

4.3.6 KEY AREA - RIDGEWAY PARK

OPA Coding

- 1. Key Views:** Identified key views across the Mole valley must be maintained and enhanced through sensitive landscape design.
- 2. Wider Connections:** Connections through the new development from the Ridgeway Park to the River Valley Park and wider countryside must be provided.
- 3. Existing Features:** Existing good quality woodland, trees and hedgerows must be protected and retained as set out in the tree removal plan and enhanced with complementary new tree planting.
- 4. Buffer:** A 35m buffer zone must be integrated against Hyde Hill Ancient Woodland- see requirements under 3.3.5 for buffers.
- 5. Play:** Youth, Neighbourhood and Local play areas must be co-located within the park to ensure all residents are within the required walking/cycling distance. Character for these should reflect the woodland setting of the park and incorporate natural play elements outside of the dedicated play areas.
- 6. Allotments:** An area of allotments must be provided within the park refer to allotment section.
- 7. Cycle Parking:** Cycle parking must be provided in secure locations near play and sports facilities.
- 8. Planting:** Planting species must be selected in order to enhance the character of the existing woodland, maximise biodiversity and provide a more naturalistic setting. Park areas must provide a mixture of open amenity grassland, meadow, woodland edge planting and other wildlife friendly planting types.
- 9. SUDs:** Tiered SUDs features must be incorporated within the park to slow water run off down the ridge.

Reserved for Detailed Design

Future Coding should consider:

- Materiality:** Soft and hard materials, lighting and street furniture are to be developed at detailed design stage.
- Amenities:** Details of proposed amenities within the park including toilets and cafe could be developed at detailed design stage. These are recommended but optional.
- LEMP:** A Landscape & Ecology Management Plan must be produced at detailed design stage to secure the maintenance of the space.

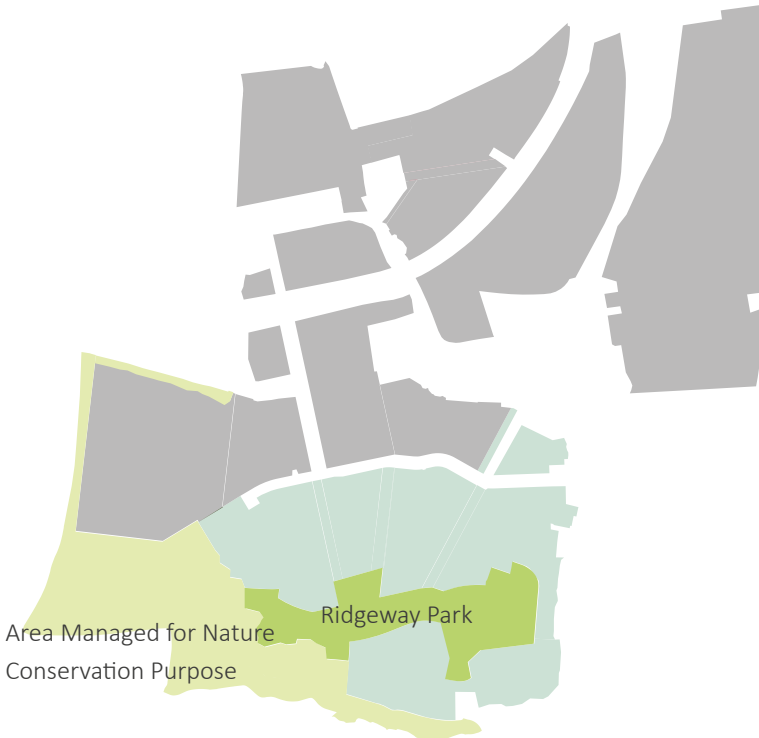


FIGURE 48 Existing landscape and topography



FIGURE 49 Recreational cycle routes



FIGURE 50 Ridge/Hillside Character



FIGURE 51 New biodiverse planting



FIGURE 52 Flexible spaces for activity



FIGURE 53 Key views maintained



FIGURE 54 Neighbourhood play areas within park



FIGURE 55 Indicative Ridgeway Park Diagram

KEY

- Primary Pedestrian & Cycle Route
- Secondary Pedestrian & Cycle Route
- Retained Trees/Hedgerow
- Indicative SUDs area
- Retained Key View
- Indicative Building Frontages

Indicative Location of Spaces

- Dry Grassland/ Meadow
- Wildlife Friendly Planting
- Allotments
- Youth Area
- Play Space
- Sports Pitch (MUGA)

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.

4.4 THE MEADOWS

The Grade I Listed Church and the historical landscape of the Ifield Village Conservation Area significantly influence the layout and design of the Meadows Character Area, particularly in preserving and respecting protected, valued views. The area comprises residential communities. The western boundary lies adjacent to CWMMC. The eastern boundary is formed by the existing woodland. Meadow Park divides the site through the middle.

The Meadows character area plays a key role in connecting Ifield and Crawley to the wider development and the countryside beyond.

The area is structured around three key sub areas which in addition to the general character area codes are each summarised with sub area specific coding.

• Sub character area 8 - Western Meadow

The Western Meadow character area is positioned between CWMMC and Meadows Park. Therefore the site will have two quite different frontages that respond to their context.

• Sub character area 9 - Eastern Meadow

The Eastern Meadow is bounded to the west by Meadows Park, and to the east by the existing woodland. The green corridors cut through the area from east to west, providing major amenity open spaces. These significant landscape components will define the area's unique character and reinforce a strong sense of place.

• Key Area E - Meadows Park

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. It will provide amenities for the residents of the Meadows and existing residents in Ifield linking with adjacent green spaces to create circular walks.

