA Coding

1. **Landscape Character:** All existing woodland and trees within the area are to be retained. New woodland planting must be provided to replace open grass areas, with glades and wet meadow interspersed throughout to maximise biodiversity and habitat potential.
2. **Limited Recreational Access:** Public access will only be provided close to the development, with no recreational routes within 50m of Hyde Hill ancient woodland.
3. **Wildlife Corridor:** An enhanced wildlife corridor will be provided along the western site boundary of the Hillside character area, from Hyde Hill in the south up to the north-east corner of the site within the Secondary School plot. Trees, hedgerow planting and scrub will be provided to widen the existing boundary hedge.
4. **Zone of Minimal Disturbance:** The edge of Hyde Hill Ancient Woodland must include a minimum 15m zone of minimal disturbance, free from paths and SUDS. This should expand beyond this minimum where possible.
5. **Fencing:** The area will be enclosed with stock fencing, with limited gate access. Signage at gates will inform users to keep dogs on leads and stick to paths.
6. **Barrier Planting:** New woodland will be planted with a dense/thorny under-storey layer to dissuade visitors from straying away from paths.
7. **Lighting:** No lighting or light spill is to be allowed within the conservation area. Lighting close to the edge of the buffer zone should face away from the zone.
   Sensitive lighting design to follow guidance and principles provided in the BCT and Institution of Lighting Professionals (ILP) Guidance Note 08/23 'Bats and artificial lighting at night' (or as updated).

Reserved for Detailed Design

- **Species:** New tree and planting species must be complementary to those already found within Hyde Hill Ancient Woodland.
- **Paths:** Footpaths close to the development should generally be 2m wide mown grass paths.
- **SUDS:** Suds features should be located within the conservation area where appropriate- these should be shallow sided swales and ponds designed to maximise habitat value. Refer to drainage strategy for draw down requirements.
- **Seating & Signage:** Seating, signage and interpretation should be incorporated at key intersections in paths and gates into the conservation area.

FIGURE 108 Existing character of Hyde Hill to be retained and enhanced

FIGURE 109 Hyde Hill woodland to be extended to merge with woodland at the western end of the golf course.

KEY

Context

- Application Site Boundary
- Existing Vehicular Links
- Green Infrastructure
- Water Course
- Attenuation Ponds
- Building Zone

Details defined in Parameter Plan (fixed components)

- Nature Conservation 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)

