

6.3 Overall Project Concept

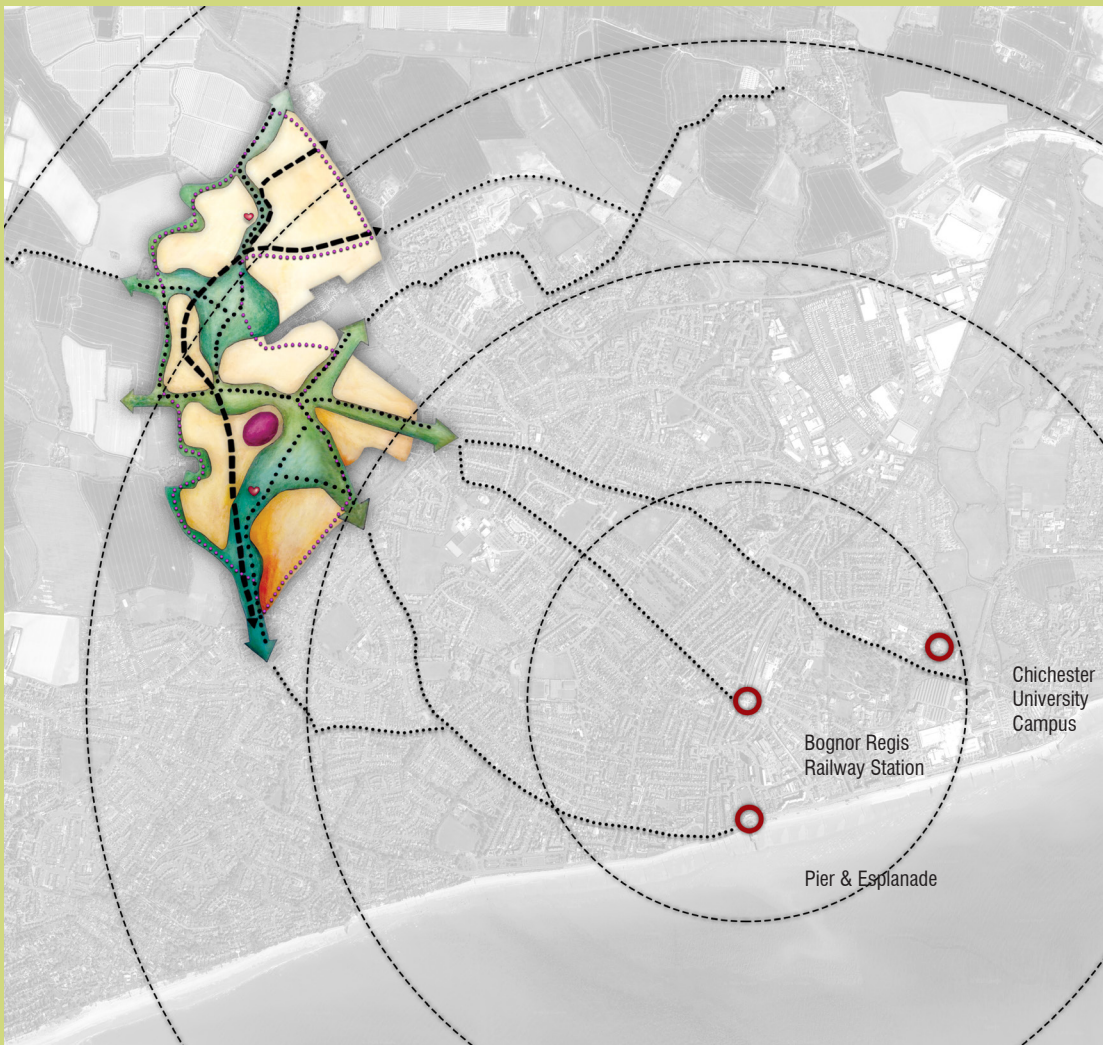


Fig 6.3 Overall Project Concept in Context

The elements that have informed the overall project concept are described in the following pages. The key features of the project concept are:

1. East-West central green buffer zone following existing Public Rights of Way and defining two 'Character Areas'.
2. North-South central green network maximising the number of homes that have an outlook onto green spaces.
3. 'Green fingers' connecting to and responding to the existing context and maintaining views as corridors.
4. Ecological fringe/ Wellness Trail to entire perimeter of the Site Allocation.

