

# 3.2.2 EMPLOYMENT

**Vision and Objectives:** West of Ifield will provide jobs for local people, all located within walking distance of public transport.

## OPA Coding

- 1. Employment Requirements:** Employment uses within Use Class E (Commercial, Business and Services), B2 (General Industrial) and B8 (Storage and Distribution) are allocated on the Land Use Parameter Plan with further details provided within the Employment and Economic Development Strategy.
- 2. Flexibility:** The buildings must be designed to accommodate flexibility in use.
- 3. Location:** Employment uses must be located within 10 minutes walking distance from public transport access and must have easy vehicular access from the CWMMC.
- 4. Servicing and Logistics:** The proposals must meet area standards from the relevant local planning authority for servicing the plots and managing requirements for logistics.



FIGURE 54 Employment land use [1]

## Reserved for Future Design Stages

- Facilities:** Future detailed codes should demonstrate a range of forms of employment, including offices, industrial units, research and development facilities, innovation centres or hybrid workspaces. Smaller workspaces may be provided within the mixed use land allocation.

### KEY

Details defined in Parameter Plan  
(fixed components)

- Employment
- Flexible Employment/Residential

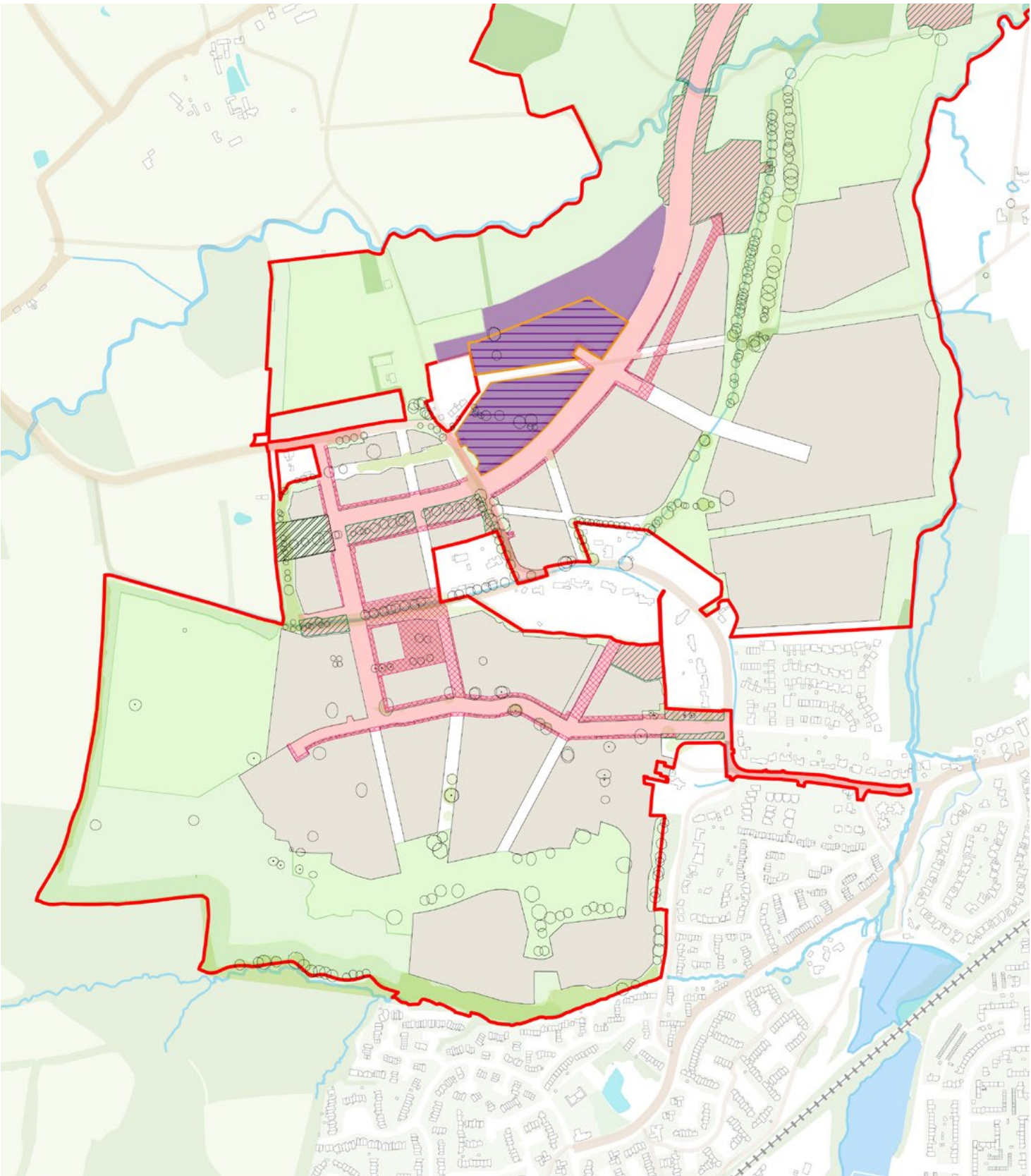


FIGURE 55 Employment Land Use Plan



### 3.2.3 MIXED USE

**Vision and Objectives:** The mixed use local centre for West of Ifield will be well located and accessible, and will contain a range of retail, commercial and community uses in flexible well designed buildings.

#### OPA Coding

- 1. Mixed Use Requirements:** All commercial, community and residential areas and class use (C1, C2, C3, F1, F2, E and Sui Generis) identified on the Land Use Parameter Plan must be met. They must be provided within the relevant phase, size and quantum to ensure provision within West of Ifield.
- 2. Location:** The proposals must locate uses to ensure they compliment the public realm. The mixed use zone must be easily accessible via active travel modes.
- 3. Proximity to Residential Uses:** Commercial and community uses must be located within 15 minutes of walking distance from the residential uses as shown in Figure 58.

#### Reserved for Future Design Stages

- Meanwhile Uses:** Future detailed codes should establish meanwhile or temporary uses that activate a space until a permanent use or development is established. This might include pop-up shops, community gardens, art installations, temporary markets, cultural events, or any engaging activities that breathe life into currently unused spaces. These initiatives aim to fulfill community needs as the first residents move in.
- Flexibility:** Future detailed codes should consider flexibility when designing the commercial and community units to ensure they are resilient and can respond to changing needs over time.
- Impact on Residential:** Future detailed codes should demonstrate that there would be no harm to residents arising from noise, pollution or other impacts of commercial and community uses.



FIGURE 56 Mixing of uses complimenting the public realm [3]

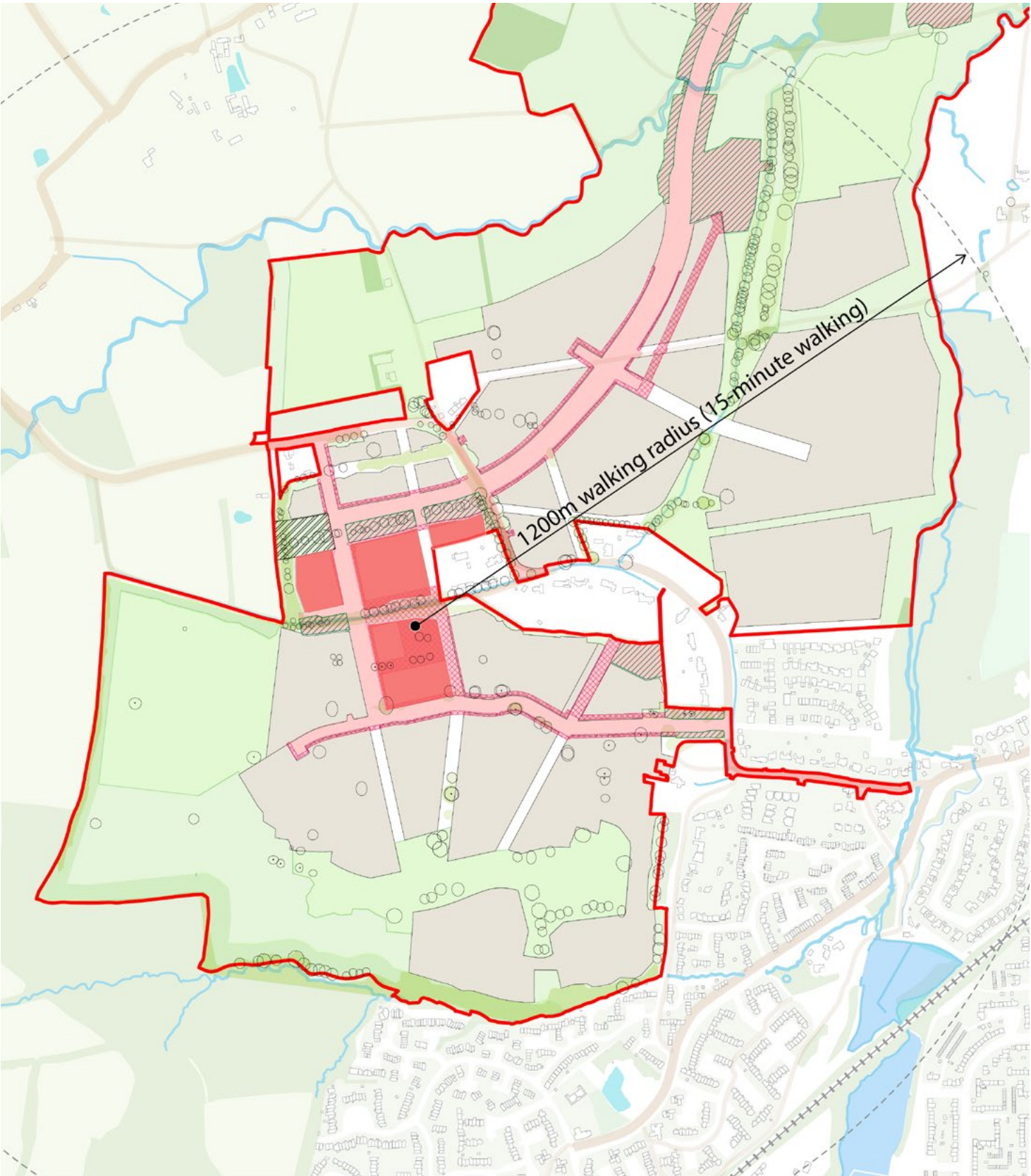



FIGURE 57 Mixed Use Plan



# 3.2.4 EDUCATION

**Vision and Objectives:** The Education hubs at West of Ifield anchor the local centre and should be key community assets. They will be easily accessible from the local centre and public transport nodes.

