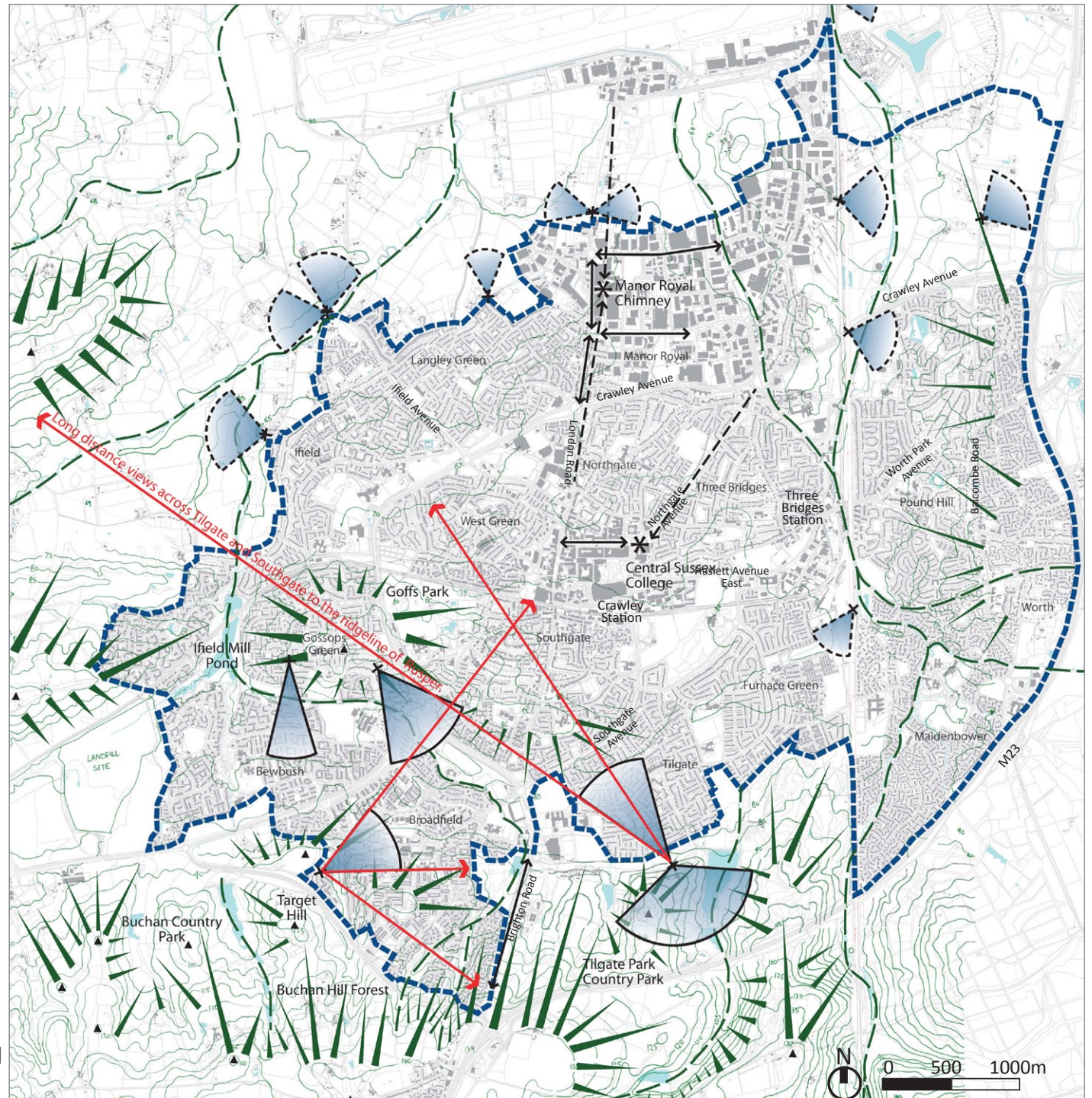


Fig 12: Topography and views



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bounds centre, sculpture trails and designated Access Land) with various walking trails leading into the forest areas of High Weald via footbridges over the A264 and M23.

Urban Landscape

Figure 13 illustrates the proportion of non equipped public amenity grassed areas within the urban landscape of Crawley. These are common within the residential streets and neighbourhoods of the New Town, but generally are designed for no specific function (containing no sports or play equipment) other than for streetscape amenity value i.e communal lawns, grass verges, left over spaces between developments.