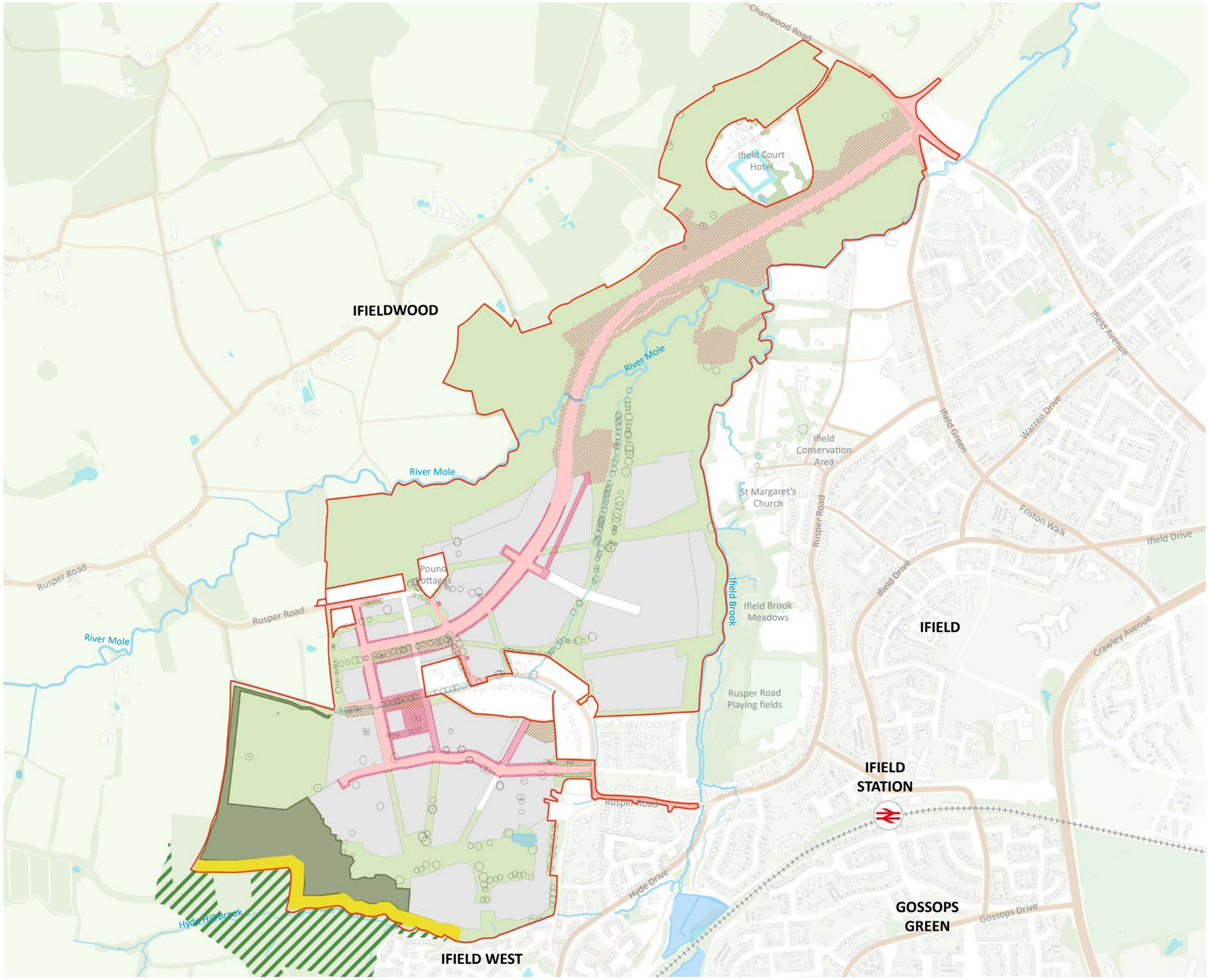


FIGURE 110 Nature Conservation Area Plan

3.3.12 ECOLOGICAL CONNECTIONS

Vision and Objectives: Ecological Connections will connect local greenspaces to the wider nature recovery network. These links will connect habitats and help to increase resilience to the effects of climate change by enabling species to move freely between areas.

OPA Coding

1. **Typology:** Where Green Corridors are made up of other open space typologies they must adhere to all OPA coding of that typology.

2. **Ecological Connectivity:** Planting within Green Corridors must be developed to provide connectivity to the wider nature recovery network through retention of existing linear landscape features and new biodiverse planting to enhance ecological connectivity between adjacent open spaces.

3. **Sustainable Drainage:** Must integrate biodiverse SUDs features to capture surface runoff from adjacent roads and hard surfaces.

4. **Connections Through Built-up Areas:** Corridors that pass through urban areas must provide increased greening to the route, by way of denser tree, hedgerow and under-storey planting which provides a continuous ecological connection.

Reserved for Detailed Design

- Roads running through or adjacent to green corridors should seek to limit the obstruction of ecology wherever possible through measures such as the introduction of bat hop-overs, mammal crossings and dark corridors along roads and paths.

FIGURE 113 Native and wildlife friendly planting

FIGURE 112 Biodiverse SUDS features

FIGURE 111 Follow existing linear landscape features and preserve trees within green links wherever possible

KEY

Context

- Application Site Boundary
- Existing Vehicular Links
- Green Infrastructure
- Water Course
- Attenuation Ponds
- Building Zone

Details defined in Parameter Plan (fixed components)

- Primary Green Corridors
- Secondary Green Corridors

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)