**OPA Coding**


1. **Education Requirements:** Education uses within Use Class F1 (Learning and non-residential institutions) are allocated on the parameter plan. The proposal must include:

- 3 FE Primary School including 1 Early Years Nursery and Student Support Centre
- 6-8 FE Secondary School including sixth form

2. **Location:** Education uses must be located within 5 minutes of walking distance from public transport access and must have easy pedestrian and cycle access.

3. **Frontage:** The primary and secondary school plots must front onto the local centre.

4. **Topography:** The proposal must be in relationship with the topography. The school playing fields will mostly require flat land.

**Reserved for Future Design Stages**

- **Townscape:** Details on frontage and access points for the schools should be considered.
- **Boundary Treatments:** Details on the long boundary edges and how to mitigate long areas of boundary within the public realm must be detailed.



FIGURE 58 Education facility with a strong civic presence [11]

KEY

Details defined in Parameter Plan (fixed components)

Secondary School

Primary School

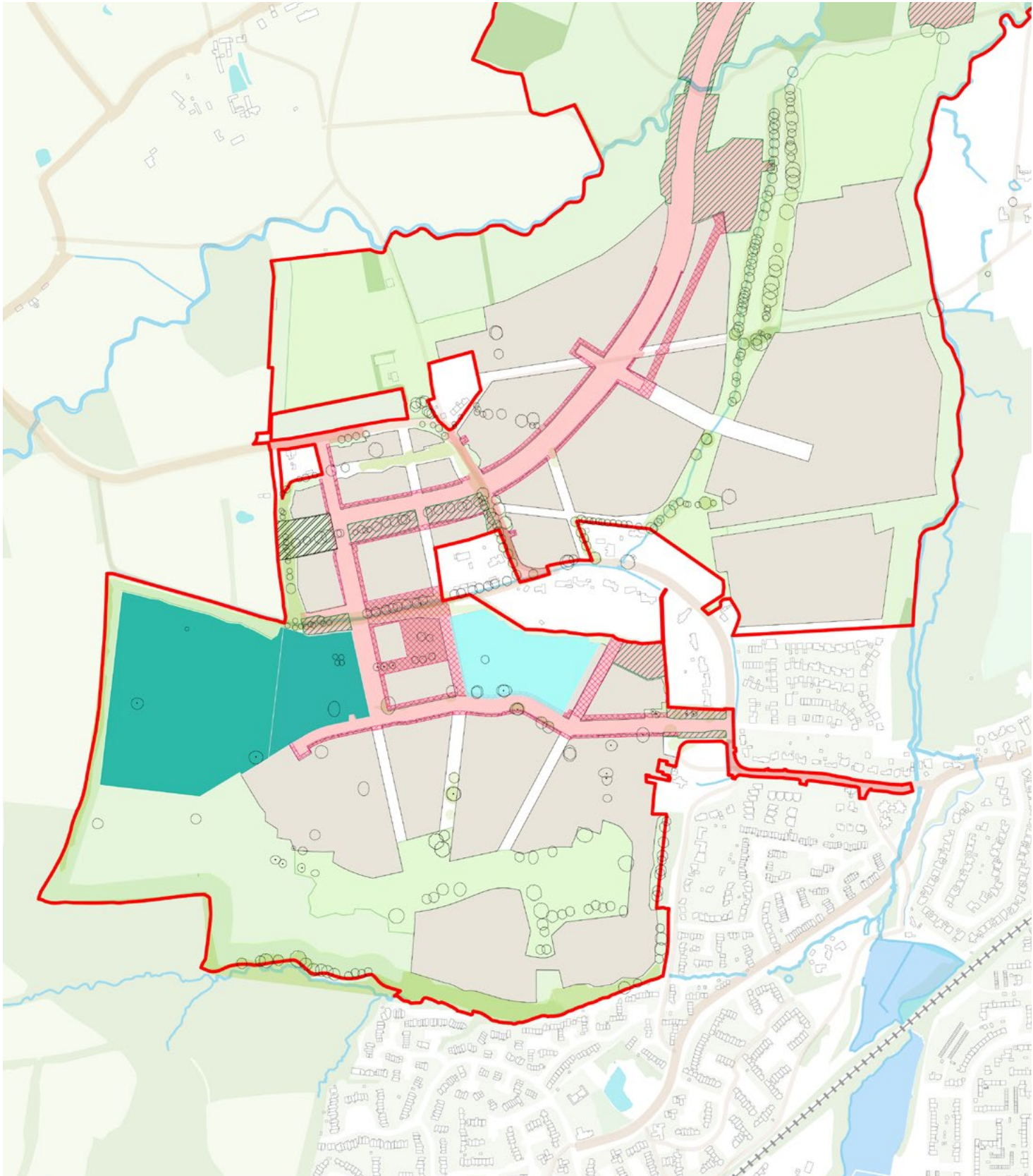


FIGURE 59 Land Use Plan



### 3.2.5 GYPSY AND TRAVELLER SITE

**Vision and Objectives:** West of Ifield will create a welcoming, inclusive, and sustainable community that respects and meets the unique needs of the Gypsy and Traveller community. It will foster a sense of belonging and provide a safe and supportive environment for residents.

#### OPA Coding

- 1. Pitch Size:** The development must provide a permanent Gypsy and Traveller site consisting of up to 15 pitches, considering potential expansion for growing families when necessary.
- 2. Topography:** The proposed site must be relatively flat and suitable for its intended purpose. Avoid developing on exposed, sloping sites to ensure that a level/ at grade surface is provided for anchoring and securing of the caravan or static caravan to ensure stability and proper functionality of the home.
- 3. Noise Contour:** Sites are not permitted in areas exposed to current or potential future aircraft noise levels exceeding 60dB. If the site is within the 57dB contour, acoustic mitigation measures must be implemented.
- 4. Access:** The site should have safe and convenient access to highways and public transport services. Access roads need to be wide enough to accommodate the expected traffic. Direct access to CWMMC must be prevented due to limited potential for establishing a junction on the link road.
- 5. Proximity to Local Facilities:** The site must be within a 15-minute walking radius of local facilities.

#### Reserved for Future Design Stages

- Adequate Space:** Each pitch on the site will provide sufficient space for the accommodation unit, additional structures, and necessary amenities.
- Access:** The site should have accessible entry points that allow easy passage for emergency vehicles and provide safe areas for vehicle manoeuvring. To facilitate this, appropriate roads and gateways should be designed and provided.
- Site Service and Facilities:** An amenities block will be provided with a wet room, kitchen, dining room and day area. Ensure reliable access to essential utilities such as electricity, water supply, sanitation facilities, and waste management systems.
- Landscaping:** Landscaping elements will be incorporated to enhance the aesthetics of the site, provide green spaces, and promote a sense of well-being.
- Sustainable Design:** Environmentally friendly features and practices, will be integrated such as renewable energy sources and water conservation methods, into the site design.
- Privacy and Security:** The layout of the site will be designed to provide privacy for each pitch while ensuring a safe and secure environment for residents.