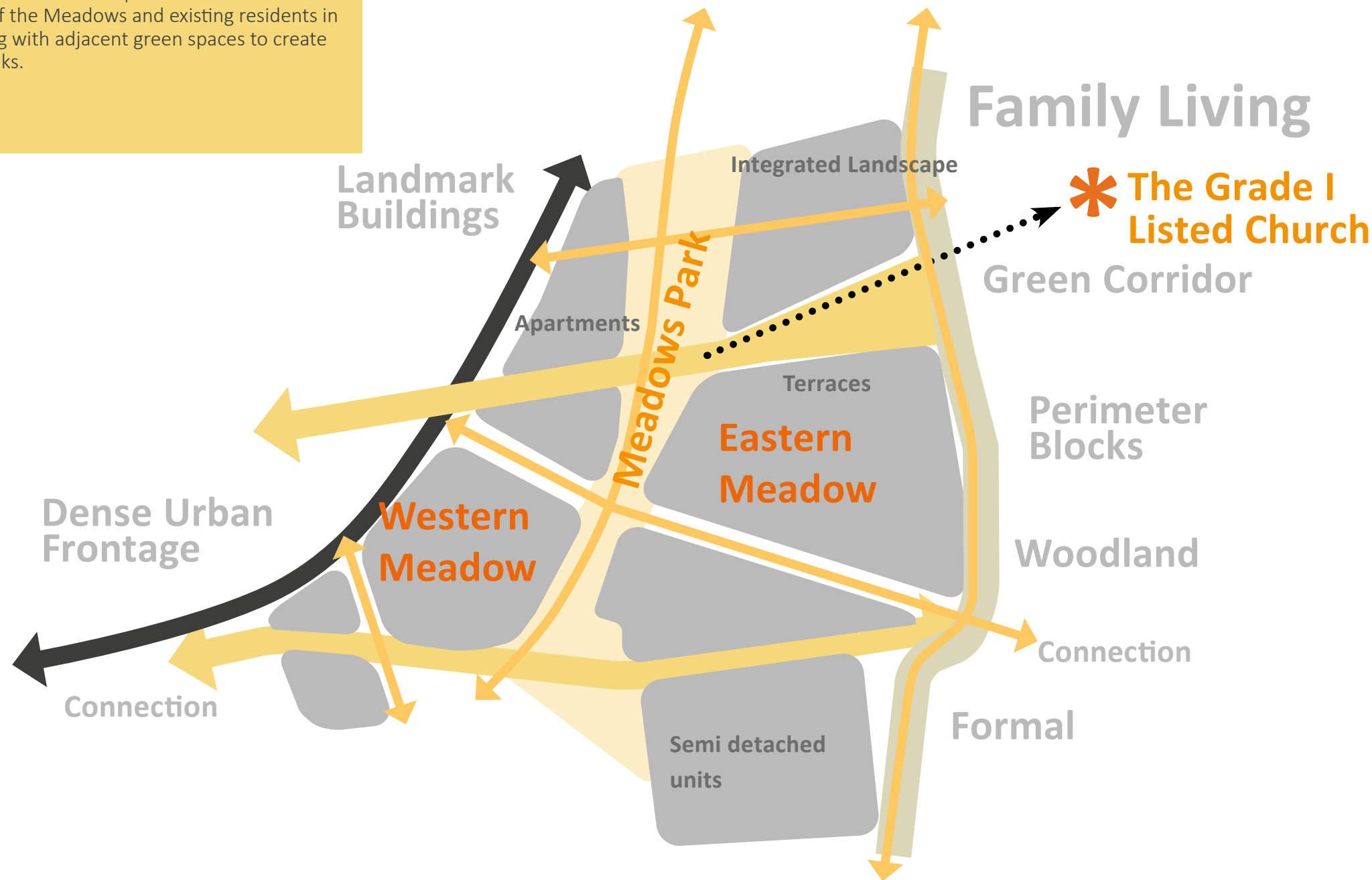


FIGURE 56 Character of The Meadows Character Area

4.4.1 DESIGN PRINCIPLES

The diagram emphasises key urban design and place-making influences that must be considered and integrated into future layout designs.

Designers are responsible for offering a suitable interpretation of each urban principle illustrated in the left diagram, while carefully considering the specific context, setting, and character of the area.

For more detailed explanations of the design principles, please refer to the following pages.

KEY

Hybrid Application Boundary

Area Applied for in Detail

Access and Movement

CWMMC (Detailed Proposal)

The Primary Street (Detailed Proposal)

Indicative Secondary Streets

Indicative Vehicular Access

Primary Pedestrian and Cycle Links

Secondary Pedestrian and Cycle Links

Enhanced PRow

M Mobility Hub, including Bus Stop (Detailed Proposal)

Urban Structure

CWMMC Frontage

The Primary Street Frontage

Green Corridor Frontage

Parkland Frontage

Woodland Frontage

* Marker Buildings

Primary Gateways

Key views

Landscape

Green Corridors

Parkland

Woodland

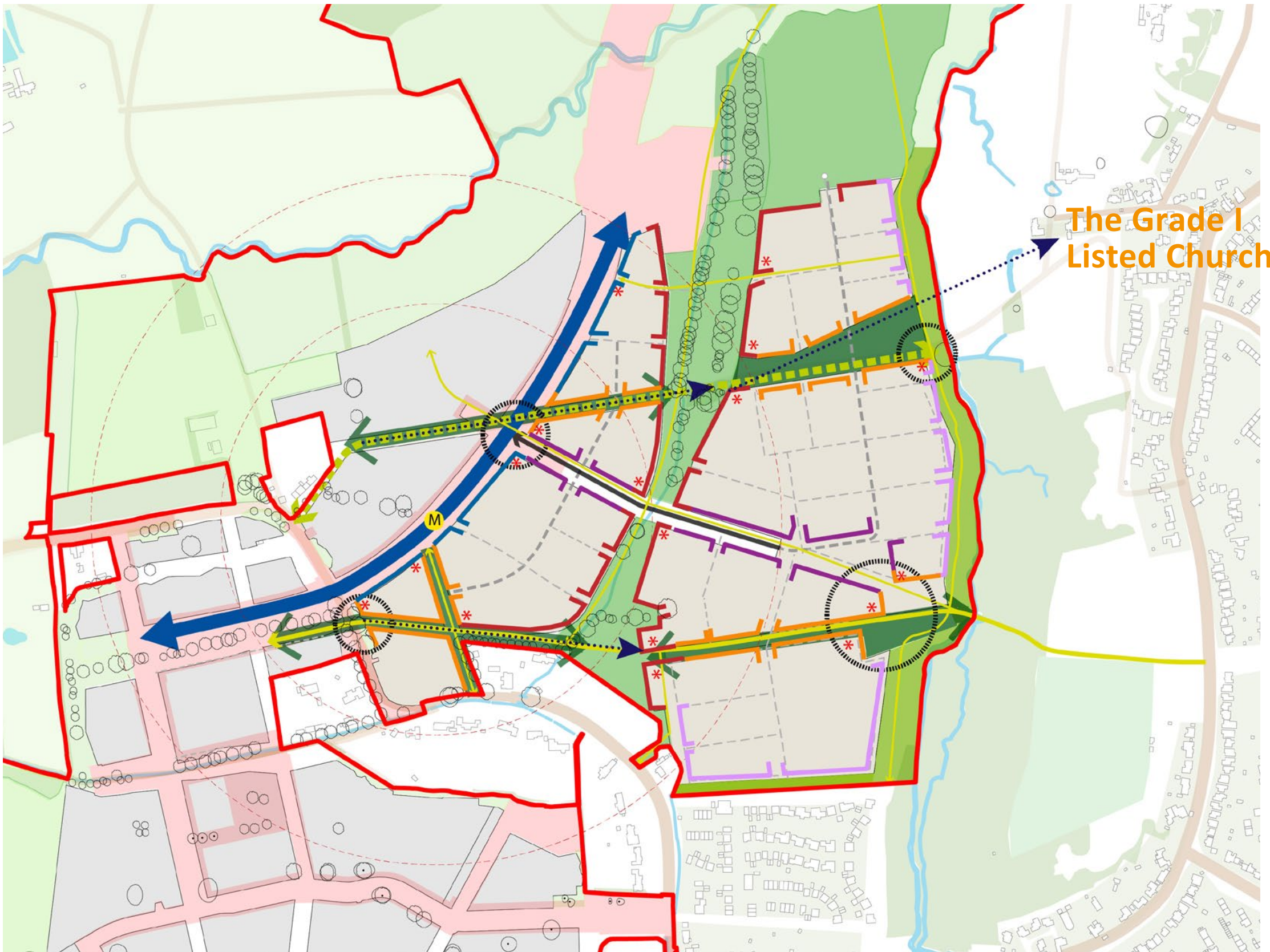


FIGURE 57 The Meadow Design Principles

4.4.2 ACCESS AND MOVEMENT

OPA Coding

Pedestrian and cycle movement

1. The **primary East-West pedestrian and cycle route** and the enhanced Public Rights of Way must be designed to incorporate landscaped **green corridors**.
2. A continuous South-North pedestrian and cycle route must be provided through **Meadows Park**.
3. A continuous pedestrian and cycle route must be provided along the **western boundary**.

Vehicular movement

4. The movement of vehicles within **green corridors** will only be permitted for the purposes of servicing and emergency access. A traffic calming measure must be applied when a street dissects the green corridors.
5. The movement of vehicles across or through the **Meadows Park** must be minimised. With the exception of the primary road shown in the Figure 58, other vehicular routes must not disrupt pedestrian and cycling pathways within the park and must minimise environmental and ecological impacts on the park.

Parking

6. The selection of **parking locations** must prioritise minimal disruption to the **green corridors, Meadows Park** and **Ifield Brook**. Buffer zones, achieved through the use of landscaping, greenery, and pedestrian pathways, must be incorporated to visually separate parking areas from the green corridors and Meadows park fronts.
7. **Communal Surface parking** exposed to the public realm must be minimised.

Notes

The secondary routes and vehicular access as shown in Figure 58 is indicative and based on the illustrative masterplan. Detailed design may therefore vary.

