

Masterplan



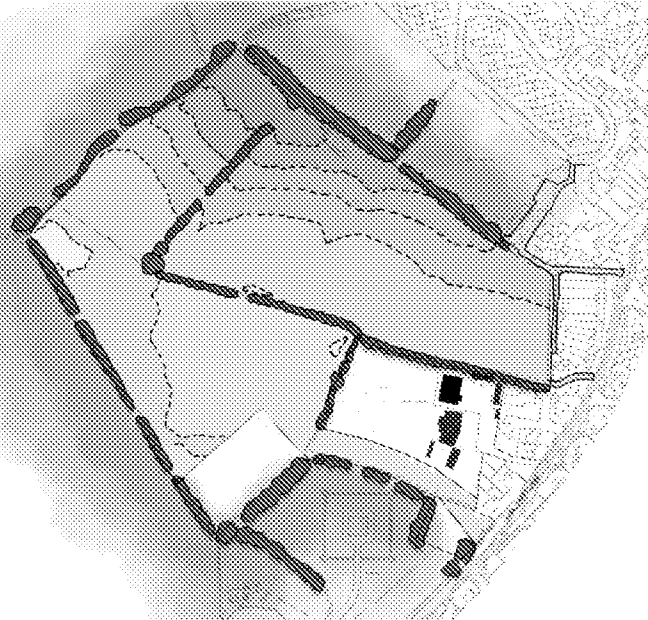
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Design Principles

The design principles illustrated below have been developed following detailed site analysis and technical assessment. These principles are based on the vision and inform the development proposals for Nursery Fields, setting a framework for the illustrative Masterplan and Parameter Plans submitted as part of this Outline Planning Application.

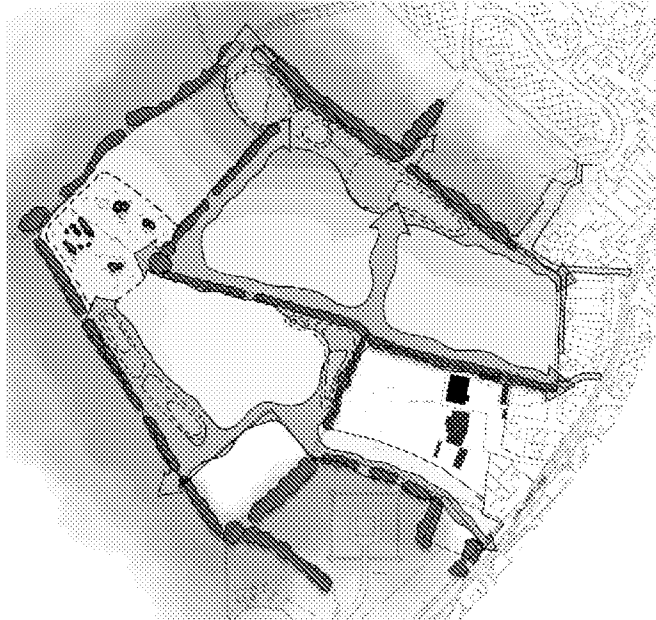
1 RESPONDING TO AN EXISTING NETWORK OF TREES AND HEDGEROWS

- Preserving and incorporating existing landscape features on site
- Enabling continuous green ecology corridors
- Allowing the field pattern and topography to inform the development framework



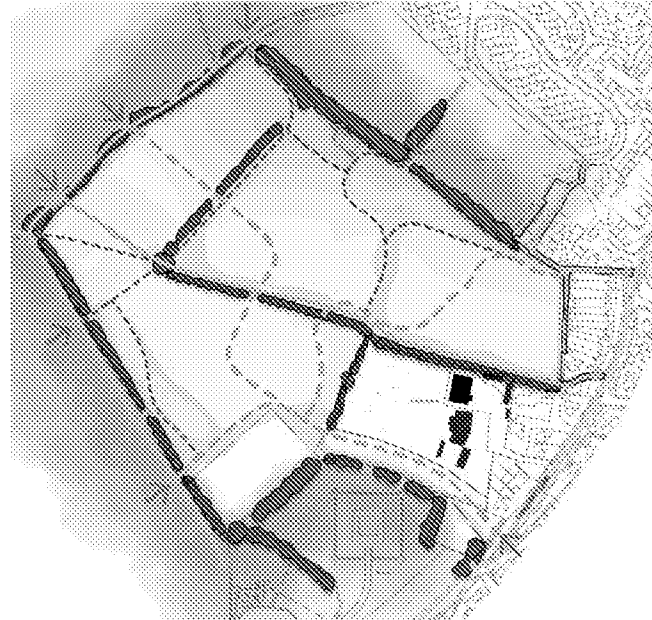
2 ESTABLISHING NEW PUBLIC OPEN SPACE

- Creating a network of green corridors and public spaces
- Integrating existing trees and hedgerows within the new public open space
- Integrating drainage features within the green corridors to create multifunctional spaces
- Providing a “Community Green” for residents to come together, featuring an orchard, parkland and amenity green