KEY Details defined in Parameter Plan (fixed components)  
Area considered appropriate for Gypsy and traveller pitches

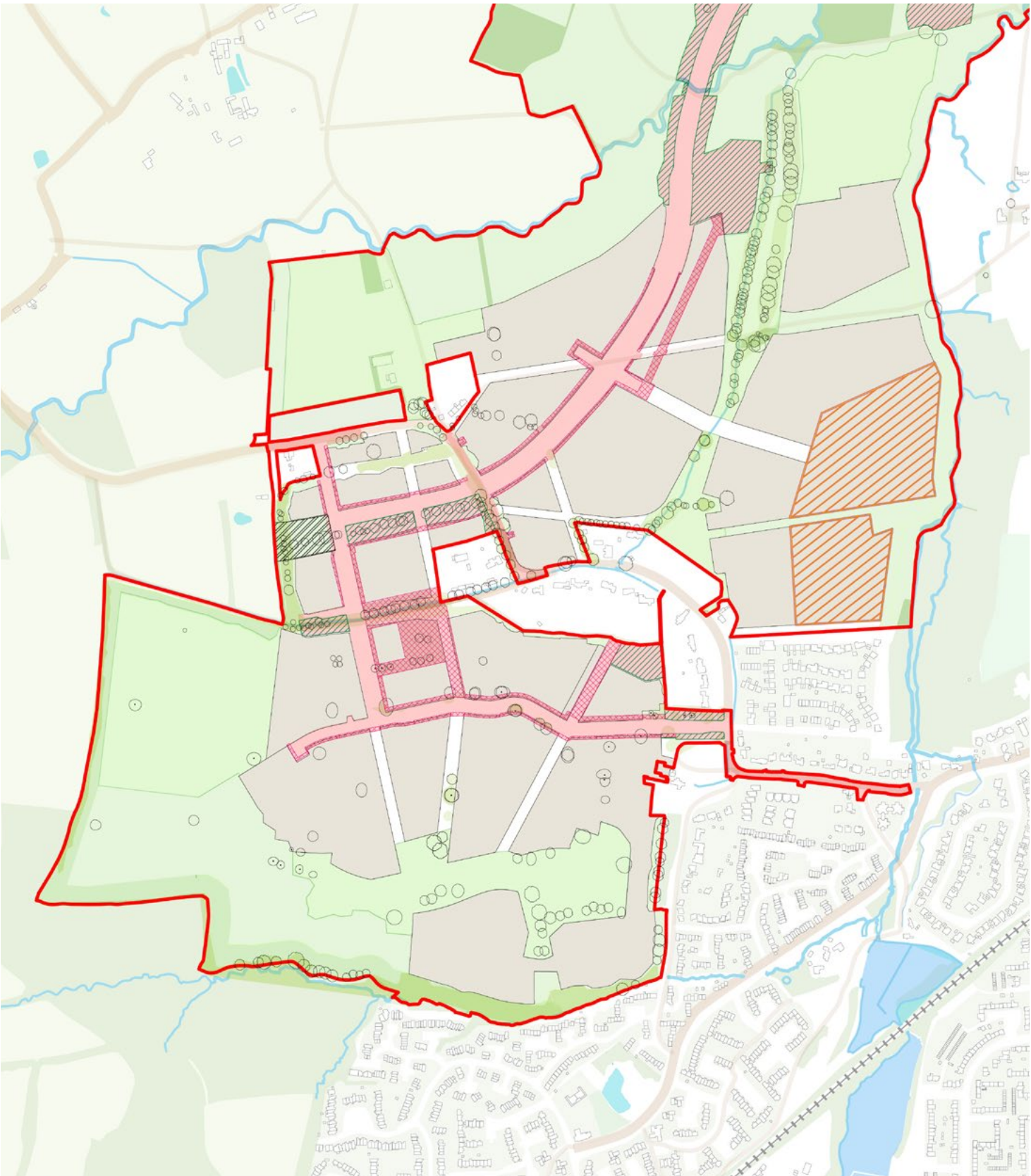


FIGURE 60 Residential Land Use Plan showing areas appropriate for Gypsy and Traveller provision



This page is left intentionally blank



# 3.3 LANDSCAPE AND PUBLIC REALM

## 3.3.1 DESIGN PRINCIPLES

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

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

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

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

The following sections set out coding for these landscape typologies, along with other key landscape elements of the design; such as planting and SUDS.



FIGURE 65 Access to greenspace for all residents



FIGURE 64 Flexible, programmable space within urban centre



FIGURE 63 Landscape character guided by existing landscape features



FIGURE 61 High quality public spaces



FIGURE 62 Different scales of open space to cater for a range of uses



KEY

Context

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

Details defined in Parameter Plan  
(fixed components)

- Natural and Semi-natural Green Space
- Neighbourhood Parks and Gardens
- 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)

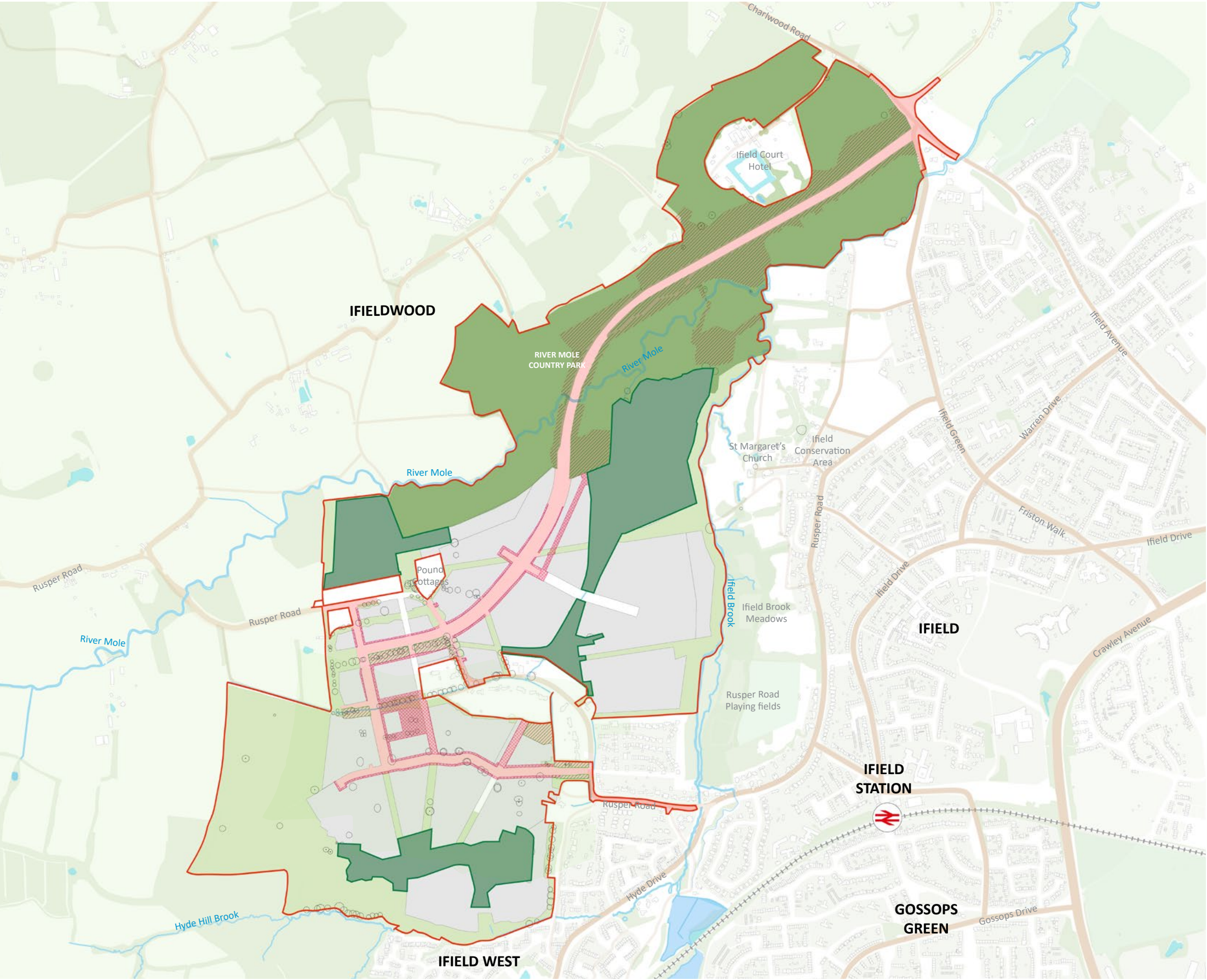


FIGURE 66 Landscape and Public Realm Plan



# 3.3.2 ACCESSIBLE NATURAL AND SEMI-NATURAL GREEN SPACES

**Vision and Objectives:** New Natural and Semi-natural Green Space will act as key pieces of green infrastructure for the development, connecting local green spaces to the wider nature recovery network and giving residents access to the countryside.

These spaces will give residents access to recreational walking and cycling routes through a re-wilded river valley.

Users will be surrounded by dry and wet grasslands and areas of wet woodland planting; which will provide high biodiversity value. The landscape will transition to a historic parkland character around Ifield Court.

Certain areas of natural and semi-natural greenspace, namely buffer landscapes and nature conservation areas, fall under different categories and are dealt with separately. Refer to section 3.3.10 for further information on landscape buffers, and 3.3.11 for nature conservation areas.



## OPA Coding

- Existing Features:** Mature landscape features (trees, hedgerows etc.) must be retained and enhanced through complementary planting.
- Key Views:** Views along the River Mole valley at the site entrance must be protected and celebrated.
- Parkland Setting:** The landscape surrounding Ifield Court must preserve and enhance the existing historic character and improve biodiversity value. This will be achieved through new Lowland Meadow enhancement, and new feature mature tree planting.
- Re-wilding:** The river valley landscape must be enhanced through the introduction of a re-wilding management regime to create a more biodiverse and naturalistic character.
- New Tree Planting:** New belts of tree planting must be provided in strategic locations to help mitigate the visual impact of the CWMMC on the landscape and adjacent properties.
- Public Rights of Way:** Existing PRoW must be retained, in their current alignment or minor diversion if required. Surfacing must be improved or decking provided so as to be passable in winter. Safe crossings must be provided for the PRoW across the CWMMC. Character must be kept as green links as far as possible.