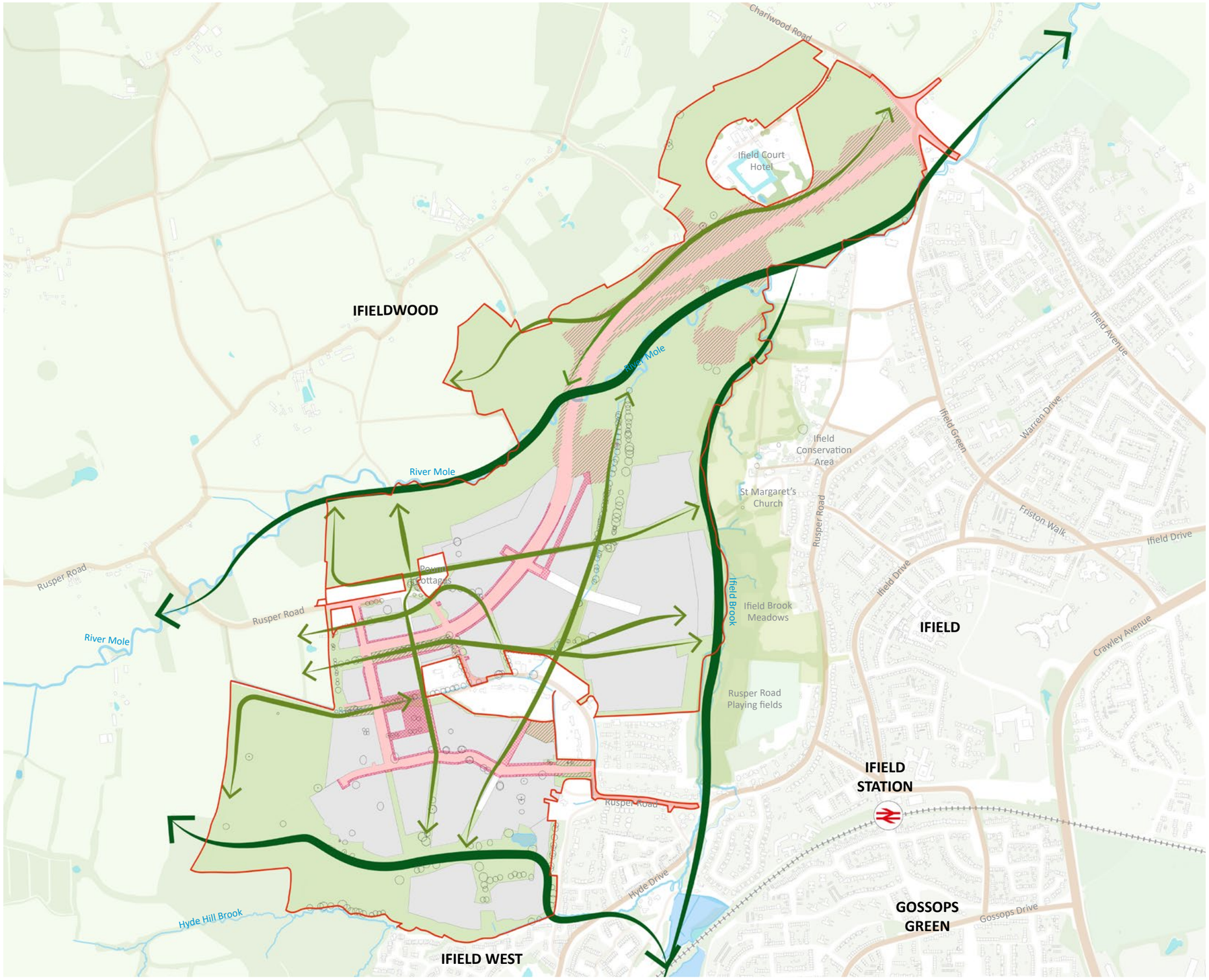


FIGURE 114 Green Corridors Plan

3.3.13 BIODIVERSITY NET GAIN

Vision and Objectives: The scheme must achieve a minimum 10% Biodiversity Net Gain by protecting and managing existing valuable habitats and creating new biodiverse habitats throughout the new development.

OPA Coding

5. **BNG Target:** The overall masterplan must achieve a minimum 10% Biodiversity Net Gain.
6. **Location Appropriate Enhancements:** Biodiversity and ecology enhancements must be location specific, connect into the wider nature recovery network, and complement existing landscape typologies and character.
7. **Zones of Minimal Disturbance:** Space must be set aside within neighbourhood and local greenspaces as ecology focused zones, where human disturbance is minimised.

Reserved for Detailed Design

- Detailed BNG assessments must be submitted as each phase or parcel comes forward demonstrating how they contribute to the overall BNG gains in the Biodiversity Net Gain framework.
- Opportunities should be sought for community involvement in environmental management and stewardship.

FIGURE 115 Landscape with high biodiversity planting mixes

FIGURE 116 Re-wilding

FIGURE 117 Floodplains with native species

FIGURE 118 Sustainable drainage systems

FIGURE 119 Ecological zones with minimal human interference

FIGURE 120 Each plot must be designed to contribute towards the BNG target

FIGURE 121 Retention of good quality existing landscape features is essential

3.3.14 SUSTAINABLE DRAINAGE AND FLOOD RISK

Vision and Objectives: Surface water runoff and flood risk within the development will be managed through SUDs in line with the approved drainage strategy.

These features will include planted biodiverse attenuation ponds, swales, rain gardens, green roofs, as well as permeable paving and where necessary underground storage.

OPA Coding

1. **Site-wide Integration:** SUDs must be integrated into streetscapes, greenspaces and plots in line with the site wide drainage strategy to alleviate any potential increase in flood risk generated by the development.
2. **Ecological Benefit:** SUDs features must be designed to maximise ecological, landscape and amenity value and contribute towards Biodiversity Net Gain.
3. **Typology:** Open planted features must be used in preference to tanked storage which should only be used to provide additional storage where no other measures are practicable.
4. **Gatwick Requirements:** All SUDs features which hold water will be designed to drain down within 24 hours to avoid increasing Gatwick birdstrike risk.
5. **Design:** SUDs must be designed in accordance with industry standard guidance (e.g. CIRIA guidance), including for climate change allowances.
6. **Character:** Attenuation ponds and basins must be designed to maximise ecological and amenity value with gentle sloped sides. Steep sides and fencing to limit access will not be permitted.
7. **Integration:** All SUDS features should be sensitively integrated within their context; with shallow sides planted with suitable species selected for phytoremediation.
8. **Streets:** Where swales and rain gardens are integrated into street sections sufficient width must be allowed for within verges to integrate both SUDs features and street trees.

Reserved for Detailed Design

- **Detailed Design & Management:** Details of the SUDs design and management arrangements for each area must be submitted as each phase or parcel comes forward demonstrating how they contribute to the overall site wide SUDs strategy.
  The detailed design of the Outline Component will take accord of design details within section 5 of the Bird Hazard Management Plan, July 2021 (Site Design and Habitat Creation. Mitigation measures for the operational phase will be undertaken in accordance with section 7 of the Bird Hazard Management Plan, July 2021 (Post-Development Bird Hazard Management).
- **On-Plot Features:** Plot design should look for opportunities to maximise areas of soft landscape and incorporate green roofs and permeable paving.
- **Location-Specific SUDS Design:** Scale, dimensions and type of SUDS features should be developed to be appropriate for their location within the overall development. All SUDs must be developed in line with the OPA drainage strategy.