This broad analysis shows that individual neighbourhoods provide different amounts of, and approaches to open space, within the design, layout and density of the urban landscape. These variations within streetscapes and the amounts of amenity grass areas, contribute to the overall character of an area. For example Gossops Green offers a much higher proportion of grass setbacks and communal greens/gardens than in Worth or Ifield.

Typically pre New Town residential streets provide a lower percentage of public amenity grass areas than those built during the New Town era. This is due to the higher density, urban nature of the street e.g. Victorian terraces along Malthouse Road, Southgate, and Albany Road, Westgate, or due to the emphasis on private rather than public greenspaces e.g. large detached houses with very large gardens that provide their own setback and vegetation screening from the road, such as Goffs Park Road, Southgate, and Rusper Road, Ifield.

Areas with larger than average gardens, contribute to the character and landscape setting of their immediate surroundings, and the character of the neighbourhood. They often offer a greater provision of mature trees and vegetation cover within the gardens themselves as well as their streetscapes. Many of these areas are recognised through designation as

an Area of Special Environmental Quality.

Public amenity grassland can be a positive feature. For example in Buckswood Drive, large detached New Town houses are set back from the road, with predominantly open front gardens and wide grass verges separating pavement and road, with limited tree and vegetation cover. The openness of the street and hillside location that allows long distance views plus the minimal use of road markings and limited street clutter (signage, bollards etc) contribute to an overall attractive character and setting.

However in many other New Town areas, amenity grassland is over provided; poorly designed in relation to built form and the natural landscape and offers little in terms of character or function.

The collective use and function of these green elements (trees, hedgerows, setbacks, grass verges etc) and variations that exist across Crawley, contribute to the attractiveness of setting and the character of a given area when seen in parallel with the size, juxtaposition and relationship of houses with the street.

Sub landscape character areas

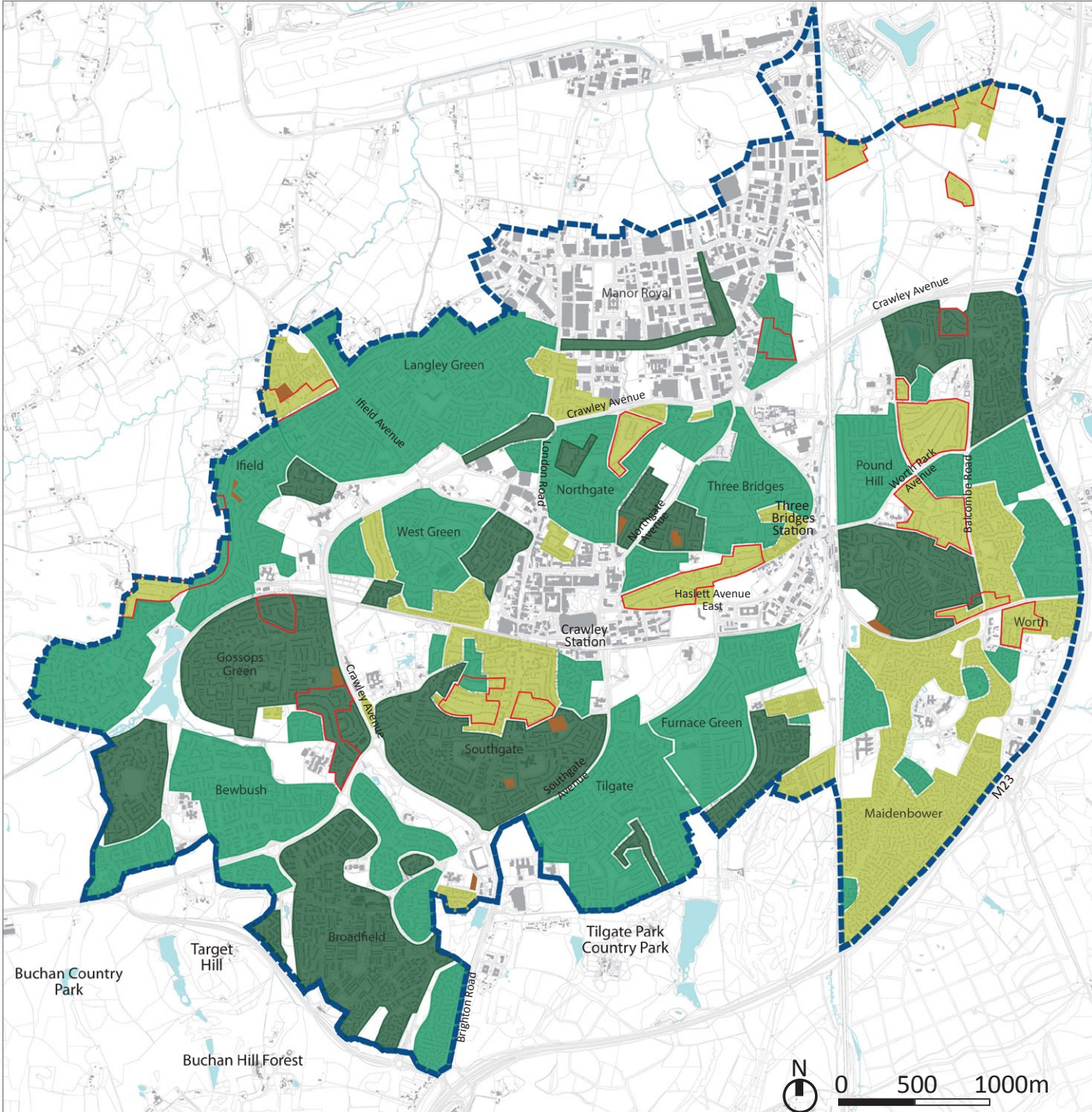
As discussed previously the borough of Crawley is situated on the edge of two National Landscape Character Areas. Figure 11 illustrates the influence of the High Forest upon the southern area of the town and the resulting jagged edge to the boundary between the two Character Areas.