- Recreational Routes:** New pedestrian and cycle connections must be provided to strengthen connections to Ifield Brook Valley and Ifield Meadows.
- SUDs:** New wet grassland detention basins must be provided as part of the site-wide SUDs and flood alleviation strategy. These must be designed so that any standing water drains away within 24 hours.
- Materials:** All materials must be largely rural in character using materials such as timber and hoggin.



## Reserved for Detailed Design

- Limited areas of new native woodland may be acceptable, subject to confirmation in relation to Gatwick bird-strike.
- New native hedgerow planting on the boundary of Ifield Court and against Charlwood Road can help to improve the parkland setting and mitigate visual impact of the CWMMC.
- Details of the management and stewardship should be provided.
- Hard and soft landscape details including way-finding, street furniture, fencing and stiles should be detailed.
- Details of visitor facilities such as small parking areas will be expected.



FIGURE 71 Managed re-wilding to create a more naturalistic landscape character



FIGURE 70 Access to natural open space for all residents



FIGURE 69 Existing Ifield Manor open parkland landscape to be retained and managed to increase biodiversity value.



FIGURE 67 Existing public rights of way complemented with new walking & cycling routes



FIGURE 68 Enhanced landscape character and improved biodiversity value



## KEY

### Context

- Application Site Boundary
- Existing Vehicular Links
- Green Infrastructure
- Water Course
- Attenuation Ponds
- Building Zone
- Existing PRow
- Existing Trees
- Ifield Meadows

### Details defined in Parameter Plan (fixed components)

- Primary Pedestrian and Cycle Links
- Secondary Pedestrian and Cycle Links
- Accessible Natural & Semi-Natural Green Space
- Maximum Walking Distance (1000m)

### Area Applied in Detail

- ▨ Areas included within the detailed application but where RMA will be submitted in the future.
- ▨ Landscape delivered under the detailed element (Detailed Proposal)

Note: Buffer landscapes are excluded from the Accessible Natural & Semi-Natural Green Space area, but will form part of the open space network

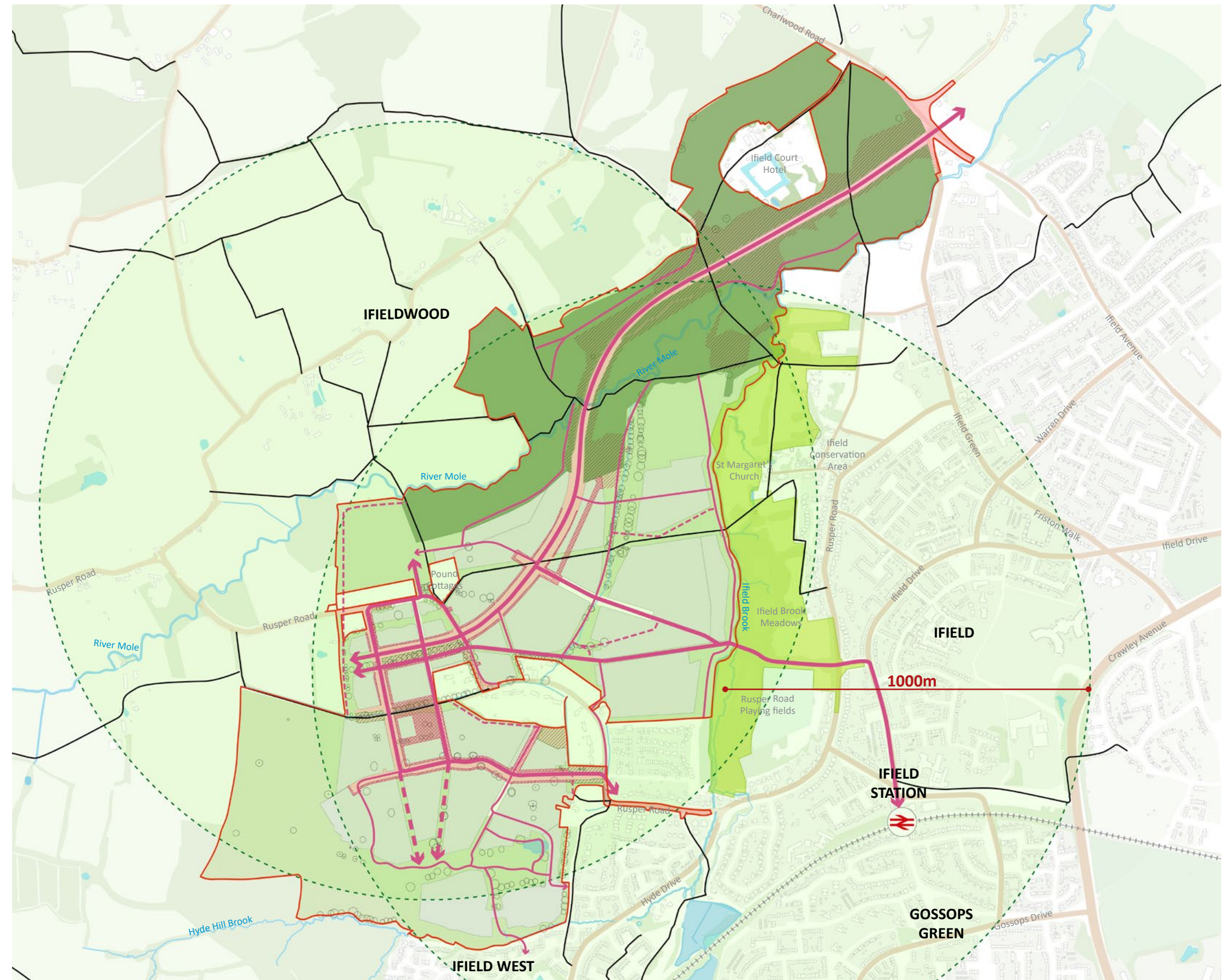


FIGURE 72 Accessible Natural and Semi-natural Green Space



Indicative Design

This 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, and may be implemented differently from the arrangement shown here.

For areas within the detailed application boundary refer to the detailed design proposals for arrangement.

KEY

- Application Site Boundary
- Detailed Application Area
- Primary Pedestrian & Cycle Route
- Secondary Pedestrian & Cycle Route
- Retained PRoW
- Diverted PRoW
- Boardwalk
- Existing Watercourse
- Remnant Watercourse
- Retained Key Views
- T395- Potential Native Black Poplar
- Veteran Trees

Indicative Location of Spaces

- Dry Grassland (Re-wilding)
- Open Parkland Landscape
- Ancient Woodland
- Retained Trees/Hedgerow
- Extent of River Mole Level 2 Flood Zone
- New Native Trees and Woodland
- Wet Grassland
- Road Embankment Road Planting
- New Hedgerow
- Allotments
- Youth Area
- Play Space
- Sports Pitch



FIGURE 73 Indicative River Valley Park



Indicative Design

This 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, and may be implemented differently from the arrangement shown here.

For areas within the detailed application boundary refer to the detailed design proposals for arrangement.

KEY

Context

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

Details indicated in Illustrative Masterplan (flexible components)

- Yellow Route- Ifieldwood to Ifield Mill Pond- 2.5km
- Orange Route- Historic walking route from Lambs Green to Ifield- 3.3km
- Purple Route- Ifield Station to the Neighbourhood Centre- 1.7km
- Brown Route- Sports Hub to Kilnwood Lane & Horsham- 7.5km (2km to Kilnwood Lane)
- Light Brown Route- Neighbourhood Centre to Crawley Town Centre- 4km
- Green Route- Neighbourhood Centre to Manor Royal- 4km
- Light Green Route- Ridge walking loop- 2.2.km
- Blue Route- Meadow short walking loop starting at Ifield Church- 2.8km
- Blue (Short Dash)- Meadow north loop extension - 4.3km
- Blue (Long Dash)- Meadow Neighbourhood loop - 2.3km

Area Applied in Detail

- Areas included within the detailed application but where RMA's will be submitted in the future.
- Landscape delivered under the detailed element (Detailed Proposal)