FIGURE 122 Varied and attractive planting

FIGURE 123 SUDs integrated into every neighbourhood

FIGURE 124 Designed to maximise ecological value

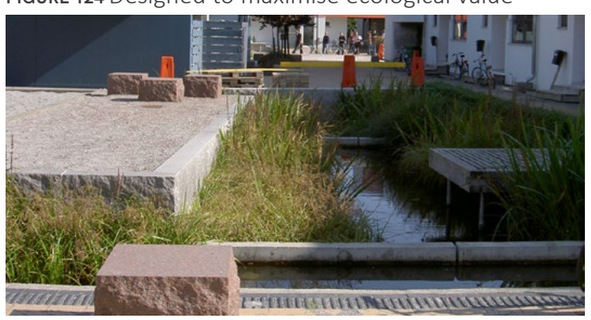


FIGURE 125 Maximise soft landscape wherever possible

FIGURE 126 Shallow-sided, naturalistic basins

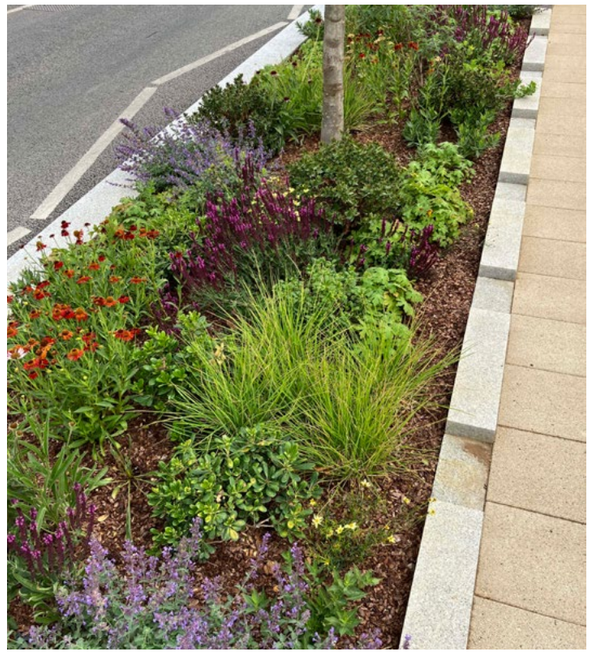


FIGURE 127 Swales in streetscape

FIGURE 128 SUDs basin and tree planting on streets

3.3.15 TREES AND HEDGEROWS

Vision and Objectives: The masterplan will deliver a green and leafy character for the new development. Existing valuable trees, shaws and hedgerows will be protected and retained, and extensive new tree planting will be integrated throughout the streets and open spaces of the development.

The codes provide guidance on design and management of trees to ensure successful delivery and long term health.

OPA Coding

1. **Existing Features:** Every effort must be made to protect and retain existing valuable trees and hedgerows in line with BS 5837 2012. Where tree removable is unavoidable it must be undertaken on a phased basis removing only those required for the relevant phase coming forward.
2. **Hedgerow Offset:** Development offset to existing hedgerows to be retained must be a minimum of 3m from the centre of the hedgerow and access for management retained.
3. **Street Trees:** All streets must incorporate street tree planting supported by both sufficient root area, clear of services, and sufficient offsets from building façades and carriage ways to accommodate the mature canopy.
4. **Species Selection:** New trees must be robust hardy species with a mix of predominantly native broadleaved species of UK provenance selected to provide resilience to pests and diseases and climate change effects.
5. **Biosecurity:** All streets & planted areas must contain a mixture of different species to protect against pests and diseases. No monoculture areas allowed.
6. **Verges:** Road verges must be provided to separate pedestrian and cycle routes from the carriageway and incorporate street trees and SUDs where appropriate, with species selected for this purpose.
7. **Canopies:** Tree canopy and scale must be suitable for the relevant character area or street with medium to large canopied trees used in preference to small or narrow canopied species where ever space allows.
8. **Character:** Single stem trees should be used for Primary and Secondary Streets, but multi-stem trees may also be appropriate within Tertiary Streets and open spaces.
9. **Tree Placement:** Trees must be provided between parking bays with trees between every two parallel parking bays or four 90 degrees parking bays. Trees should be considered acceptable within visibility splays as set out in Manual for Streets.
10. **Size:** Tree planting size must be specified as appropriate for their setting, taking consideration of implementation, establishment and resistance to damage and vandalism.
11. **Street Tree Size:** Street trees must be specified as semi mature specimens minimum 18-20cm girth for primary, 16-18cm girth for secondary and standard stock 12-14cm girth for tertiary streets, with clear stems (min 2m) to maintain clear lines of visibility for vehicle routes, and junctions.
12. **Setback:** Trees must be set back from the carriageway edges by minimum of 1m to minimise the risk of canopies being clipped by vehicles. Tree planting must be centred a minimum of 5m from building façades
13. **Soil Volume:** Tree planting must have rooting volumes suitable for species size minimum 15m3 for large trees, 12m3 for medium trees or 9m3 for small trees.
14. **Protection of Infrastructure:** Root barriers must be used to safeguard surface and foul water sewers and building foundations where necessary.
15. **Drainage:** Means of positive drainage must be provided in pits for all street trees to prevent water-logging and to aid new establishment.
16. **Guying:** Newly planted trees must be secured in place, either above ground double staked or below ground. Stock of girth size 20-25cm and over must be secured using below ground guying methods.
17. **Tree Pit Design:** Appropriate pit accessories such as aeration/irrigation pipes and drainage inspection pipes must be provided for all street trees to support successful establishment and to facilitate monitoring.
18. **Watering:** Newly planted trees must be watered regularly for a minimum of a 3 year establishment maintenance period.
19. **Utilities:** Tree planting on streets must be secured prior to setting out of utilities and other infrastructure. Loss of trees due to utilities clashes will not be acceptable.
20. **Climate Resilience:** Climate change must be a foremost consideration when selecting trees and plants. Preference will be given to drought tolerant and semi-drought tolerant species, where these are appropriate to character and context.
21. **Maintenance:** Trees, hedgerows and planting must be selected to minimise maintenance requirements.
22. **Fruit Trees:** Fruit trees must not be located on streets, but will be acceptable within parks and open spaces, ideally grouped as informal orchards.