Based on an analysis of the natural and urban landscape elements of Crawley we have identified thirteen landscape sub-character areas which are illustrated in Figure 14.

01: Ifield / Langley Green Rural Fringes

Urban/rural fringe area influenced by the intimate low lying pastoral landscape surrounding the northwest of the town. A strong vegetation structure of mature dense hedgerows, tall hedgerow trees and stands of

Fig 13: Urban Landscape



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trees left over from previous ancient woodlands; the area contains some of the most historic parts of Crawley with houses and churches dating back to 13th Century.

02: Broadfield Brook Valley

A low lying area containing a series of open amenity spaces, water bodies and habitats nestled between Gossops Green and Broadfield. The valley following the route of the Broadfield Brook between Ifield Mill Pond in the west and Broadfield Park in the east.

03: Goffs Parkland

Victorian era park and surrounding streets. The area exhibits a high proportion of large mature street trees, well kept Victorian terraces and often large detached houses set in very large gardens.

04: Crawley Urban Centre

A predominately hard landscaped urban centre (with the exception of the Memorial Gardens and West Green Park) providing an urban boulevard setting for Civic and Cultural buildings, internal shopping mall and exterior pedestrianised shopping area.

05: Crawley General

Residential neighbourhoods that are typically of the Crawley New Town Masterplan Phase 1 and Phase 2 Character. Structuring landscape elements include wooded corridors, remnants of the woodlands that once occupied this area and field boundaries. Development often backs onto these corridors. Grassed verges, informal groups of trees, front and rear gardens and amenity grassland create a informal, open character.

06: Manor Royal Industrial

An industrial zone in the north of the town near to Gatwick airport devoted to light industry and offices. Landscape setting includes verges and street trees on major roads.

07: Lowfield Heath Rural Fringes

A flat, low lying, pastoral landscape area between the urban zone of Manor Royal Industrial Estate and open environment of Gatwick Airport containing scattered farm buildings. The rural quality of this area has been significantly impacted upon by the neighbouring land uses, the intensification of modern farming and subsequent removal of hedgerows, reduction in tree cover and formalisation of field boundaries.

08: High Woodland Fringes

Urban/rural fringe areas that are influenced by the surrounding High Weald forest and wooded landscape, and are located upon topography that is generally gradually rising – the transition between the Low & High Wealds.

09: Worth Park Avenue

An area of large detached houses set within large and often very large gardens, exhibiting large mature trees and well maintained gardens. A grand avenue of trees (Mount Milton Avenue) is a defining characteristic within the area, along with the slightly undulating topography which provides a distinctive setting to some of the houses.


10: Tilgate Forest & Fringes

Urban/rural fringe area influenced by the mixed species woodland of Tilgate Forest & Country Park to the southeast of the residential area. The topography rises considerably from the edge of the neighbourhood away into the forest of the High Weald. The woodland provides a strong back drop to the neighbourhood below, and provides a visual link from the urban area to its rural hinterland, although the M23 creates a physical barrier.