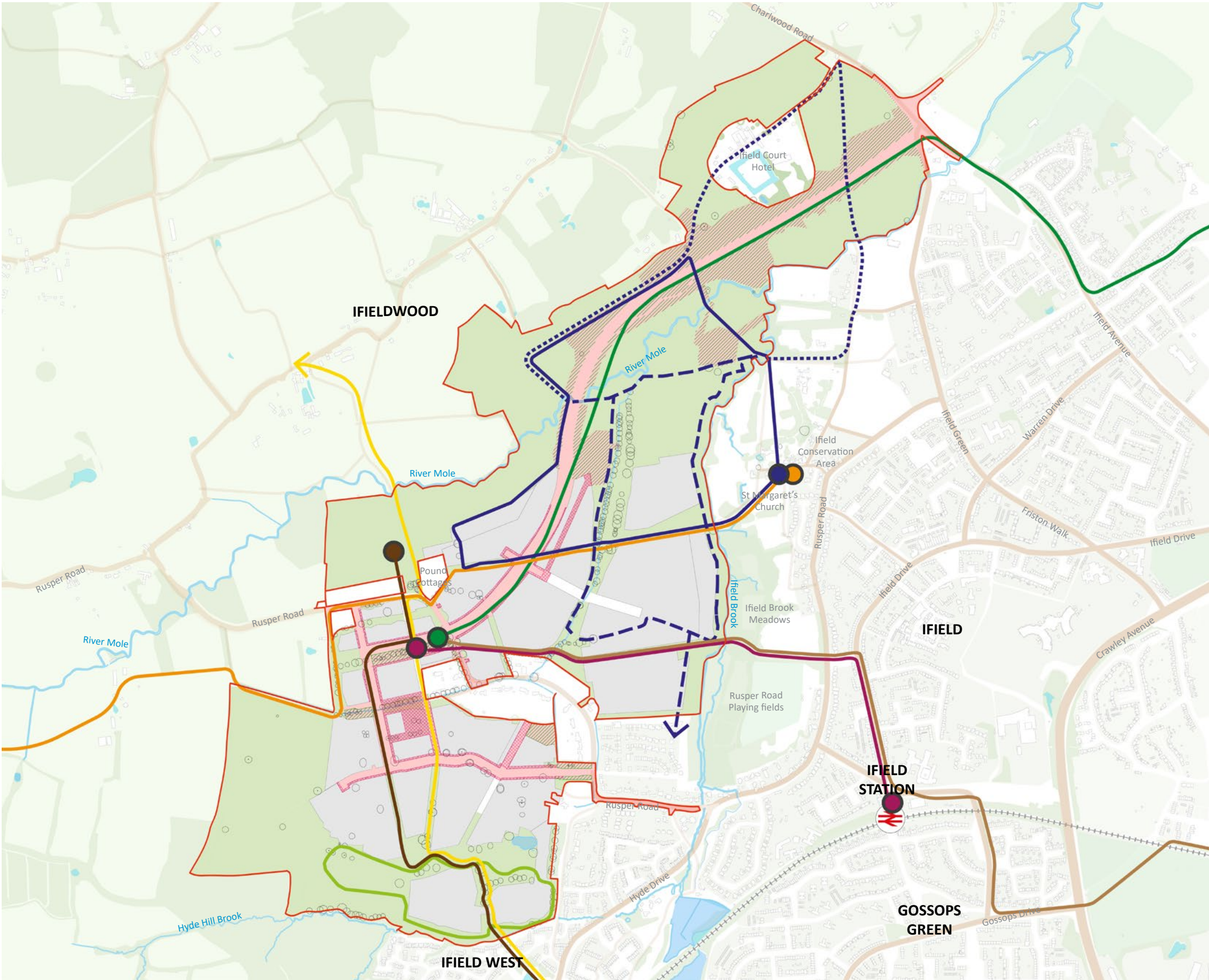


FIGURE 74 Illustrative Leisure Routes Diagram



### 3.3.3 NEIGHBOURHOOD PARKS

**Vision and Objectives:** Three Neighbourhood Parks are proposed in strategic locations across the site, providing recreational uses and facilities to all residents and acting as focal point for the neighbourhood.

The Ridgeway Park is a traditional park, while The Grove and The Meadows parks combine parkland with sports facilities, creating active hubs for the neighbourhoods.

The character of each Park is unique, based on the existing landscape character and features and proposed uses, therefore each area is coded separately.

The Parks are described in detail in Chapter 4- Character Area Design Codes.

Neighbourhood & local parks, and youth spaces are an integral part of each park, helping to activate the spaces and create community hubs for different resident groups; refer to sections 3.3.6 to 3.3.8 for further details.



**FIGURE 79** Large-scale open space accessible to residents of all neighbourhoods



**FIGURE 78** Parks will be designed around existing landscape features and topography



**FIGURE 77** Planting varies by character area



**FIGURE 75** Recreational walking and cycling routes



**FIGURE 76** Mature landscape features retained and complemented by new planting



## KEY

### Context

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

### Details defined in Parameter Plan (fixed components)

- Neighbourhood Parks
- ↔ Strategic Links Between Parks
- Maximum Walking Distance (1000m)
- **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)

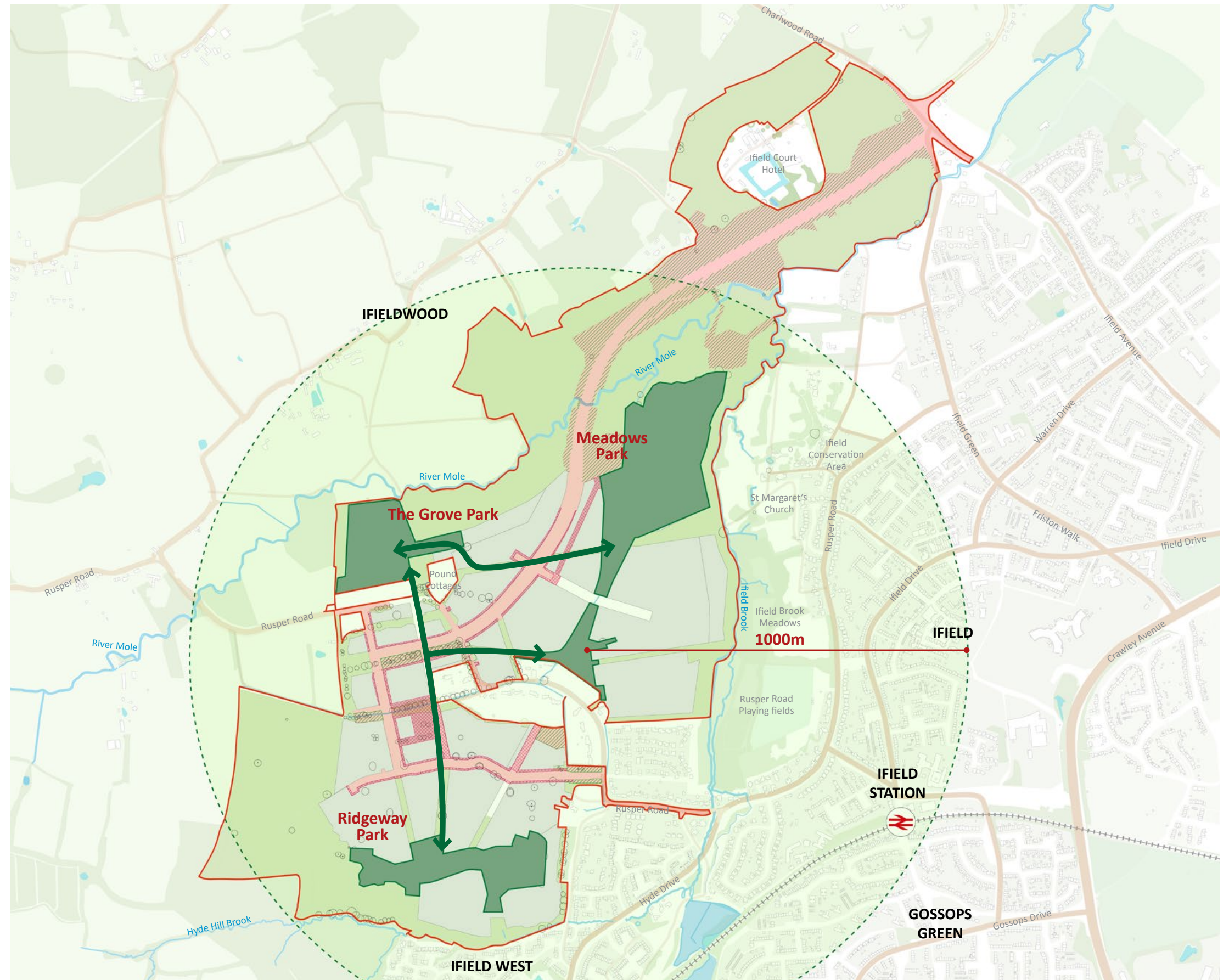


FIGURE 80 Neighbourhood Parks



### 3.3.4 AMENITY OPEN SPACES

**Vision and Objectives:** West of Ifield will provide smaller scale local greenspaces which give all residents access to outdoor space and play near their homes. These spaces will be more managed and less wild in character and will ensure that play and recreation space are accessible to all.

Amenity spaces within the public realm network are secured in the parameter plans. A proportion

of amenity provision will need to be provided on plot. The location and arrangement of this is to be developed at detailed design.

Some amenity spaces will contain local play spaces; refer to Chapter 4 for more information.

#### OPA Coding

- 1. Location:** To be located no more than 480m walking distance from any residence in the development.
- 2. Size:** Minimum size of 0.05ha and a minimum dimensions of 20m either length or breadth.
- 3. Character:** Open amenity character with good natural surveillance.
- 4. Planting:** Shading and structure provided by tree planting and woody plants. This should be achieved primarily through the retention of existing trees and plants where possible, followed by new planting.
- 5. Existing Features:** Retain all good quality woodland, trees and hedgerows within amenity greenspaces as set out in the tree protection plan.
- 6. SUDs:** Integrate SUDs into amenity greenspaces where possible to improve the wider sustainable drainage network.

#### Reserved for Detailed Design

- Co-location:** Local Play Areas can be located within Amenity Greenspaces.
- Dogs:** Measures to manage dogs and prevent them fouling play areas through signage and fencing where appropriate should be considered.
- Materiality:** Materials, street furniture and lighting must be developed at detailed design stage.
- Bins:** Refuse & dog bins must be provided in all amenity open spaces.