KEY

- Hybrid Application Boundary
- Area Applied for in Detail

Access and Movement

- CWMCM (Detailed Proposal)
- The Primary Street (Detailed Proposal)
- Indicative Secondary Streets
- Indicative Vehicular Access
- Primary Pedestrian and Cycle Links
- Secondary Pedestrian and Cycle Links
- Enhanced PRoW
- M Mobility Hub, including Bus Stop (Detailed Proposal)

Landscape Context

- ↔ Green Corridors

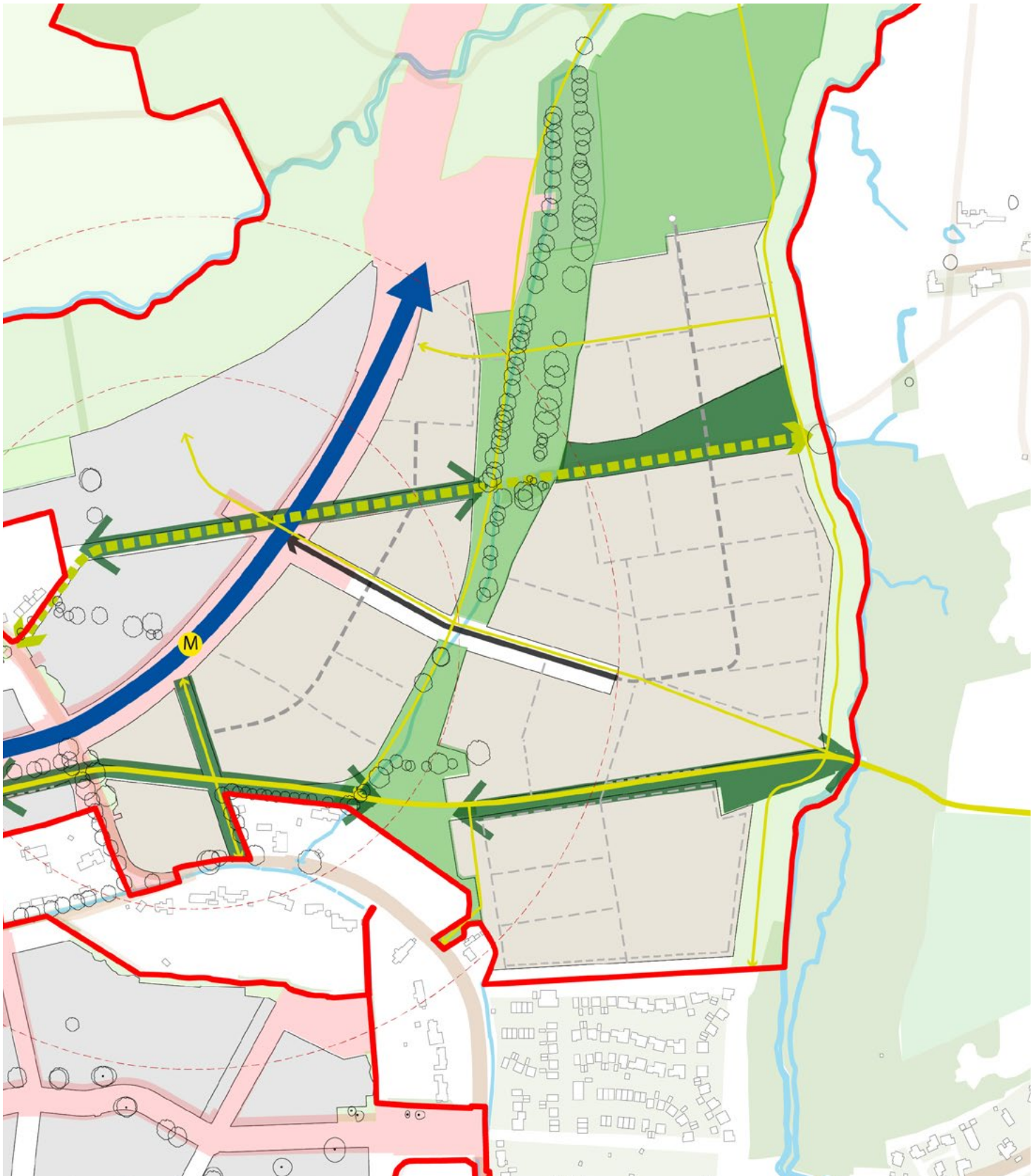


FIGURE 58 Access and Movement Design Principles

4.4.3 URBAN STRUCTURE

OPA Coding

Views

1. The alignment of the plots must ensure that **key views** are preserved, and a sense of openness is maintained throughout the neighbourhood.
2. The long view from Meadows Park looking out the listed **St Margaret's Church** must be enhanced.
3. Unobstructed **views along the green corridors** must be reinforced to aid legibility.
4. The **key views** along the green corridors must be terminated by marker buildings.

Marker Buildings and Gateways

5. On entering the site from CWMMC, where the Primary Road start, this space must provide the **principal gateway**.
6. **Other gateways** must be provided where primary pedestrian and cycle routes enter the site.
7. Any **marker buildings** must be located at gateway spaces, where they will assist way-finding and place-making.
8. Additional **marker buildings** must be located to terminate views and relate to key spaces.

Frontage types

9. **CWMMC Frontage** must create an urban hard edge condition.
10. **Primary Street Frontage** must have strong formal and continuous building line.
11. **Green Corridors Frontage** must have strong continuity of frontage to enhance the urban structure. The interface between the buildings and the public space needs to be well designed to maintain privacy.

12. **Parkland Frontage** must respond to long distance views and integrate with the wider landscape with a more relaxed layout and predominantly soft landscaped borders.
13. **Woodland Frontage** must have a less formal building line with a woodland buffer between the buildings and the woodland edge. Additionally, the frontage must avoid blank façades and high closed board fencing/walls to ensure natural surveillance for a more natural area. This buffer area would provide a green lane and secluded privacy strips for the edge development.

Layout

14. Detailed layout and design plans for the development must explicitly demonstrate how the historical rural context, the setting of the Listed Building, and the unique character of the historic village of Ifield, including the protection of significant views, are thoughtfully integrated and preserved within the development.

KEY

— Application Site Boundary

Urban Structure

— CWMMC Frontage

— Primary Street Frontage

— Green Corridor Frontage

— Parkland Frontage

— Woodland Frontage

* Marker Buildings

○ Primary Gateways

... Key views

Access and Movement Context

— CWMMC (Detailed Proposal)