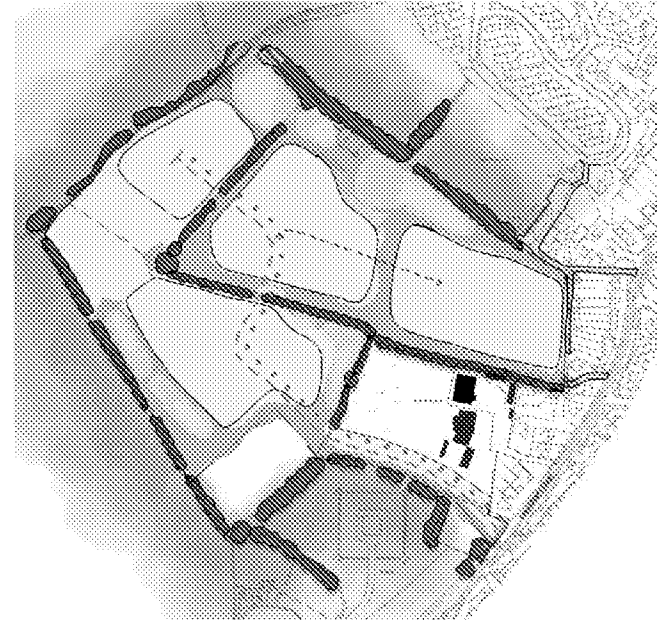
3 A LEGIBLE AND PERMEABLE NEW NEIGHBOURHOOD

- Providing a network of safe and easily accessible routes for pedestrians and cyclists
- Promoting permeability of the site and connections to surrounding areas through a number of pedestrian/ cycle access points
- Enabling connections and integration to the existing Public Rights of Way network
- Providing a legible cycle route through the site which connects to future facilities at Land at West Bersted
- Creating a trim trail within the site



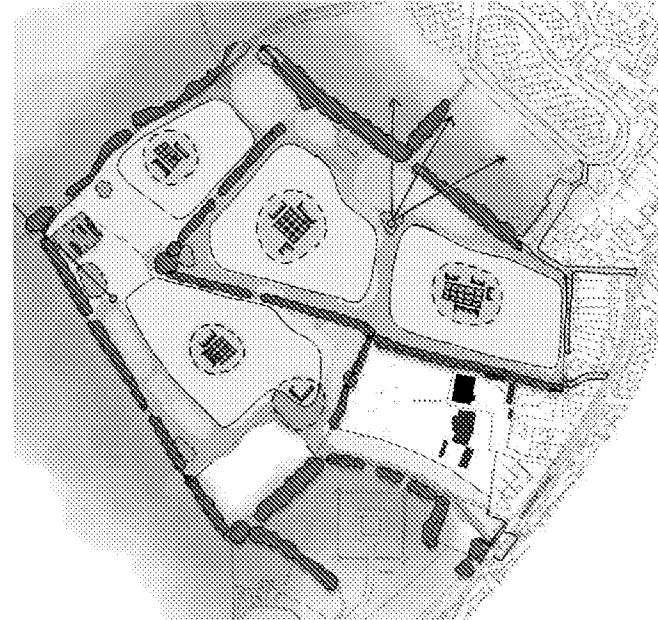
4 DEFINING THE EXTENT OF DEVELOPMENT AND ITS PRIMARY ACCESS

- Establishing legible and permeable parcels of appropriate scale and grain
- Creating a series of residential parcels set within a landscape setting (new and proposed)
- Providing a tree lined primary street, with designated footpath and cycleway, connecting from Chalcraft Lane through the development parcels



5 CREATING A SERIES OF FOCAL POINTS

- Establishing a sense of arrival / gateway into Nursery Fields using landscaping and building frontage
- Providing appropriate, prominent locations for community uses such as amenity green, orchard and play provision
- Creating neighbourhood squares within residential parcels, establishing a vista or ‘visual stop’
- Setting out an active network of residential streets, squares and homezones



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Illustrative Masterplan

The illustrative layout on the adjacent page has been prepared to show one form in which the development could take place. Approval is not being sought for the layout of buildings shown on the masterplan, but it illustrates a suitable layout for the new development at Nursery Fields. As drawn, the masterplan indicates a scheme of 225 dwellings and a total of over 6ha of open space.