FIGURE 85 Central lawn space and planting



FIGURE 84 Mounded landform to provide for informal play and relaxation



FIGURE 83 Local play equipped and natural play areas



FIGURE 81 Buffer planting to edges around open space



FIGURE 82 Furniture and play should be designed sensitively to fit the local character



## KEY

### Context

- Application Site Boundary
- Existing Vehicular Links
- Green Infrastructure
- Water Course
- Attenuation Ponds
- Building Zone
- Maximum Walking Distance (480m)

### Details defined in Parameter Plan (fixed components)

- Amenity Green Space

### Details indicated in Illustrative Masterplan (flexible components)

- ✱ Indicative Amenity Green Space

### 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)

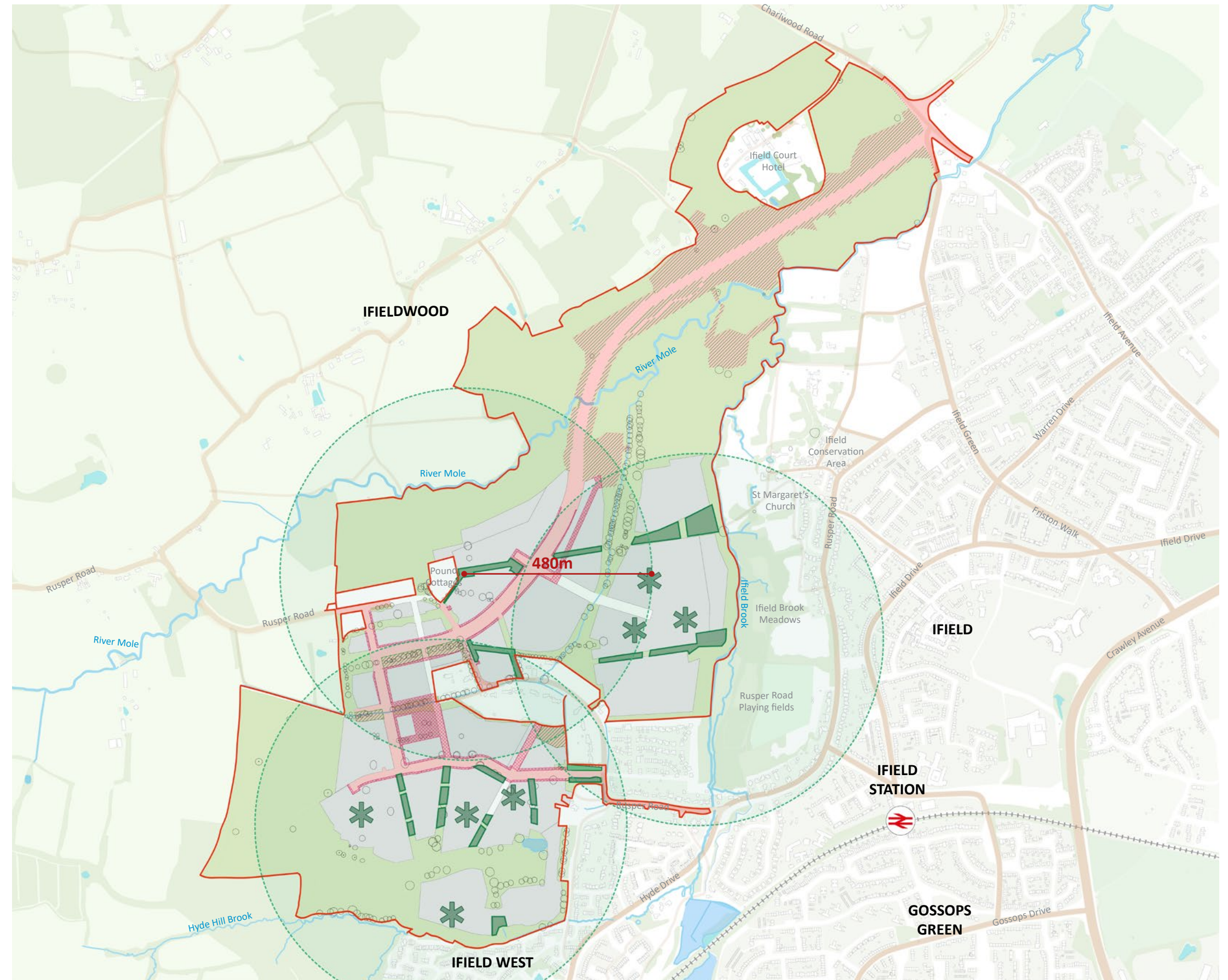


FIGURE 86 Amenity Open Spaces



# 3.3.5 ALLOTMENTS

**Vision and Objectives:** Allotments are to be provided to encourage participation in food production and enhance a sense of well-being among residents.

Giving users space to grow their own food will help to foster, self-sufficiency sustainable food production and bring wider environmental benefits.



## OPA Coding

- 7. Size:** Minimum of 2.18ha hectares of allotments to be provided across West of Ifield.
- 8. Location:** The allotments have been provisionally located on the parameter plans. Allotments must be distributed across the site so that each residential area is within a 15 minute walking distance of an allotment.
- 9. Enclosure:** Allotment areas must be fenced with rabbit and deer proof fencing with lockable gates.
- 10. Boundaries:** Native mixed species hedgerows must be planted along the boundary to provide shelter, enhance micro-climate and improve biodiversity.
- 11. Ground Conditions:** Allotment areas must be kept clear of construction rubble, compaction from construction vehicles and other forms of contamination and be in a suitable state for horticultural cultivation.
- 12. Watering:** Water supply must be provided for watering plants,
- 13. Parking:** Managed vehicular access and small car park / storage area must be provided.



## Reserved for Detailed Design

- Management guidelines to show how allotments will be managed must be produced.
- Future codes must detail a plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders and access to areas for the communal storage of, for example, manure and compost.
- Shadow studies to the allotments, taking into account proposed landscaping and boundary treatment and buildings both within and adjacent to the site demonstrating that adequate levels of sunlight will be available to the allotments must be considered.
- Detailed codes must ensure the provision of good quality soil to British Standard or equivalent, with structure and texture to allow free drainage and cropping. Note the preference is to improve and use existing site won soils, and the strategy should set out proposals based on the findings of soil testing to improve the existing soil such as provision of land drainage.
- Access and parking arrangements to allow easy and safe access to the allotments, including regular access by plot holders and for the occasional delivery of bulk goods must be detailed. This should include vehicular access and a turning area, access for those with disabilities and cycle and vehicle parking on site and / or within the adjacent residential area;

- Permeability of the sites to encourage access to communal areas, enjoyment of biodiversity and natural surveillance whilst maintaining security and integrity of food growing areas and standing crops should be considered.
- Water supply arrangements for plot holders, including use of stored rainwater and SUDS for watering crops must be supplied.
- Location and form of any proposed communal buildings and communal storage areas should be detailed.
- Boundary treatment, including security arrangements for the allotments and fencing arrangements to deter rabbits and deer from eating crops must be detailed
- 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 87 Example allotments



FIGURE 88 Example allotments



FIGURE 89 Example allotments



FIGURE 90 Example allotments



## KEY

### Context

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

### Details indicated in Illustrative Masterplan (flexible components)

- ✱ Indicative Allotments
- **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)