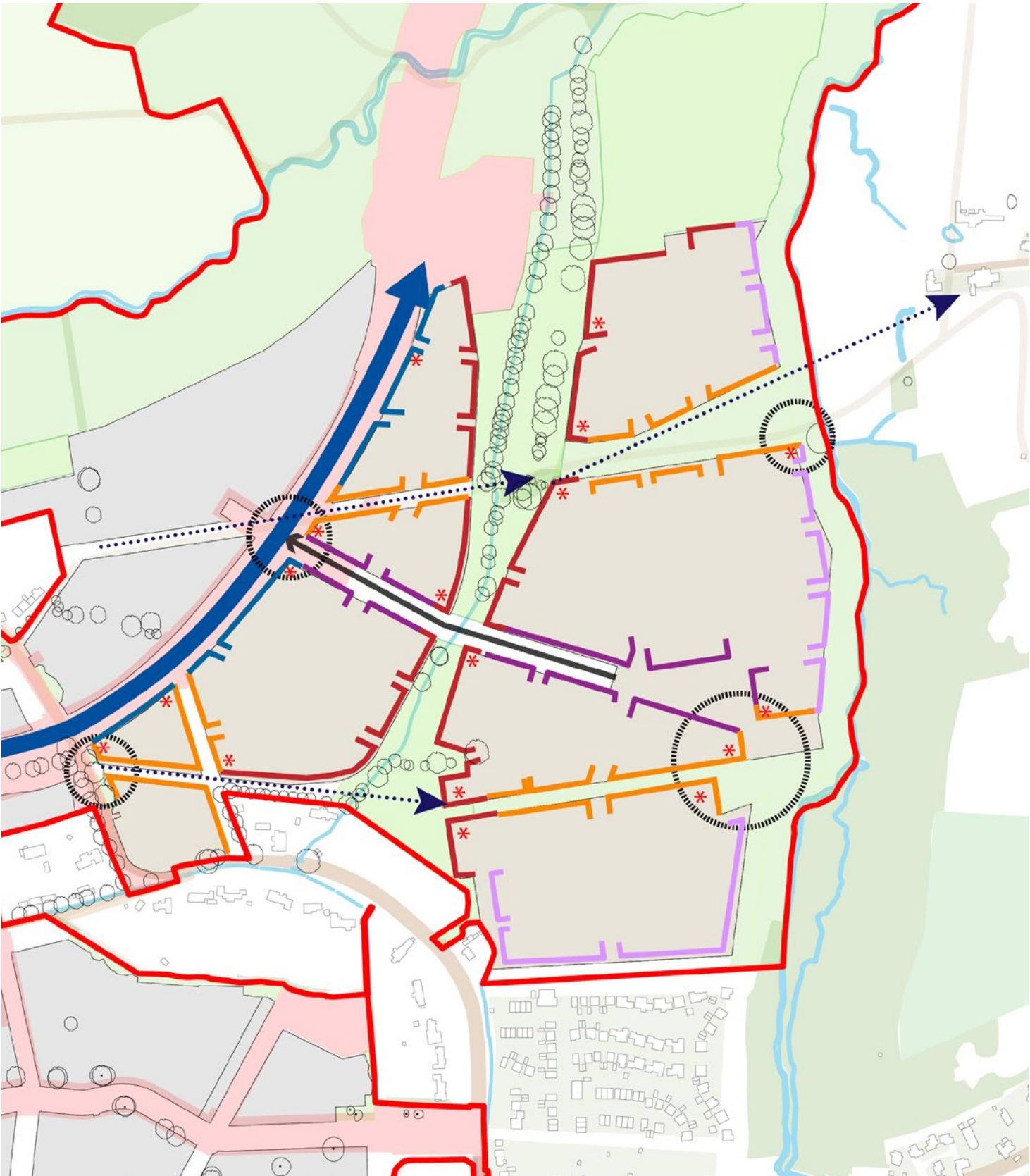



FIGURE 59 Urban Structure Design Principles

4.4.4 SUB CHARACTER AREA 6 - WESTERN MEADOW

 **OPA Coding**

1.

The area must be residential development with predominantly apartment buildings, semi-detached houses and terraces, as shown in Figure 62.

2.

Taller buildings, including apartments, must be designed to hold CWMMC Frontage.

3.

Scale and massing must gradually decrease adjacent to Meadows Park. Sudden changes in scale and massing must be avoided.

4.

Apartment buildings must address street frontage as well as open space frontage, as shown in Figure 64 & Figure 61.



FIGURE 60 Apartment with continuous and long frontage



FIGURE 61 Apartment building facing street frontage

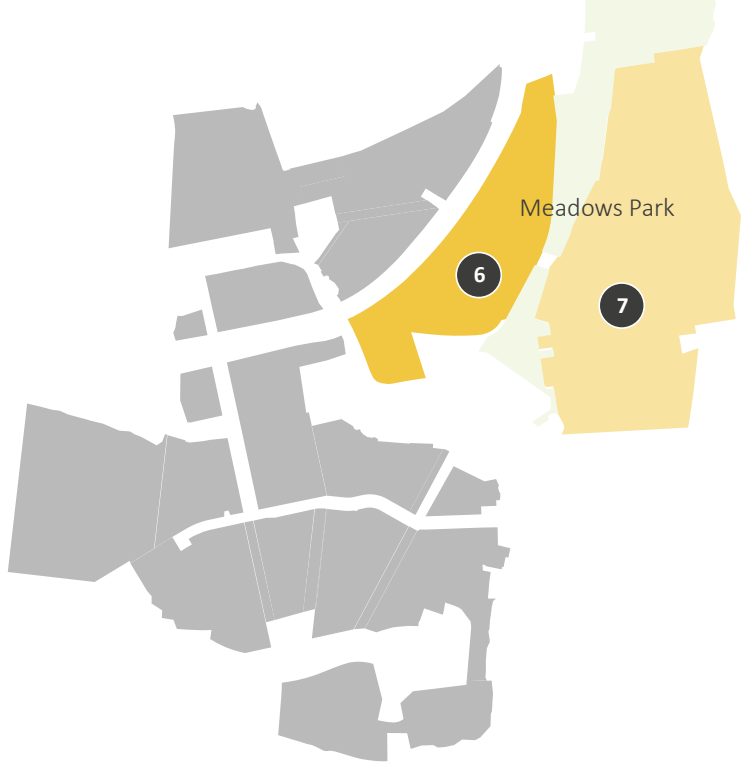


FIGURE 63 Semi-detached and detached houses form a continuous frontage




FIGURE 64 Apartment buildings facing courtyard



FIGURE 62 Mix of houses and apartments

4.4.5 SUB CHARACTER AREA 7 - EASTERN MEADOW

 **OPA Coding**

1. This area must be low-rise residential development with predominate detached, semi-detached, and terrace homes.

2. Gaps around key public open spaces must be minimal in order to create a strong sense of enclosure.

3. Development edges facing Meadows Park must have varied and broken roof-lines, creating a sense of openness.

4. Either across streets or within perimeter blocks, dwellings must not be dramatic changes in features, materials, and articulation of character. (Figure 66)

5. Development facing green corridors must be designed to take advantage of views of the green corridor.



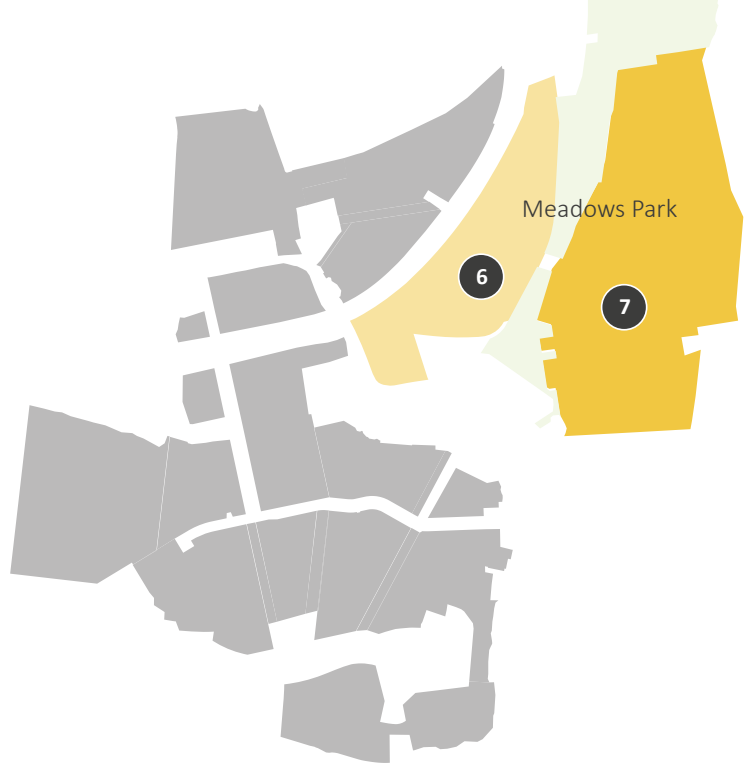
FIGURE 65 Semi-detached houses



FIGURE 66 Buildings on both sides of the street are of the same design languages



FIGURE 67 Consistent terraced houses are formally arranged facing the public realm



Sample Eastern Meadows Block showing organisation of building heights and street frontages

- 1 Terrace Houses

2 Semi-detached Houses

3 Legible Plot Edges

4 Consistent Height

5 Well-define Corners

6 Permeable Green Edge

7 Frequent Front Doors

8 Privacy Zone

9 Car Parking


10 Cycle Parking

11 Back Garden



FIGURE 68 Meadow typologies features.

4.4.6 KEY AREAS - MEADOWS PARK

**OPA Coding**

1. **Existing Features:** Existing good quality woodland, trees and hedgerows must be protected and retained as set out in the tree removal plan.