11: Buchan Hill Forest & Fringes

Urban fringe area that has developed over the steep sided ridges and valleys of the High Weald Forest which penetrate the lower lying urban area to the southwest of Crawley. Remnants of the ancient woodlands are abundant throughout these residential neighbourhoods with stands of pine

Fig 14: Landscape character areas

 Built up area boundary (study area)

 Low Weald [Character Area 121]

 High Weald [Character Area 122]

 Green corridors and networks

Sub landscape character areas:


 01 Ifield / Langley Green Rural Fringes

 02 Broadfield Brook Valley


 03 Goffs Parkland

 04 Crawley Urban Centre

 05 Crawley General

 06 Manor Royal Industrial

 07 Lowfield Heath Rural Fringes

 08 High Woodland Fringes

 09 Worth Park Avenue

 10 Tilgate Forest & Fringes

 11 Buchan Hill Forest & Fringes

 12 Pound Hill & Worth General

 13 Woldhurstlea Wood Slopes



tree species commonly visible in green spaces and forests of birch and pines visible in the wider surrounding landscape.

12: Pound Hill & Worth General

Streets and closes typically have hedges and mature trees within their front gardens and driveways in an informal arrangement. The landscape structure contains elements typical of the High Weald, providing a framework of recreational routes with mature tree cover often running alongside watercourses. Woodland corridors provide a buffer to infrastructure corridors and mark the boundaries of the residential area.

13: Woldhurstlea Wood Slopes

A residential area situated upon elevated topography above the Broadfield Brook Valley that offers visual links across to the forests of the High Weald in the south and southeast. Focused along Buckswood Drive, the detached New Town properties are typically larger in size than in the adjacent Crawley General area and have large rear gardens. Houses are set far back from the wide carriageway, within large predominantly open front gardens and pavement verges creating an open aspect from which to appreciate the long distances views.

Fig 15: Strategic Landscape Character - Photos 1



Three Bridges:
Lines of mature roadside tree planting, set amongst wide grass verges are typical of the urban landscape within Crawley.



Three Bridges:
Wide roadside verges are frequent throughout residential areas, providing amenity green spaces along roads and a landscape setting for houses.



Broadfield Forest:
A belt of mature mixed urban forestry (Broadfield Forest) provides a green connection between the neighbourhood and High Forest to the south. The forest provides a valuable visual and recreational link and an ecological resource.



Broadfield:
A bridleway leads through Creasy's Brook woods linking Broadfield with Buchan Country Park and the wider High Forest Area to the south and southeast.



Broadfield:
Looking across to Buchan Country Park. Glimpses of the surrounding forest landscape are often possible in the south due to the higher topography and breaks in built form.



Broadfield:
Pine tree species are a common feature particularly in the southern neighbourhoods of Crawley due to the siltstone and sandstone geology of the High Weald.

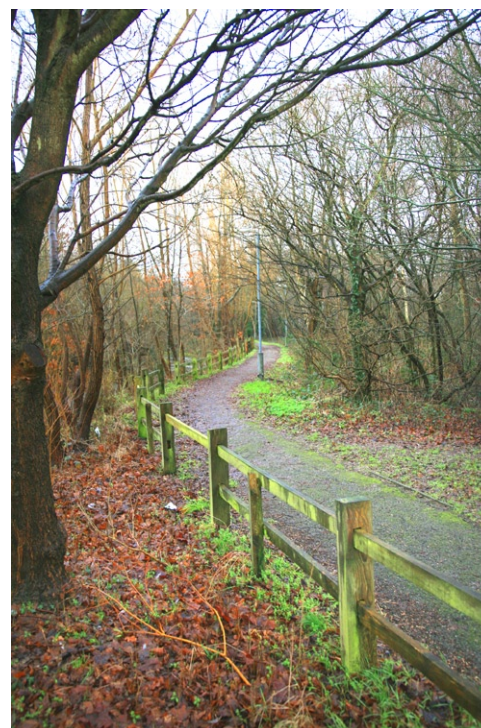
Fig 15: Strategic Landscape Character - Photos 2



Bewbush:
The extensive grassed setbacks often lack purpose and appear as an afterthought in the development of the neighbourhood, lacking in frontage and function.



Bewbush:
Residential properties facing onto Ifield Mill Pond. A recreational and environmental resource within the Broadfield Brook Valley.