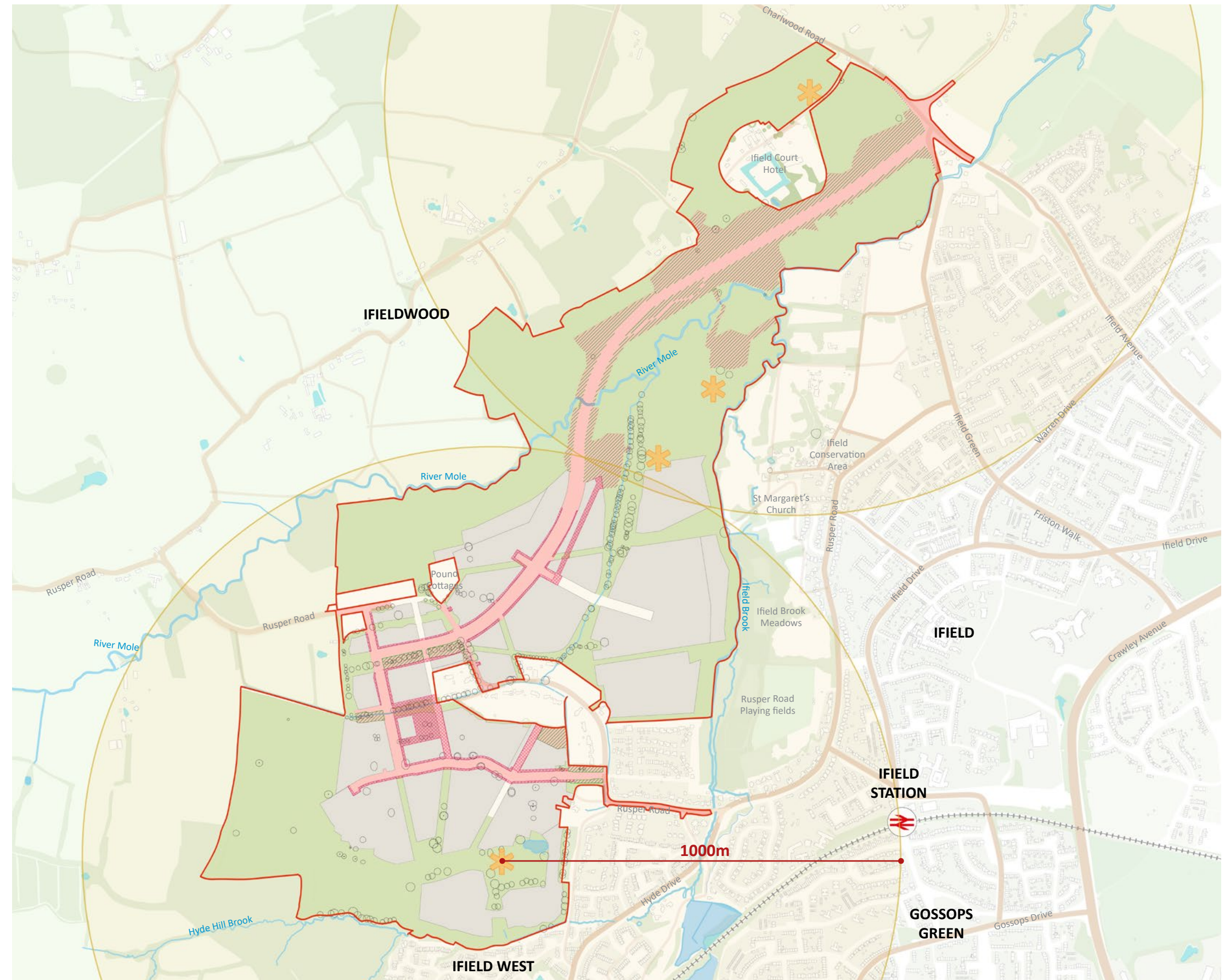


FIGURE 91 Allotments Plan



### 3.3.6 YOUTH AREAS & FACILITIES

**Vision and Objectives:** West of Ifield will provide spaces for young people to socialise, providing stimulating activities in an attractive landscaped setting. Dedicated activity areas could include:

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

#### OPA Coding

- 1. Compliance:** Activity areas must comply with all Local Authority guidance for the relevant provision type.
- 2. Context:** Must be integrated sensitively within neighbourhood and amenity greenspaces.
- 3. Access:** Must be accessible via footpath and cyclepath network with safe crossings across roads to enable independent play.
- 4. Surveillance:** Design to allow natural surveillance where appropriate.
- 5. Parking:** Provide secure cycle parking and parking spaces in line with the car parking standards and strategy.
- 6. Accessibility:** Must include accessible provision.
- 7. Amenities:** Must provide sheltered seating areas and litter bins

#### Reserved for Detailed Design

- Optional: Public toilets should be provided near facilities.



FIGURE 92 BMX trail / pump track



FIGURE 93 Skate park



FIGURE 94 MUGA courts suitable for a range of ball sports



FIGURE 95 Existing topography could be taken advantage of to provide downhill BMX trails

#### KEY

— Site Boundary

○ Maximum Walking Distance

Details indicated in Illustrative Masterplan (flexible components)

\* Indicative Youth Areas

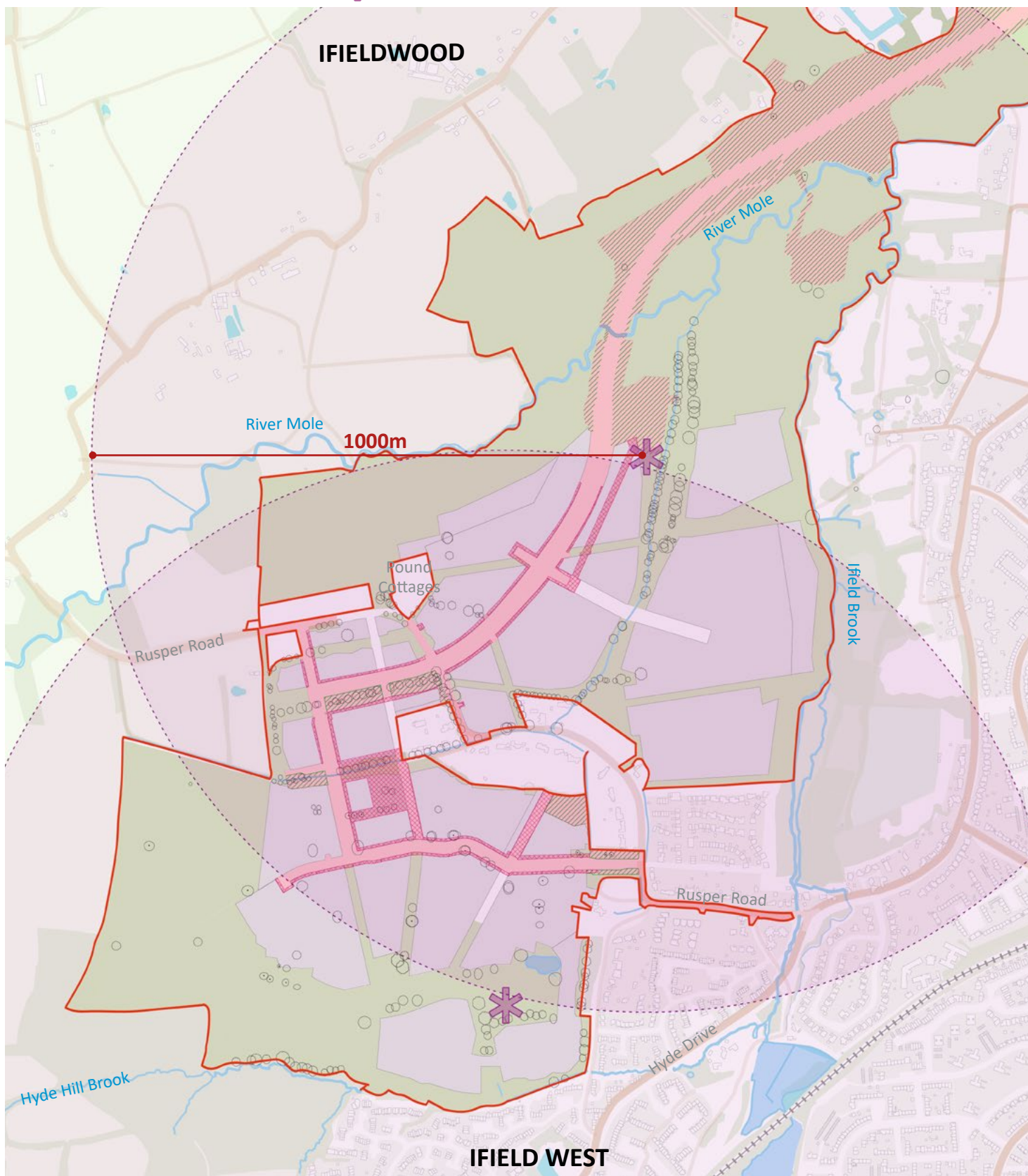


FIGURE 96 Youth Areas Plan



### 3.3.7 PLAY SPACES - NEIGHBOURHOOD EQUIPPED AREAS OF PLAY (NEAPS)

**Vision and Objectives:** The site's Neighbourhood Equipped Areas of Play will be large, destination play spaces. These destination spaces will provide a wide range of play types (climbing, sensory, natural etc.) to allow children to play, socialise and learn.

#### OPA Coding

- 1. Access:** Play areas must be accessible via footpath and cyclepath network, avoiding crossing busy roads where possible.
- 2. Accessibility:** Must be designed to be accessible to people with disabilities as much as possible. This should be achieved through minimum 1.5m width hard-surfaced paths and maximum 1:21 gradients.
- 3. Design Approach:** Must be designed to a unified theme, suited to local context, which allows for both active and passive play.
- 4. Compliance:** Equipment must be designed and installed in accordance with EN1176 \* EN1177 (or subsequent updates).
- 5. Privacy:** Locate equipment to avoid views into neighbouring properties.
- 6. Safety:** Effectively impact absorbing surfaces must be provided to all play equipment areas in accordance with EN1176.
- 7. Seating:** Provide hardwood seating with backrests for parents and carers, as well as creatively designed and suitably located seating to encourage social play.



FIGURE 97 Play area with a unified theme & materiality

- 8. Signage:** Provide signage for naming, constraints on use and contact details of managing agent.
- 9. Dogs:** Discourage dogs through signage and fencing, if appropriate. Provide dog bins to perimeter of green space or play area.
- 10. Existing Features:** Retain good quality woodland, trees and hedgerows as shown in the tree retention plan.
- 11. Planting:** Provide strategically located trees and shrubs to provide shade and play opportunities without obstructing informal surveillance. Provide structure planting to buffer zones to provide screening/sound barrier.
- 12. Location:** Locate so that dwellings that aren't within 400m walking distance of a LEAP or LAP are within 1000m of a NEAP.
- 13. Size:** Minimum 0.10ha activity zone, blending into a buffer zone of at least 30m to the nearest dwelling.
- 14. Quality:** To be designed in partnership between a landscape designer and play equipment company to provide a mixture of play equipment and stimulating environmental features for natural play.
- 15. Character:** Design of play spaces must be naturalistic and complementary to the character of their context. Design should prioritise the use of natural materials/features and biodiverse planting over traditional soft pour rubber equipped play zones.