Reserved for Detailed Design

- **Achieving Sufficient Volume:** Details to be provided of tree rooting volumes and utility interfaces to demonstrate sufficient space for the mature tree.
- **Highways Arrangement:** Details of the interface with lighting columns and junction sight lines and agreement of the highways authority to the proposed tree positions.
- **Management:** Agreement of tree management responsibilities and adoption of trees and tree pit areas.
- **Soil:** Details of proposed tree planting soils are to be developed at detailed design stage.

FIGURE 133 Clear stem trees to maintain sight-lines

FIGURE 132 Ensure mature tree canopies are clear of building façades

FIGURE 131 Young trees supported either above or below ground

FIGURE 129 Tree planting integrated with SUDS

FIGURE 130 All trees to have sufficient soil volume to maximise growth potential

3.3.16 TREE PLANTING GUIDANCE TABLE

FORM & CHARACTER	PLANTING ARRANGEMENT	MINIMUM SIZE / GIRTH	SUGGESTED SPECIES	
Primary Streets - Verges				
Large formal street trees with large canopies. Minimum 2m clear stem to accommodate visibility splays.	Linear arrangement with spacing reflecting the rhythm of contextual built form, approximately 13-18m spacing.	Semi-mature stock 600-700cm 20-25cm (Sizes may need to be higher to allow for bus clearance - To be confirmed at detailed design stage)	Acer campestre ‘Elsrijk’ - Field Maple Acer freemanii ‘Autumn Blaze’ - Freeman’s Maple Carpinus betulus - Hornbeam Liriodendron tulipifera - Tulip Tree Prunus avium - Sweet Cherry	Quercus robur - English Oak Quercus frainetto - Hungarian Oak Tilia cordata ‘Greenspire’ - Small-leaved Lime Tilia tormentosa ‘Brabant’ - Silver Lime Ulmus ‘New Horizon’ - Elm
Secondary Streets - Verges				
Large to medium formal street trees with seasonal interest. Minimum 2m clear stem to accommodate visibility splays.	Linear arrangement with spacing reflecting the rhythm of contextual built form, approximately 12-16m spacing.	Semi-mature stock 400-450cm 16-18cm	Acer campestre ‘Elsrijk’ - Field Maple Acer monspessulanum - Montpellier Maple Alnus cordata - Italian Alder Alnus x spaethii - Spaeth Alder Betula pendula / ‘Tristis’ - Silver Birch/Weeping Birch Carpinus betulus ‘Frans Fontaine’ - Hornbeam Corylus colurna - Turkish Hazel	Liquidambar styraciflua ‘Worplesdon’ - Sweet Gum Prunus padus ‘Watereri’ - Bird Cherry Prunus ‘Sunset Boulevard’ - Flowering Cherry Sorbus aria ‘Majestica’ - Whitebeam Sorbus torminalis - Wild Service Tree Tilia cordata ‘Greenspire’ - Small-leaved Lime Tilia cordata ‘Rancho’ - Small-leaved Lime
Tertiary Streets				
Small street trees with tighter canopy habit with more domestic scale and character. 2m clear stem.	Groups and single trees along verges, within landscape beds that form traffic calming devices and, on occasion, bookending on-street parking.	Extra heavy standard stock 300-400cm 12-14cm	Amelanchier alnifolia ‘Obelisk’ - Alder-leaved Serviceberry Amelanchier x lamarckii - Snowy Mespilus Crataegus lavallei ‘Carrieri’ - Hawthorn Crataegus laevigata ‘Paul’s Scarlet’ - Hawthorn Malus ‘Evereste’ (Other varieties acceptable) - Crab Apple	Malus trilobata - Lebanese Wild Apple Prunus ‘Accolade’ - Flowering Cherry Pyrus calleryana ‘Chanticleer’ - Callery pear Sorbus acuparia varieties - Rowan
Highways SUDS (Primary & Secondary Streets)				
Mix of single and multi-stem trees, of more natural form and water tolerant species. Minimum 2m clear stem, where required, to accommodate visibility splays.	Linear arrangement led by linear roadside swales with irregular spacing and tight groupings of 2 to 4 trees with an informal placement. Individual larger feature trees where SUDS space width allows.	Semi-mature stock Primary Streets - 600-700cm / 20-25cm Secondary Streets - 400-450cm / 16-18cm	Alnus cordata - Italian Alder Alnus glutinosa - Black Alder Alnus glutinosa ‘Imperialis’ - Cut-leaved Alder Alnus incana ‘Aurea’ - Golder Alder Betula nigra - River Birch	Corylus avellana - Hazel Prunus padus - Bird Cherry Salix alba ‘Chermesina’ - Scarlet Willow Ulmus ‘New Horizon’ - Elm