2. **Watercourses & Flood Plain:** The design of the park must protect and enhance the existing water courses and wetland and wet meadow habitats within the flood plain creating new species rich meadow and wet meadow typologies to maximise biodiversity.

3. **Ecological Links:** North south ecological links along the line of existing trees and watercourse for commuting bats must be maintained and kept as dark routes free of light spill. Where paths cross east west breaks in the tree line for new roads or paths, breaks in the tree line must be kept to a minimum.

4. **Play:** Youth, Neighbourhood and Local play areas must be co-located within the park to ensure all residents are within the required walking/cycling distance thresholds for use. Character for these should reflect the setting of the park and incorporate natural play elements outside of the dedicated play areas.

5. **Play & Flood Zone:** New equipped play facilities must be kept outside of the River Mole flood zone although natural play features can be incorporated within these areas.

6. **Sports Provision:** The park must incorporate an area of grass pitches, MUGA facilities and allotments located outside the flood plain to ensure all residents have access sports and leisure facilities including food growing spaces close to home.


7. **Cycle Parking:** Cycle parking must be provided in secure locations near park amenities.

8. **Recreational Routes:** New all weather foot

and cycle paths must be provided connecting to the Mole River Valley and existing PRoW network.

9. **SUDs:** The park must incorporate new planted SUDs features to complement the existing wetland habitats.

10. **Planting:** New planting and species must be selected in order to enhance the character of the existing wet woodland and meadow, maximise biodiversity and provide a more naturalistic setting. Park areas must provide a mixture of open amenity grassland, wet grassland within flood zones, woodland edge planting and other wildlife friendly planting types.

**Reserved for Future Design Stages**

• **Materiality:** Soft and hard materials, lighting and street furniture should be developed at detailed design stage.

• **Amenities:** Details of proposed amenities within the park including toilets and cafe should be developed at detailed design stage. These are recommended but optional.

• **LEMP:** A Landscape & Ecology Management Plan must be produced at detailed design stage to secure the long-term success of the space.

• **Wildlife Corridors:** Details of Bat hop-overs and other wildlife corridors must be provided where vehicle and cycle routes cross the park.

A map of Meadows Park showing its layout. Area 6 is highlighted in yellow and area 7 is highlighted in green. The map shows the park's boundaries and internal paths.

A photograph showing a group of people, including children and adults, working in a lush green allotment. They are surrounded by various plants and vegetables.

FIGURE 72 Integrated allotments

A photograph of a child running through a natural play area with tall grass and trees. The child is jumping over a small log.

FIGURE 73 Natural play features and play trails

A photograph of a man walking a dog on a path through a wooded area. The path is surrounded by tall trees and green foliage.

FIGURE 74 Recreational routes connecting to wider network

A photograph of a landscaped area with a mix of grass, shrubs, and trees. A small wooden structure is visible in the background.

FIGURE 75 SUDs

A photograph of a modern play area with colorful equipment, including slides and climbing frames, surrounded by trees.

FIGURE 69 Play spaces

A photograph of a wide, open grassy field with a line of trees in the background. The field appears to be a natural meadow.

FIGURE 70 Key existing site features retained

A photograph of a person riding a bicycle on a dirt path through a wooded area. The path is surrounded by trees and foliage.

FIGURE 71 Cycle paths

WEST OF IFIELD | DESIGN CODE

110

KEY

- Primary Pedestrian & Cycle Route
- Secondary Pedestrian & Cycle Route
- Existing PRow (Enhanced & Upgraded)
- Primary Road
- Reduced Road Width (Green Link)
- Dedicated Cycle Lane
- Existing Watercourse

Indicative Location of Spaces

- Retained Trees/Hedgerow
- Indicative SUDs area
- Extent of River Mole Level 2 Flood Zone
- Wet Grassland
- Dry Grassland
- Wildlife Friendly Planting
- Allotments
- Youth Area
- Play Space
- Sports Pitch

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.

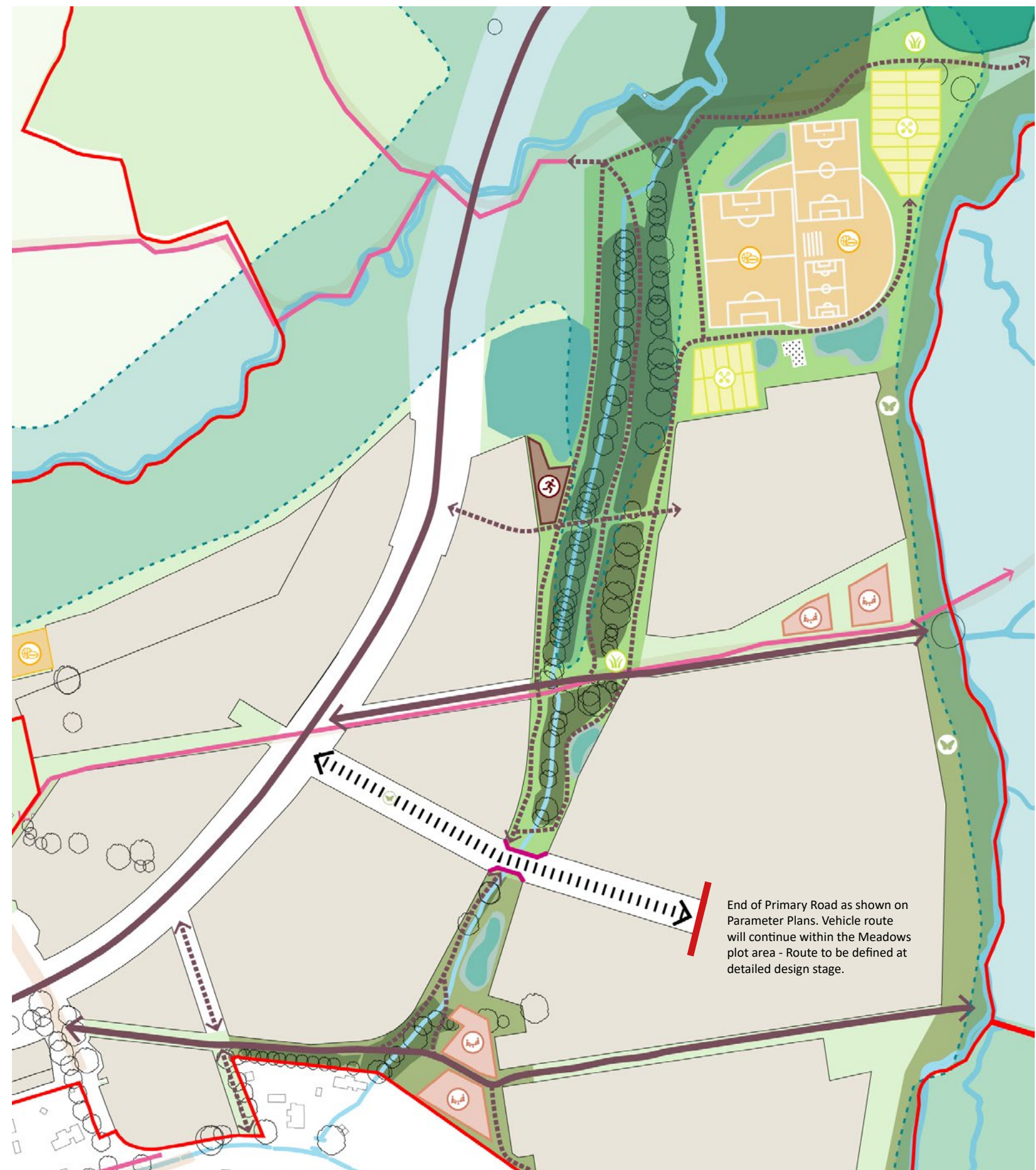


FIGURE 76 Indicative Meadows Park Diagram

4.5 RIVER VALLEY

In addition to the Site Wide Design Principles set out in Chapter 3, this chapter provides specific coding for the River Valley Character Area.