Bewbush:
Broadfield Brook provides an important recreational and wildlife connection along the low valley between Ifield, Bewbush Water Gardens and Broadfield and forms a section of the Crawley Greenway route.



Gossops Green:

View from Gossops Green local centre looking west, across Ifield Mill Pond (in the bottom of the valley) to the wooded ridges of Hyde Hill in the distance. Stands of mature pine and broadleaf species are common within the neighbourhood hinting at the forests that once covered this area. The green spaces in which these are found provide informal valuable local amenity spaces and connections within the neighbourhood.



Fig 15: Strategic Landscape Character - Photos 3



Gossops Green:
View south across the shallow Broadfield Brook valley towards Target Hill (Junction of Gossops Green and Buckswood Drive). Buchan Hill Forest occupies the steeper slopes in the distance and lines the horizon.



Gossops Green:
Large detached houses along Buckswood Drive benefit from their high position, affording views to the south-east, across Tilgate Country Park and beyond to the forests of the High Weald. A strong character is defined by the combination of soft landscaping elements and architecture style.



Tilgate:
The mixed species woodland of Tilgate Country Park forms a strong backdrop to the residential neighbourhood. Grass setbacks form a common urban landscape element separating the carriageway from property boundaries. (Titmus Drive).



Gossops Green: Woldhurstlea Woods.
A broadleaved woodland supporting a bridleway link from Gossops Green south towards Bewbush, Broadfield, Target Hill and Buchan Country Park. A valuable green space and ecological resource.



Tilgate:
View to the northwest from the carpark at Tilgate Country Park with Tilgate and Southgate in the valley foreground, and the Rusper ridgeline in the far distance.



Tilgate Country Park:
View to the southeast looking across Tilgate Lake and the mixed tree species within the parkland setting, toward the High Forest beyond the M23 motorway.



Ifield:
Typical pastoral landscape of the low plain surrounding the northeast of Crawley - Ifield, Langley Green and Lowfield Heath. Tall hedgerows with mature trees are a defining character and form the majority of field boundaries.



Langley Green:
Urban fringe landscape. Looking across playing fields within the low plain immediately northwest of Langley Green neighbourhood. The strong structure of mature trees and hedgerow vegetation follow the routes of drainage ditches and water courses, and generally contain or filter views in the low lying area.

2.10 Conclusion : Identifying strategic character areas

Landscape, housing tenure, typology, urban grain and layout, landuse and history all play a part in creating the distinctive 'character' of an area. Based on these factors, our rapid assessment suggests that Crawley urban area can be classified into eight strategic character types based on urban and landscape character, predominant land use and development age. Each strategic character area contains a number of distinct geographic areas spread across the borough that share similar characteristics.

In Part 2 of this document each strategic character area is assessed in more detail leading in Part 3, to the identification of recommendations for further study in areas of particular interest for protection, enhancement or regeneration.

The strategic character areas, illustrated in figure 16, are (by chapter number):-

3: Town Centre

Including the sub-areas of historic Crawley High Street, New Town centre and expansion, and the Town Centre edge outer ring of commercial and community uses. These areas are grouped together due to their proximity to the town centre and /or focus on non-residential uses.

4: Historic Settlements

Historic residential villages, streets and hamlets with geographic sub-areas covering the historic hearts of Ifield and Worth. These areas retain a pre-Victorian character.

5: Pre New Town Expansion

Including geographic sub-areas covering Ifield, West Green, Southgate, Northgate, Three Bridges and Pound Hill / Worth where expansion in the Victorian and early part of the C20th occurred prior to the development of Crawley New Town.

6: New Town Phase 1a

This group of neighbourhoods (Langley Green, Ifield, West Green, Northgate, Southgate, Pound Hill South and Three Bridges) were developed during the first five years of the New Town growth in line with the 1948 Minoprio masterplan. Sub-areas in this group are defined by the dominant landuse and residential typologies.

7: New Town Phase 1b

The second phase development of the original nine neighbourhoods identified in the Minoprio masterplan (Tilgate, Gossops Green) plus Furnace Green which was designed as a possible expansion area in the masterplan and designated for housing in 1956. Sub-areas in this group are defined by the dominant landuse and residential typologies.

8: New Town Phase 2 / Expansion of Phase 1

Extensions to phase 1 neighbourhoods (Pound Hill North, Furnace Green and Southgate West) share a similar character with two new neighbourhoods identified for development in 1961 – Bewbush and Broadfield. Sub-areas in this group are defined by the dominant landuse and residential typologies.