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3.4 BUILT FORM

3.3.17 RESIDENTIAL STANDARDS AND DENSITY

Vision and Objectives: The density of the residential parcels at West of Ifield will reflect the levels of accessibility and access to local facilities, with higher densities at the local centre and lower densities around the more rural edges, respecting the changing landscape character.

OPA Coding

1. **Residential Standards:**

   - All residential units must be compliant with the Technical Housing Standards- Nationally Described Space Standards.

   - A proportion of residential units must be compliant with the M4(2) building standards (or updated equivalent) unless technical site constraints mean this is not feasible. Proportion to be agreed at RMA stage.

   - 5% of residential units must be provided to M4(3) (wheelchair user) standards.

2. **Density Distribution:** Development must be delivered at densities as shown in Figure 136, to ensure an appropriate number of homes to meet the Local Plan target.

3. **Density Transitions:** Densities must vary according to the hierarchy expressed on the plan, and be designed with natural transitions between different scales, between development and landscape open spaces.

4. **Higher Densities:** Higher densities should be concentrated within the areas envisaged as the local centre. Higher densities in this location will allow for a range of different residential typologies to be delivered, including apartments, maisonettes and town-houses. These will compliment the mix of uses allowing for public ground floor uses and residential in the floors above.

5. **Edge of Woodlands:** The edge along the woodlands must be designed with lower densities and is envisaged as comprising larger housing typologies.

Reserved for Future Design Stages

- **Changes in Density:** The approach to density includes an element of flexibility to fine-tune the approach to density within individual development plots. Densities within individual plots can be varied to achieve the overall density shown within that density area.

FIGURE 134 Higher density

FIGURE 135 Medium density

FIGURE 136 Lower density

KEY

Context

- Hybrid Application Area
- Existing Vehicular Links
- Green Infrastructure
- Water Course
- Attenuation Ponds
- Building Zone

Details defined in Detailed Proposes

- 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

Details indicated in Illustrative Masterplan (flexible components)

- Below 50 dph
- 50- 80 dph
- 80- 150 dph
- Above 150 dph
- Indicative Plot Layout

* Note: The density calculation is based on the Net Developable Area (NDA), which excludes major road infrastructure and green infrastructure but includes shared amenity spaces and internal access roads.