This area is predominately designated for employment use. With the River Valley Park on one side and CWMMC on the other, this area presents a unique opportunity to design buildings that take advantage of both the natural beauty and urban connectivity.

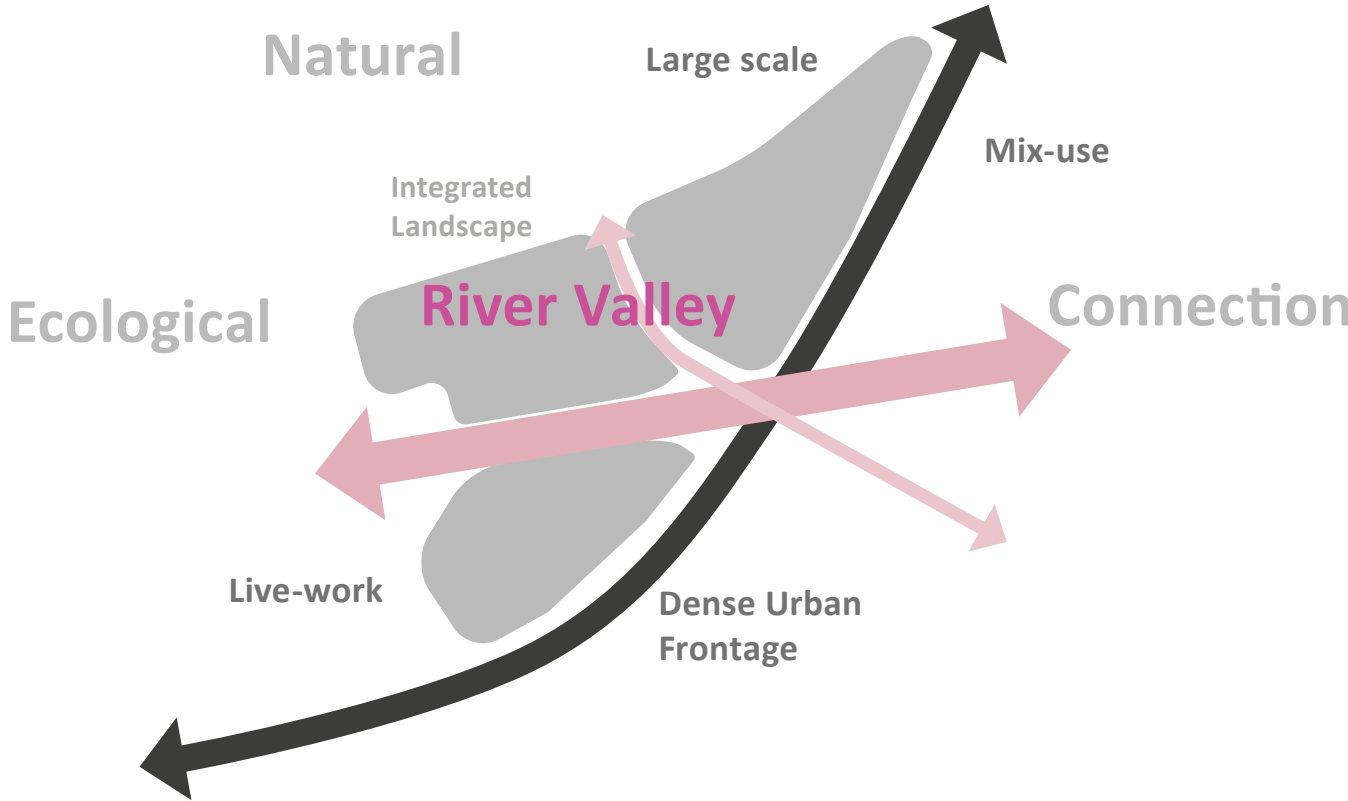


FIGURE 77 Character of River Valley Character Area



FIGURE 78 Crawley Western Link Frontage



FIGURE 79 Public spaces within the employment area



FIGURE 80 Reducing scale to the River Valley edge



FIGURE 81 Mixed employment/commercial and housing opportunities

4.5.1 DESIGN PRINCIPLES

The diagram emphasises key urban design and place-making influences that must be considered into future layout designs.

Designers are responsible for offering a suitable interpretation of each urban principle illustrated in the left diagram, while carefully considering the specific context, setting, and character of the area.

For more detailed explanations of the design principles, please refer to the following pages.

KEY

Hybrid Application Boundary

Area Applied for in Detail

Access and Movement

CWMMC (Detailed Proposal)

Indicative Secondary Street

Indicative Tertiary Streets

Indicative Vehicular Access

Secondary Pedestrian and Cycle Links

Enhanced PRoW

M

Mobility Hub, including Bus Stop (Detailed Proposal)

Urban Structure

CWMMC Frontage

Green Space Frontage

*

Marker Buildings

Primary Gateways

Key views

Landscape

Green Corridors

River Valley Park

The Grove Sports Hub

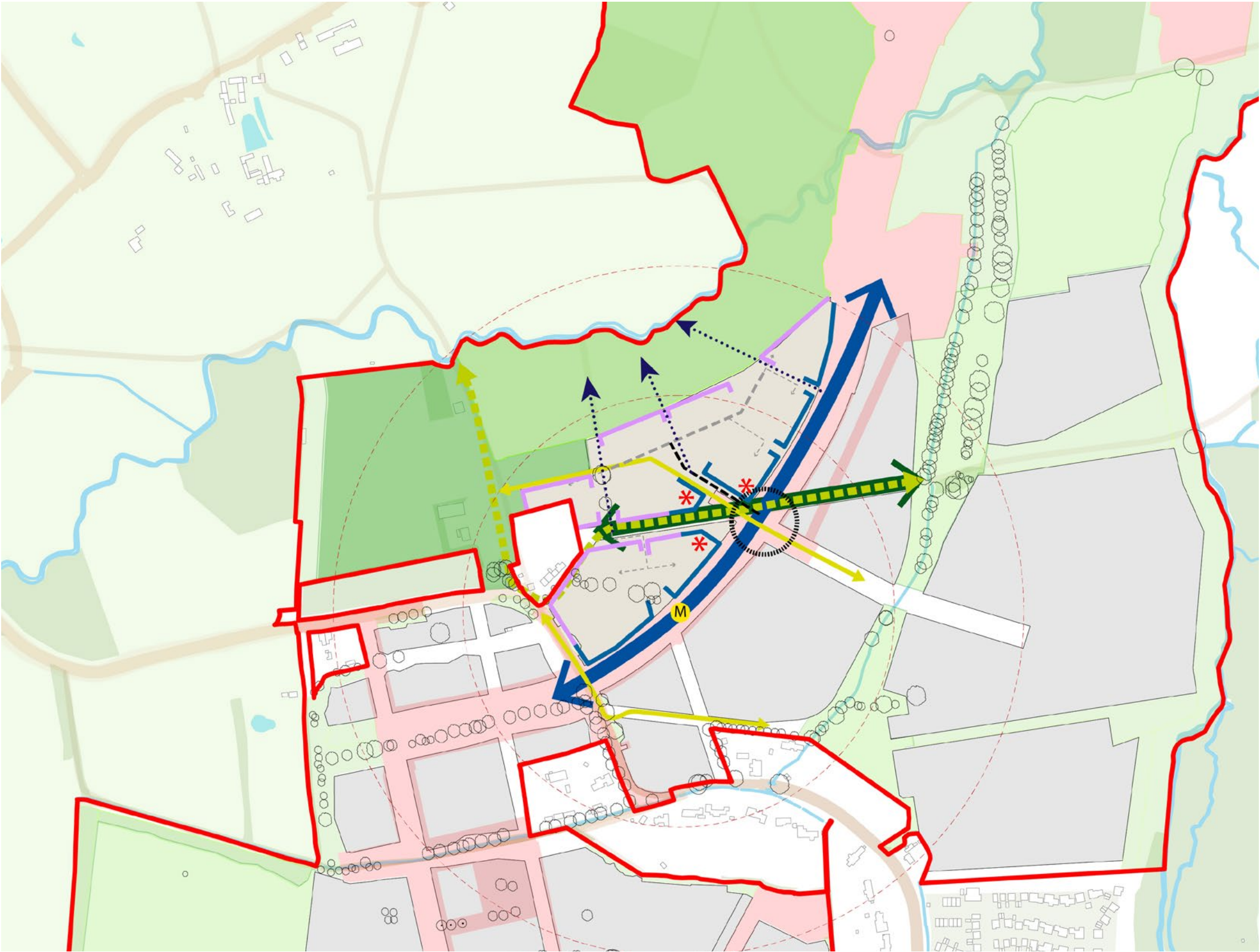



FIGURE 82 River Valley Design Principles

4.5.2 ACCESS AND MOVEMENT

 OPA Coding

Pedestrian and cycle movement

1. The **green corridor** must be predominately pedestrian and cycle spaces.
2. The existing **PRoW** must be enhanced and incorporated with green corridor design.