Detailed proposals for the spine road, the proposed site access and the drainage strategy are submitted for approval as part of this application. The technical surveys and site analysis, covered in the earlier sections of this document, have informed the design principles which set the key fixes of the proposed development.

Access to the site is to be gained from Chalcraft Lane (1). The spine road (2) is designed with a shared footway/cycleway and an avenue of trees on one side, and a footway on the other.

The layout has been strongly shaped by the existing landscape features of the site. Existing, established vegetation and healthy trees within the site have been retained and integrated within the development dictating the alignment of green corridors (3) and the location of the main green spaces.

A Community Green (4) is proposed in the western part of the site. This publicly accessible open space is designed to be the heart of the community and will include amenity green space, play spaces (5), a community orchard (6) and parkland.

The masterplan has been designed to enable new homes to front onto these key areas of open space which provide a focal point within the new neighbourhood for social interaction and activity.

A series of green corridors of various sizes and characters is designed to connect the Community Green to all new residential parcels and to the existing community of West Bersted. Multifunctional green corridors are proposed along the boundaries of the site combining existing and new planting and accommodating drainage features (7). It also allows the development to be set back from the site boundaries to avoid root protection areas of mature hedgerows. Enhanced landscape buffers (8) are proposed along the most sensitive boundaries of the site, where the development abuts Community Centre Access Road and Chalcraft Lane Cemetery land.

Walking and cycling will be encouraged through a network of new and improved existing paths (9) that will connect with the existing community, plus the new local centre and primary school to be provided as part of the wider scheme. A trim trail and a designated cycle route (10) are also proposed as part of this varied network of links.

Higher density development is concentrated along the primary road and around the community green. To ensure an appropriate and diverse mix of dwelling types for all needs, the new neighbourhood also accommodates medium and lower density areas providing a range of house types and sizes.

Key

- ① Proposed access
- ② Spine road through development
- ③ Green corridors - retaining mature vegetation
- ④ Central community open space
- ⑤ Play areas
- ⑥ Community Orchard
- ⑦ Sustainable drainage features
- ⑧ Strategic landscape buffers
- ⑨ Pedestrian/ cycle connections to wider area and to existing Public Rights of Way
- ⑩ Cycle route



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Residential Neighbourhoods

The illustrative layout shows how it is possible to design a well overlooked and safe public realm within the development boundaries set within the submitted parameter plans. Homes are positioned to actively front onto open spaces, roads, and pedestrian and cycle paths. Active frontages not only help define the space, but also create a pleasant and safe environment where natural surveillance from the buildings is achieved.

Houses around the main open spaces, such as the community green and the green corridors, would actively front those spaces, where play areas, informal footpaths and cycle links would benefit from natural surveillance provided by dwellings.

Community safety is a key component of any successful place and an important design aim has been to establish the framework for a new neighbourhood that will feel safe and secure at all times, encouraging full use of its streets and spaces by all sections of the community.

In order to achieve this we have referred to key guidance documents prepared by the police as part of their Secured by Design initiative, and in particular the document 'Safer Places - The Planning System and Crime Prevention'. This sets out seven principles which help to design out crime and define successful, safe places:

- 1

ACCESS & MOVEMENT
Places with well defined routes, spaces and entrances that provide for convenient movement without compromising security;
- 2

STRUCTURE
Places that are structured so that different uses do not cause conflict;
- 3

SURVEILLANCE
Places where all publicly accessible spaces are overlooked;
- 4

OWNERSHIP
Places that promote a sense of ownership, respect, territorial responsibility and community;
- 5

PHYSICAL PROTECTION
Places that include necessary, well-designed security features;
- 6

ACTIVITY
Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times;
- 7

MANAGEMENT & MAINTENANCE
Places that are designed with management and maintenance in mind, to discourage crime.



Places with well defined routes



Overlooked publicly accessible spaces



Places made with high quality materials

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Proposed Key Groupings

There are particular areas or 'groupings' which will help shape and characterise the new neighbourhood. These locations include the entrance into the development and places where the greatest intensity of activity will be focused. Each of these areas is illustrated and described in more detail over the following pages.