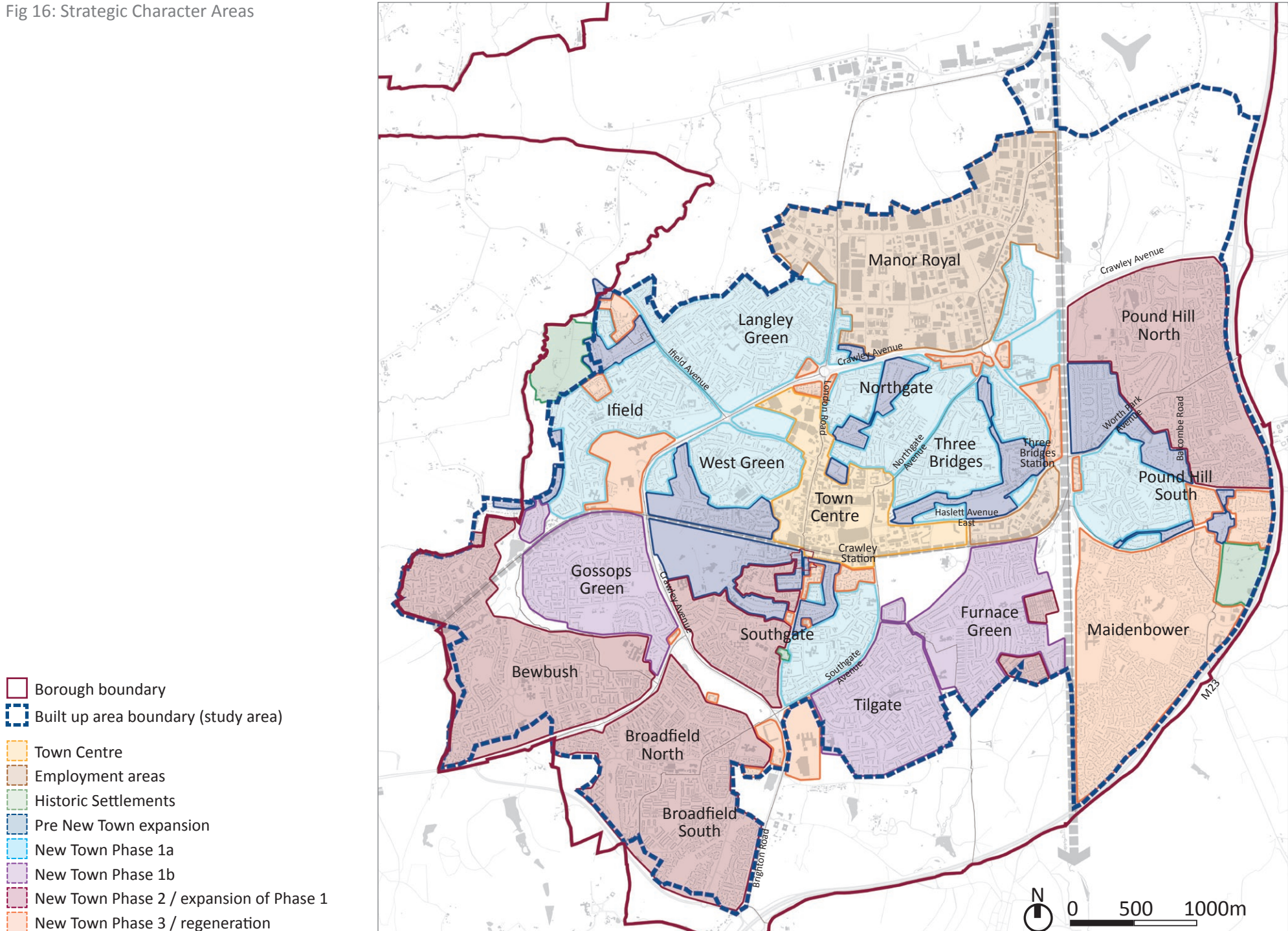
9: New Town Phase 3 / Regeneration

Covering Maidenbower, built out during the 1980s and the last of Crawley's current thirteen neighbourhoods. In addition this group includes recent infill and redevelopment on small sites around the town over the last two decades. Sub-areas in this group are defined by the dominant landuse and residential typologies.

Employment Areas

Covering Manor Royal and adjacent light industrial areas to the north of the town and land around Stephenson Way, Three Bridges. These areas are not covered in detail.

Fig 16: Strategic Character Areas



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