Vehicular movement

3. Streets through the **open spaces**, such as squares, green corridors must be designed to prioritise pedestrian and cycle movement.

Parking

4. **Cycle parking** must be well-located while considering the character and setting of surrounding buildings and open spaces.
5. **Car parking** must be well-designed to avoid creating dead fronts and isolating from activities on the street


Access


6. **Entrances of employment uses and communal residential entrances** must be strategically located to activate the key streets and links within the movement network.

Notes


The secondary routes and vehicular access as shown in Figure 83 is indicative and based on the illustrative masterplan. Detailed design may therefore vary.


KEY


 Hybrid Application Boundary


 Area Applied for in Detail


Access and Movement


 CWMMC (Detailed Proposal)


 Indicative Secondary Street

 Indicative Tertiary Streets


 Indicative Vehicular Access

 Secondary Pedestrian and Cycle Links

 Enhanced PRoW

 Mobility Hub, including Bus Stop (Detailed Proposal)

Landscape Context

 Green Corridors

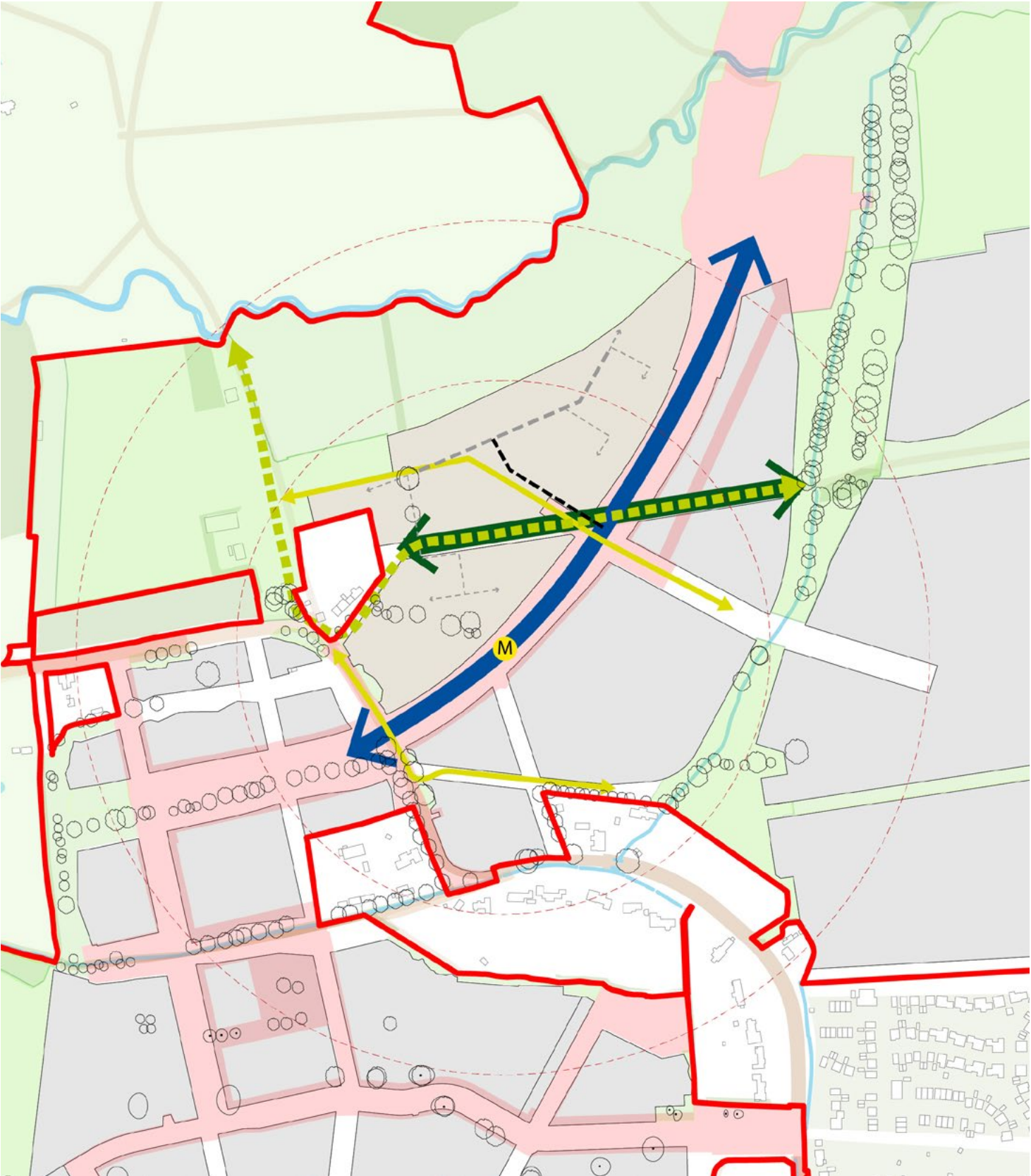


FIGURE 83 Access and Movement Design Principles

4.5.3 URBAN STRUCTURE

OPA Coding

Views

1. The alignment of the plots must ensure that **long views** are preserved, and a sense of openness is maintained throughout the neighbourhood.
2. The buildings must be positioned to maximize the **views of River Valley Park**. It is important to take into account clear sight lines from the green corridor, the arrival square, and the CWMMC.

Marker Buildings and Gateways

3. When entering the site from CWMMC, an **arrival square** must be designed that serves as the **primary gateway**. This space must accommodate cycle and motor vehicle routes that continue from The Meadows.
4. The **marker buildings** must be strategically placed to frame the arrival square and create a strong visual impact

Frontage types

5. **CWMMC Frontage** must be continuous with minimum breaks, creating an urban hard edge condition. (Figure 78)
6. **Green Space Frontage** must provide defensible spaces for residential and other uses blocks especially those fronting pedestrian and cycle routes. The defensible spaces must be with soft treatment to respond adjacent green spaces. (Figure 231 & Figure 232)

KEY

- Hybrid Application Boundary
- Area Applied for in Detail

Urban Structure

- CWMMC Frontage
- Green Space Frontage
- * Marker Buildings
- Primary Gateway
- Key views

Access and Movement Context

- CWMMC (Detailed Proposal)