The proposed key groupings are:

1. Gateway
2. Neighbourhood squares
3. Community Green



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Proposed Key Groupings

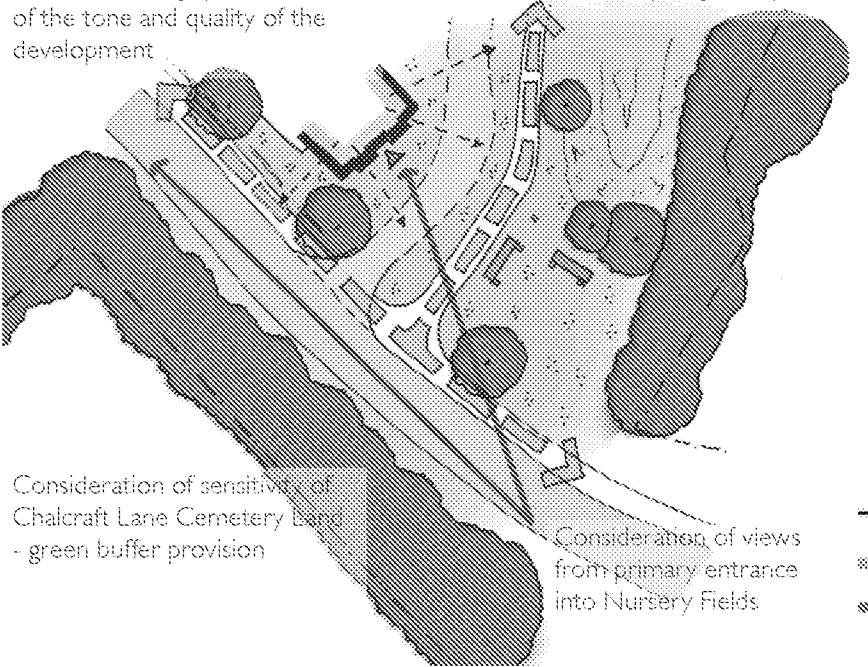
ENTRANCE GATEWAY

To create a sense of arrival into the new neighbourhood, buildings are set back from the site boundary, creating a landscaped space and clearly defined 'point of arrival'. Buildings front onto this space framing the entrance and terminating vistas from the main road along Chalcraft Nursery.

Increased height (2.5 storeys) 'marker buildings' in this location help to enclose the main street. The area of open space to the east allows for low level planting and landscaping to create an amenity space for residents. Buffer planting on the west side of the road protects the land of Chalcraft Lane Cemetery.

Buildings will act as focal point that will be a highly visible marker of the tone and quality of the development

Active frontage onto landscaped gateway feature



Consideration of views from primary entrance into Nursery Fields

- Key
- Key vistas
 - Front doors
 - Natural surveillance
 - Cycle routes
 - Pedestrian routes

NEIGHBOURHOOD SQUARES

Residential squares are formed by terraced and semi-detached homes facing across a shared surface – a defined space where pedestrians take priority over vehicles. These spaces create pause and stopping points through the residential area.

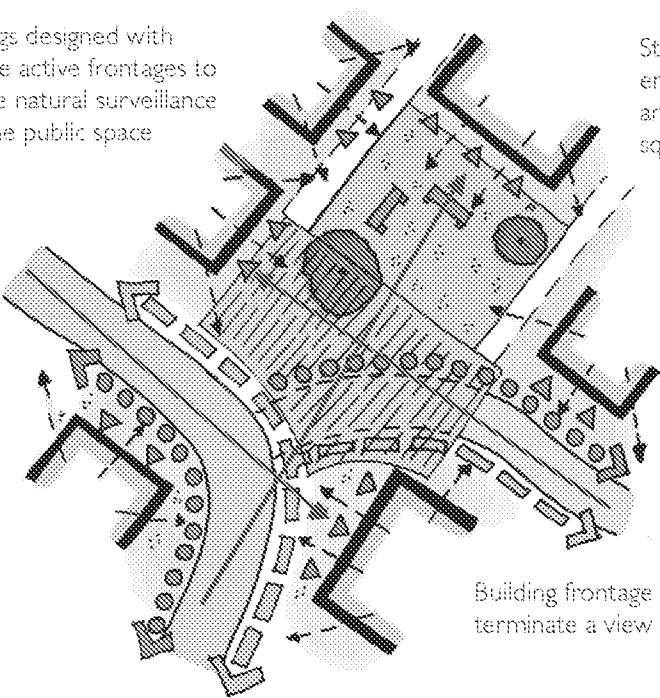
A shared surface square helps foster a sense of ownership extending beyond

the home and across the communal space it faces. The positioning of buildings should take account of views within the residential parcels, creating vistas and points of interest along the streetscene.

The diagram below aims to illustrate the design principles applied to the proposed neighbourhood squares at Nursery Fields.