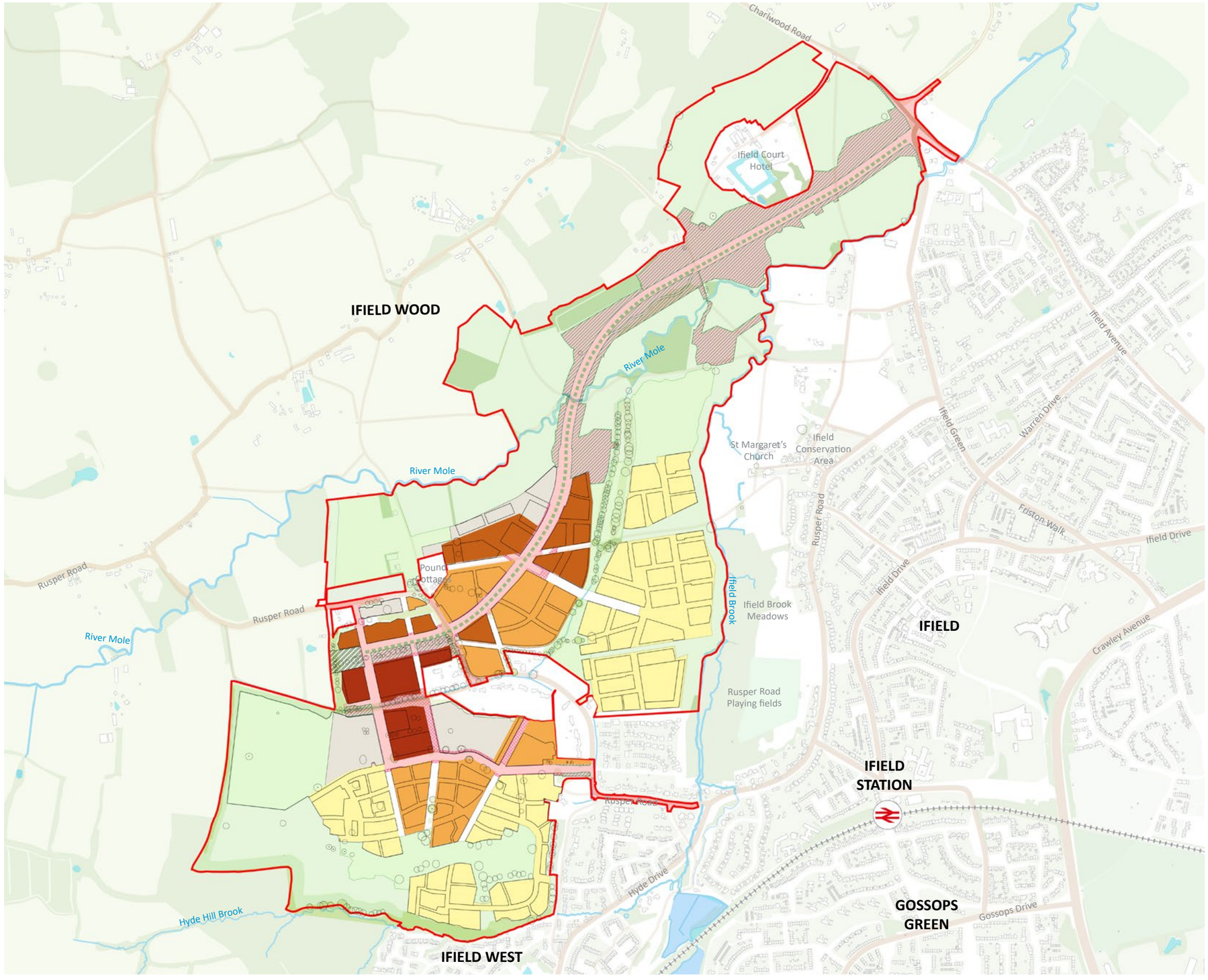

FIGURE 137 Density Plan

3.4.1 HEIGHTS

Vision and Objectives: Building heights at West of Ifield must reflect the landscape character, function and layout of the neighbourhoods to create vibrancy, interest and legibility in the townscape whilst respecting the site's setting and context.

OPA Coding

1. **Maximum Heights:** Building heights must not exceed the maximum heights as shown in Figure 140 to create a proposal which is legible and easy to navigate whilst respecting the topography.
2. **Legibility:** Taller buildings must be located within the local centre to create a set of legible and well-designed focal points. Other marker buildings must also be located to create distinctive landscaped spaces, gateway buildings and secondary focal points in public spaces.
3. **Views:** The heights of buildings must respect key views through the site and its topography, with the massing of buildings designed to frame key views and reflect changing land levels.
4. **Transitions:** Changes between different heights must be well considered, specifically around open spaces and key natural assets.

Reserved for Future Design Stages

- **Appropriate Height for Sports Hub:** The height of the buildings within the Sports Hub needs to be carefully considered due to the landscape setting.

FIGURE 138 Taller buildings within the local centre

FIGURE 139 Marker building at the gateway points

FIGURE 140 Marker building for terminating a view

KEY

Context

- Hybrid Application Area
- Existing Vehicular Links
- Green Infrastructure
- Water Course
- Attenuation Ponds
- Building Zone

Details defined in Detailed Proposes

- 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

Details defined in Parameter Plan (fixed components)

- 1 to 2 storeys (Maximum 10m above existing site levels)
- 2 to 3 storeys (Maximum 14m above existing site levels)
- 2 to 4 storeys (Maximum 16m above existing site levels)
- 3 to 5 storeys (Maximum 18m above existing site levels)
- 3 to 6 storeys (Maximum 20m above existing site levels)

Details indicated in Illustrative Masterplan (flexible components)