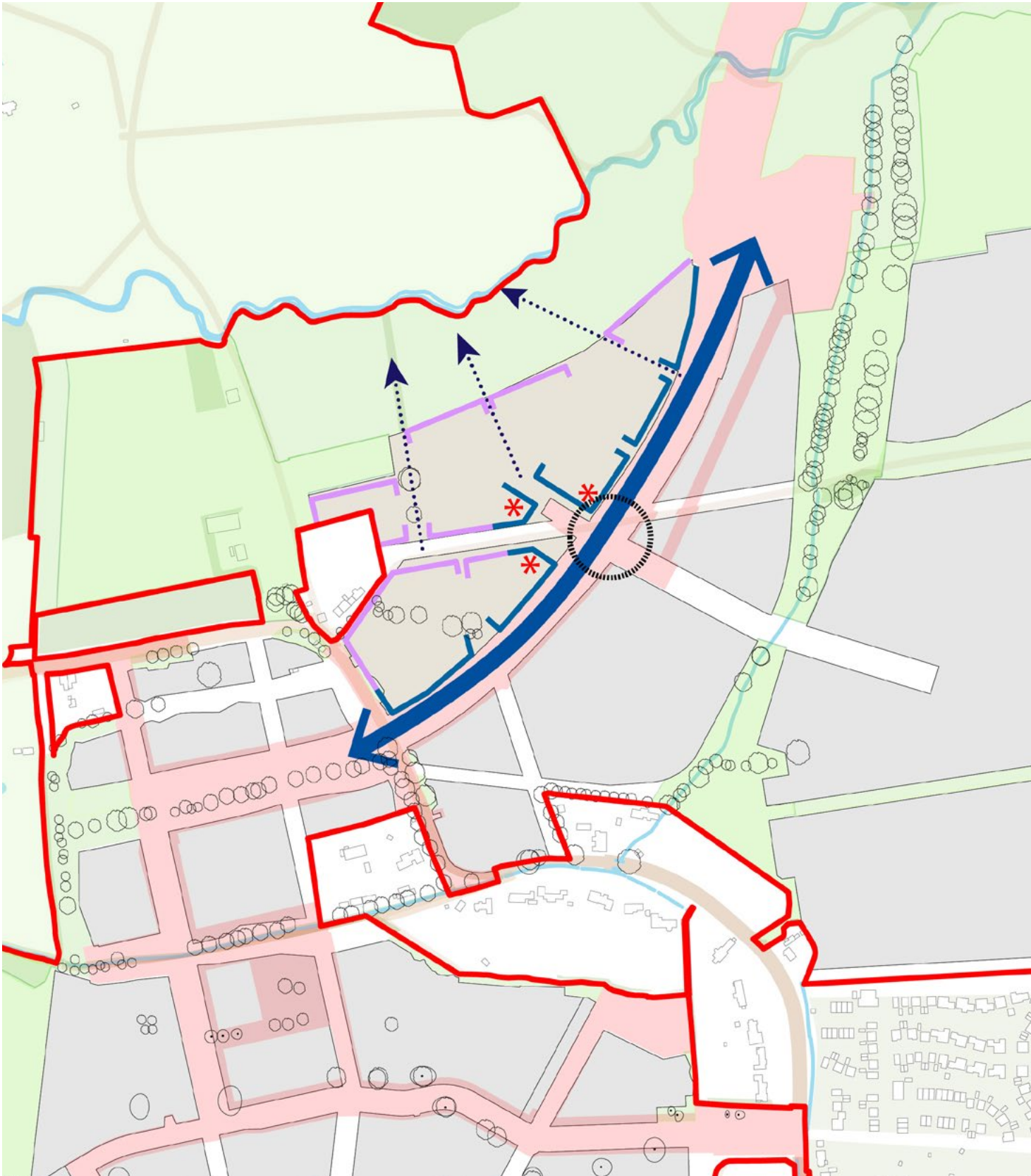


FIGURE 84 Urban Structure Design Principles

4.5.4 SUB CHARACTER AREA 8 - EMPLOYMENT (CLASS B2 & B8)



OPA Coding

- 1. The massing and scale of the buildings must gradually decrease as they approach the edge of River Valley Park.
- 2. The facades of the industry buildings must be designed to create a sense of rhythm and repetition. This can include the use of regular window spacing and proportionate building heights. (Figure 86)
- 3. The scale and proportion of the industry buildings must be carefully considered to ensure that they do not dominate the view of the River Valley Park. The buildings should be designed to be in harmony with the surrounding landscape.
- 4. The massing and orientation of the industry buildings must be designed in a way that minimizes any potential disturbance to the neighbouring residential areas.
- 5. Development facing River Valley Park must have a high-quality architectural treatment, and the building materials must be selected to complement the natural environment. (Figure 87)



FIGURE 86 Allowance for shared employment space and ground floor uses



FIGURE 87 Building in harmony with the landscape



Sample Employment typology-Single Use Studios and Workshops

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



FIGURE 88 River Valley typologies features.

4.5.5 SUB CHARACTER AREA 8 - MIXED USE EMPLOYMENT AND RESIDENTIAL

OPA Coding

- 1. Proportions and scale of buildings must contribute positively to the street-scape. Design buildings with human-scale elements, such as varied facades, setbacks, and articulation, to create a pedestrian-friendly environment.
- 2. Facade designs must be varied to avoid monotony and create a visually dynamic street-scape.
- 3. For plots mixed with employment and residential uses, the facades of the building must be designed to provide clear differentiation. (Figure 89 & Figure 90)
- 4. The design of residential blocks must aim to minimize any potential overlooking onto yards, delivery spaces, or areas designated for employment uses.
- 5. Building design must prioritize flexibility and adaptability, creating spaces that can easily adjust to evolving needs. This approach allows for seamless changes in occupancy and use over time.



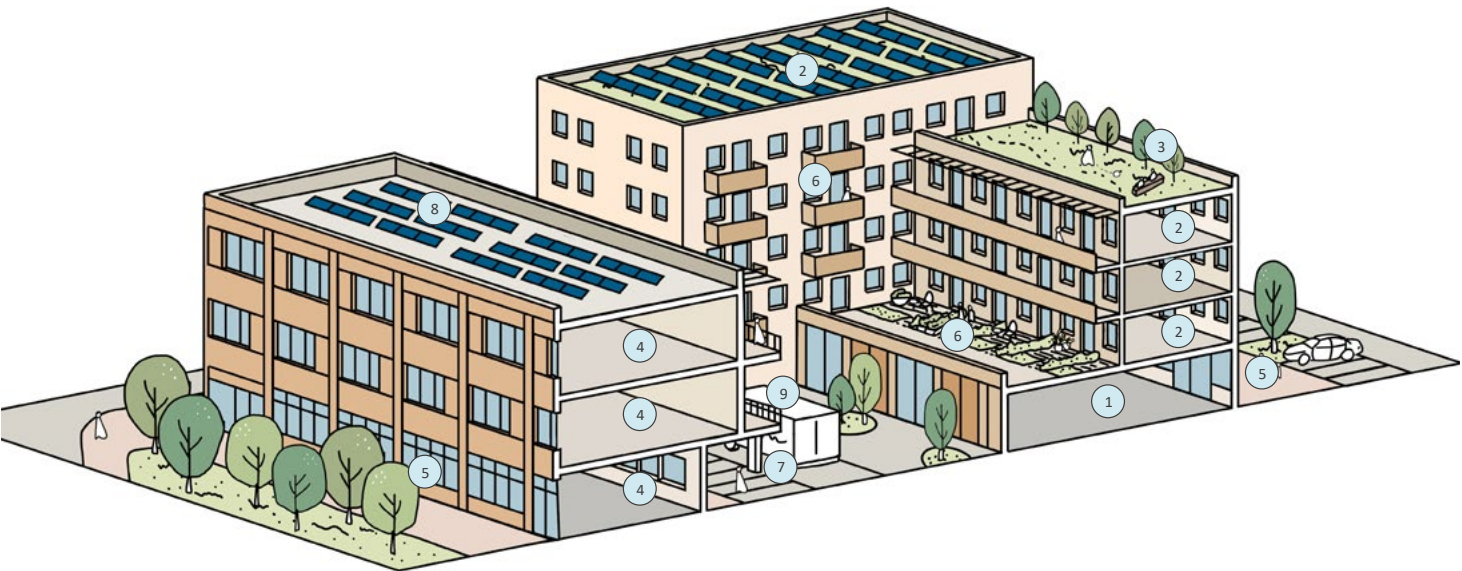
FIGURE 89 A visual hierarchy with the office spaces located on the lower floors and the residential spaces on the upper floors.



FIGURE 90 Employment uses on the lower floor with an industrial feel to the residential upper floors

Sample Employment typology-Mixed Use Employment and Residential blocks

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



Notes: For design codes specific to plots exclusively designated for residential purposes, Please refer to section 4.2.8 Sub-character 2 - Urban Living.

FIGURE 91 River Valley co-location features.



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