Buildings designed with multiple active frontages to provide natural surveillance over the public space

Strong frontage encloses the space and frames the square



Building frontage arranged to terminate a view

COMMUNITY GREEN

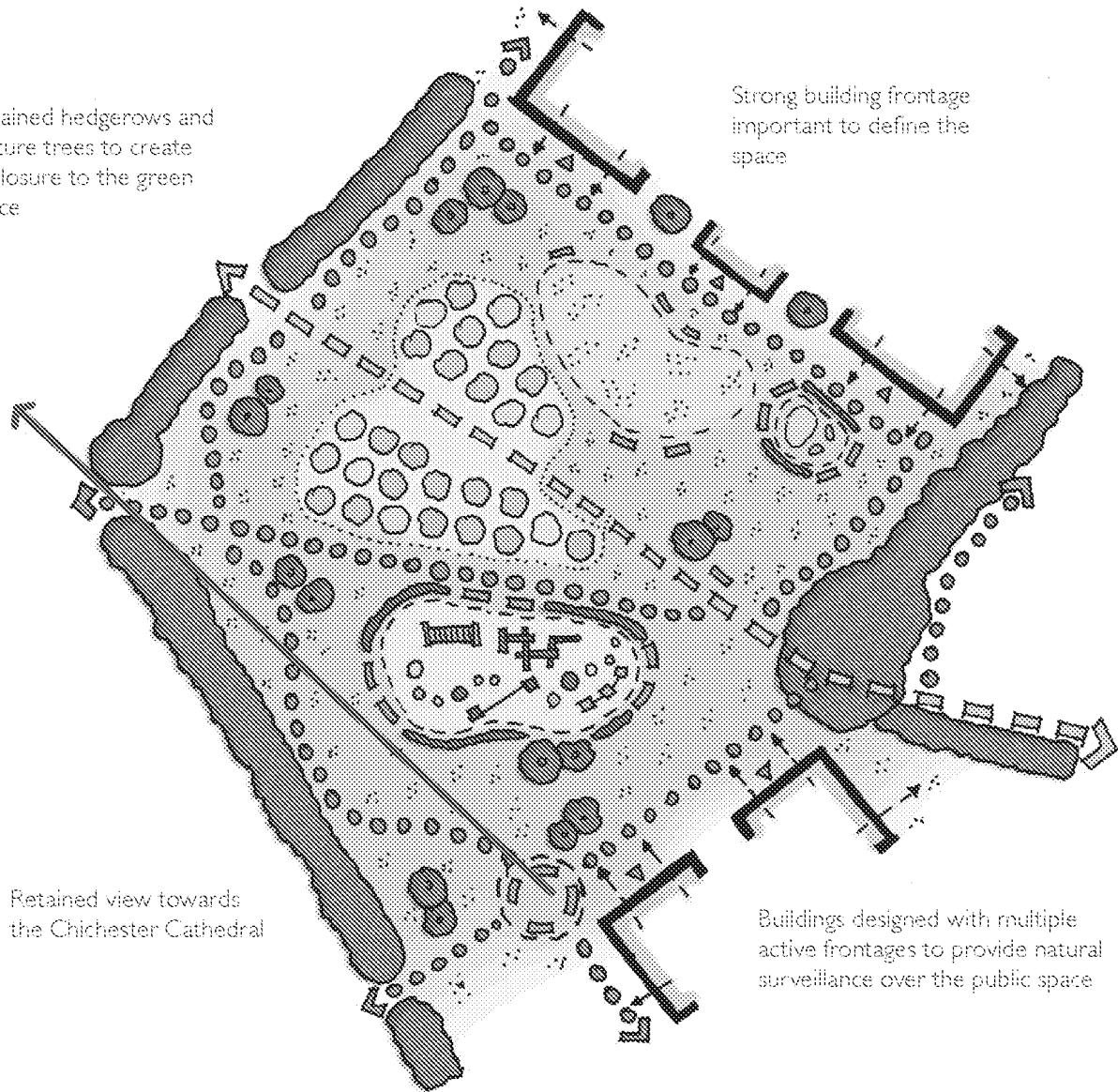
Flats are proposed surrounding the green, creating strong, strong frontage to enclose the space and providing natural surveillance. This typology allows for multiple active frontages responding to the dual outlook of the residential parcel onto the public realm.

A collection of publicly accessible open spaces is proposed, offering recreation and leisure opportunities including areas of play, community orchard and amenity green, connected by pleasant walking routes, encouraging healthy lifestyle opportunities.

- Key
- Key vistas
 - Front doors
 - Natural surveillance
 - Cycle routes
 - Pedestrian routes

Retained hedgerows and mature trees to create enclosure to the green space

Strong building frontage important to define the space



Retained view towards the Chichester Cathedral

Buildings designed with multiple active frontages to provide natural surveillance over the public space