FIGURE 98 Sensitive integration into context

#### KEY

- Site Boundary
- Maximum Walking Distance
- Details indicated in Illustrative Masterplan (flexible components)
- Indicative NEAPs

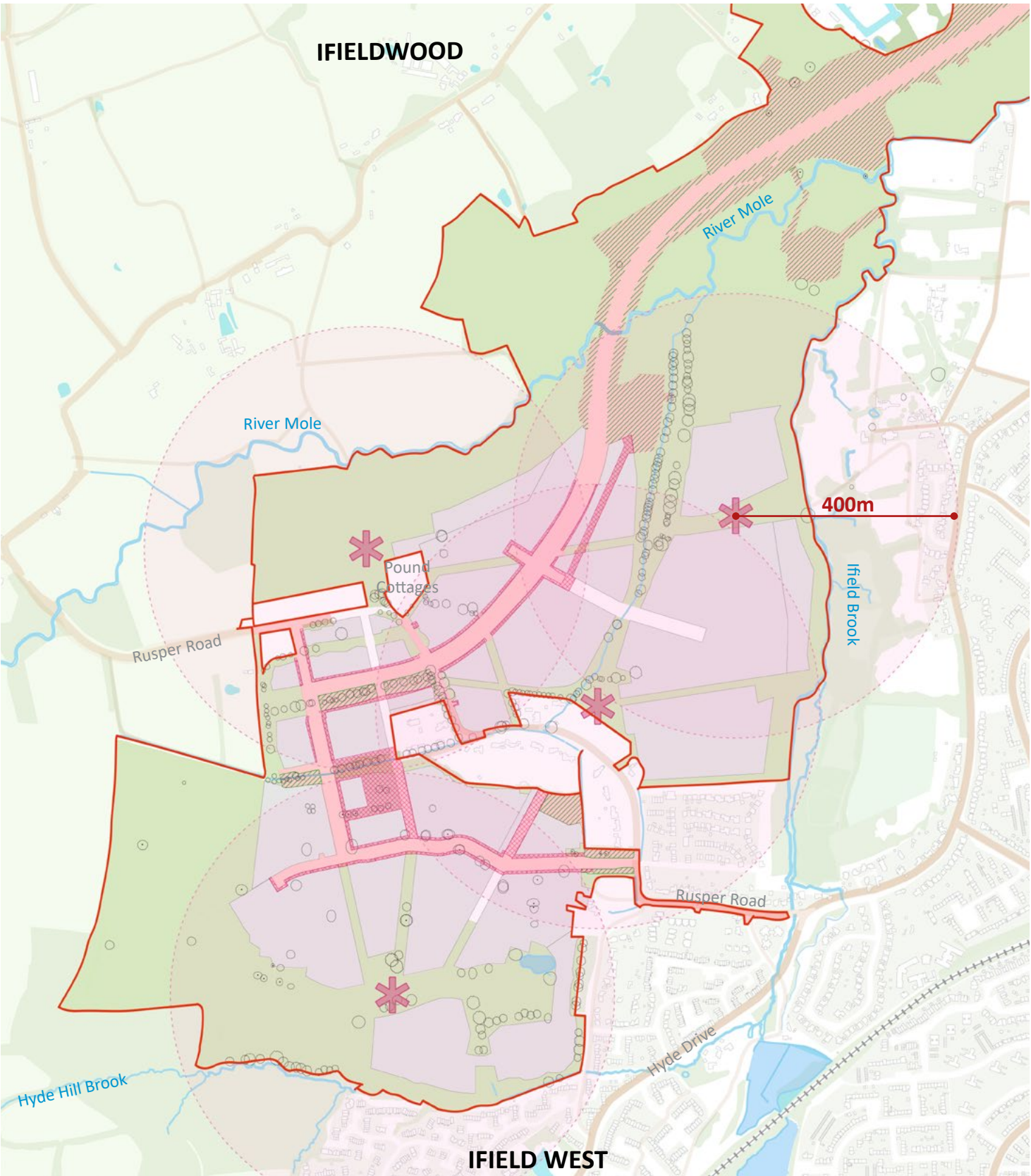


FIGURE 99 NEAPs Plan



### 3.3.8 PLAY SPACES - LOCAL EQUIPPED AREAS OF PLAY (LEAPS)

**Vision and Objectives:** Local Equipped Areas of Play will be provided in all neighbourhoods to ensure that every child has access to play near their homes.

- OPA Coding**
1. Must meet the requirements of points 1-11 on the previous page.
  2. **Location:** Locate so that dwellings that aren't within 1000m walking distance of a NEAP are within 400m of a LEAP.
  3. **Character:** Design of play spaces must be naturalistic and complementary to the character of the surrounding area. Design should prioritise the use of natural materials/ play features and biodiverse planting over traditional soft pour rubber equipped play zones.
  4. **Size & Location:** Minimum 0.04ha activity zone, blending into a buffer zone of at least 20m to the nearest dwelling must be provided. This zone can include small access roads, pavements etc.
  5. **Quality:** To be designed in partnership between a landscape architect and play equipment company to provide high play value through equipment primarily for

- children up to the age of approx. 10 years.
6. **Layout:** Provide a clearly recognisable activity area boundary through planting and ground formation.
  7. **Equipment:** A minimum of five items of play equipment must be provided to offer a diverse range of play opportunities - balancing, rocking, climbing/agility, sliding, swinging and rotating.
  8. Provide features to encourage inclusive play.

- Reserved for Detailed Design**
- **Informal Use:** Within LEAPs play provision for younger children should preferably be located where barriers or fencing are not required, to encourage informal use.
  - **Fencing:** If a LEAP buffer zone includes a road allowing 30MPH or more, then the activity area must be enclosed by a sturdy, but attractive fence, 0.9-1.2m high, with access through an inward opening, self-closing gate of width 1.2m.



FIGURE 100 A variety of play opportunities within each LEAP



FIGURE 101 Play features with natural material

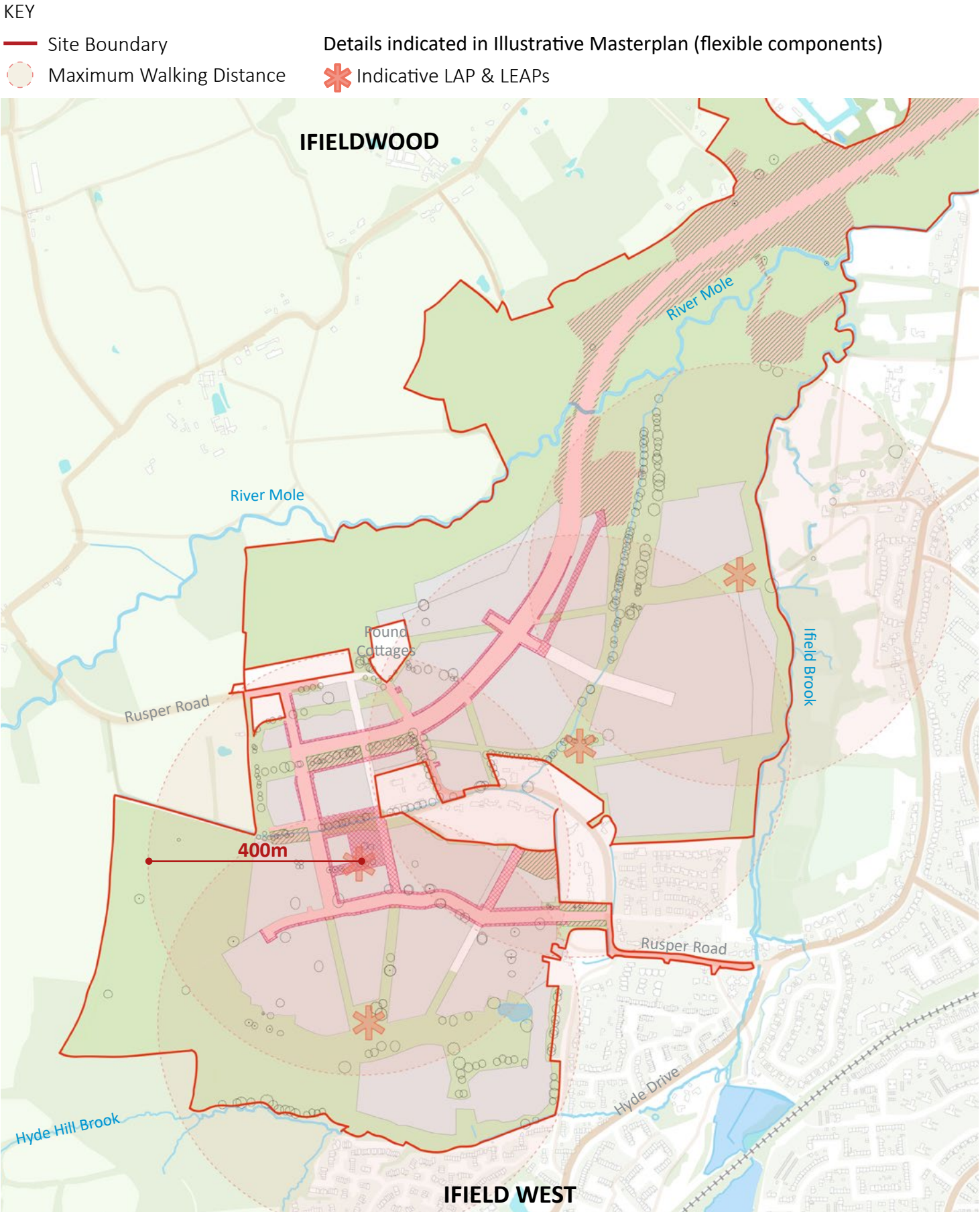


FIGURE 102 LAP & LEAPs Plan