- Indicative Plot Layout

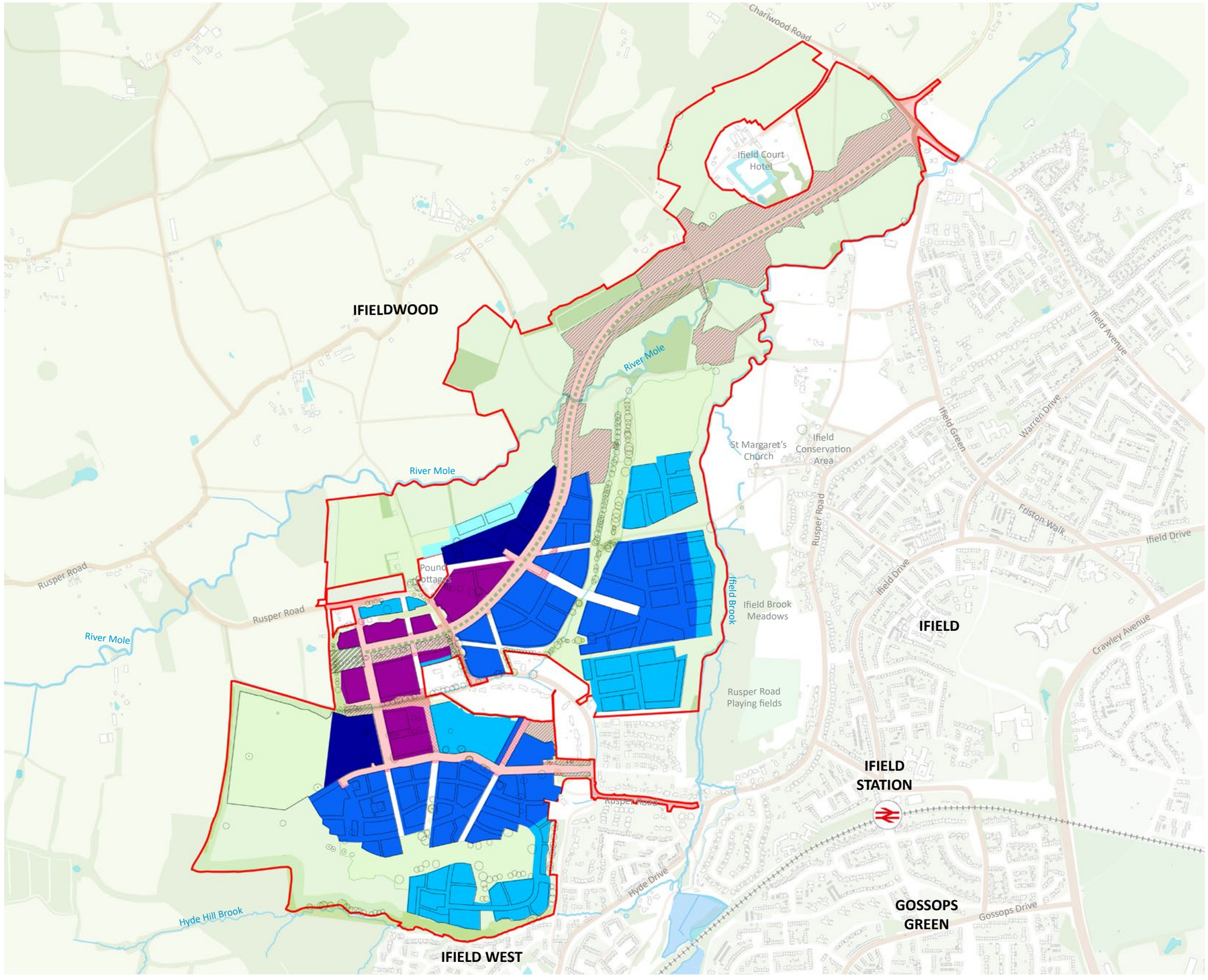

FIGURE 141 Building Heights Plan

3.4.2 GOOD HOUSING/APARTMENTS DESIGN PRINCIPLES

Vision and Objectives: West of Ifield will create spaces that prioritise resident's well-being, comfort, and quality of life while also fostering a sense of community, promoting sustainability, and embracing innovative design. The design of individual housing typologies should be considered within the character area coding.

Reserved for Future Design Stages

- **Accessibility:** Housing and apartment complexes will be accessible to people of all ages and abilities.
- **Community Spaces:** Communal areas will be created within the development, such as gardens, courtyards, or shared facilities, to encourage social interaction and a sense of community among residents.
- **Housing Typologies:** A range of residential typologies will be provided to reflect a variety of sizes and changing societal needs including space for home working, multi-family and multi-generational living
- **Flexibility and Adaptability:** Spaces that are adaptable to different lifestyles and changing needs should be considered, including designing flexible layouts that can be easily modified or re-purposed.
- **Aesthetics:** Attention to the overall aesthetics and visual appeal of the housing or apartment complex should be considered. Landscaping, attractive façades, and cohesive design elements to create an inviting and pleasant environment should be included.
- **Natural Light and Ventilation:** The use of natural light and ventilation should be maximised to create a healthy and comfortable living environment. Incorporate large windows, balconies, and open spaces to enhance the connection with the outdoors.
- **Privacy:** Living spaces should provide a sense of privacy while still promoting community engagement.
- **Sustainable Design:** Buildings must be designed in alignment with the Sustainable/Energy Strategy, emphasizing efficiency and maximizing the use of low carbon and renewable energy sources. A whole life value approach should be adopted to ensure long-term sustainability, and if necessary, contribute to carbon offsets.
- **Noise Reduction:** Buildings and amenity spaces must be designed in alignment with Noise Strategy, implementing measures to minimize noise disturbances in both individual units and common areas. Use soundproofing materials and consider the placement of bedrooms away from noisy areas.









FIGURE 142 Examples of good housing/apartment design