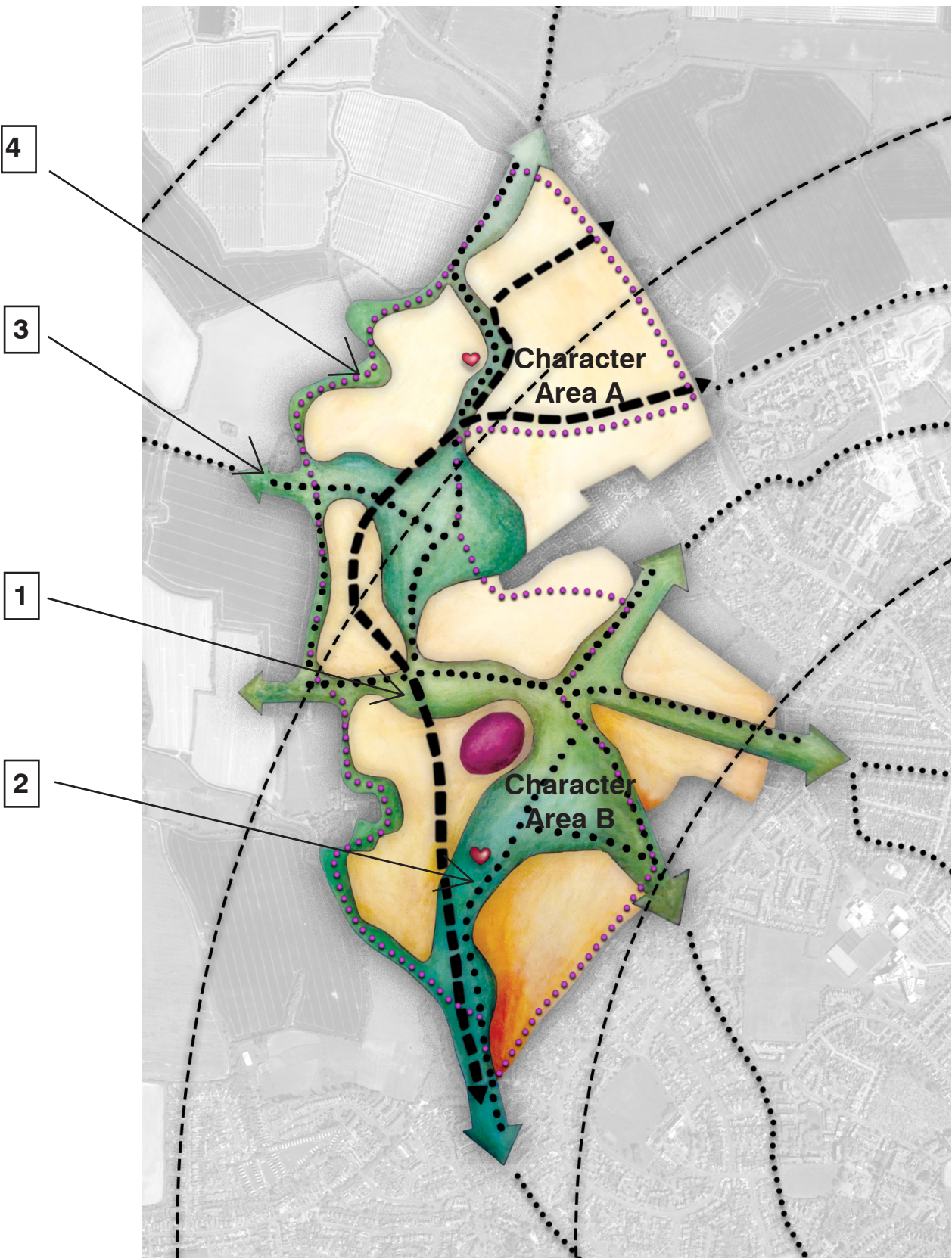


Fig 10. Overall Project Concept

## 6.4 Interconnecting Sequence of Spaces

The combined structuring elements image and the overall project concept (as shown in the previous pages) define where the proposed plots of residential and commercial uses would be best placed within the Framework Masterplan.

A key landscaped space will be provided within each proposed plot, each space responding to the detailed layout of that plot. These spaces will interconnect (fig 6.5.1), creating a sequence of spaces and allowing a series of differing spatial experiences as you move through the site.

Figure 6.5.2 demonstrates how these interconnecting spaces work within the proposed development plots and thereby further inform the Framework Masterplan.

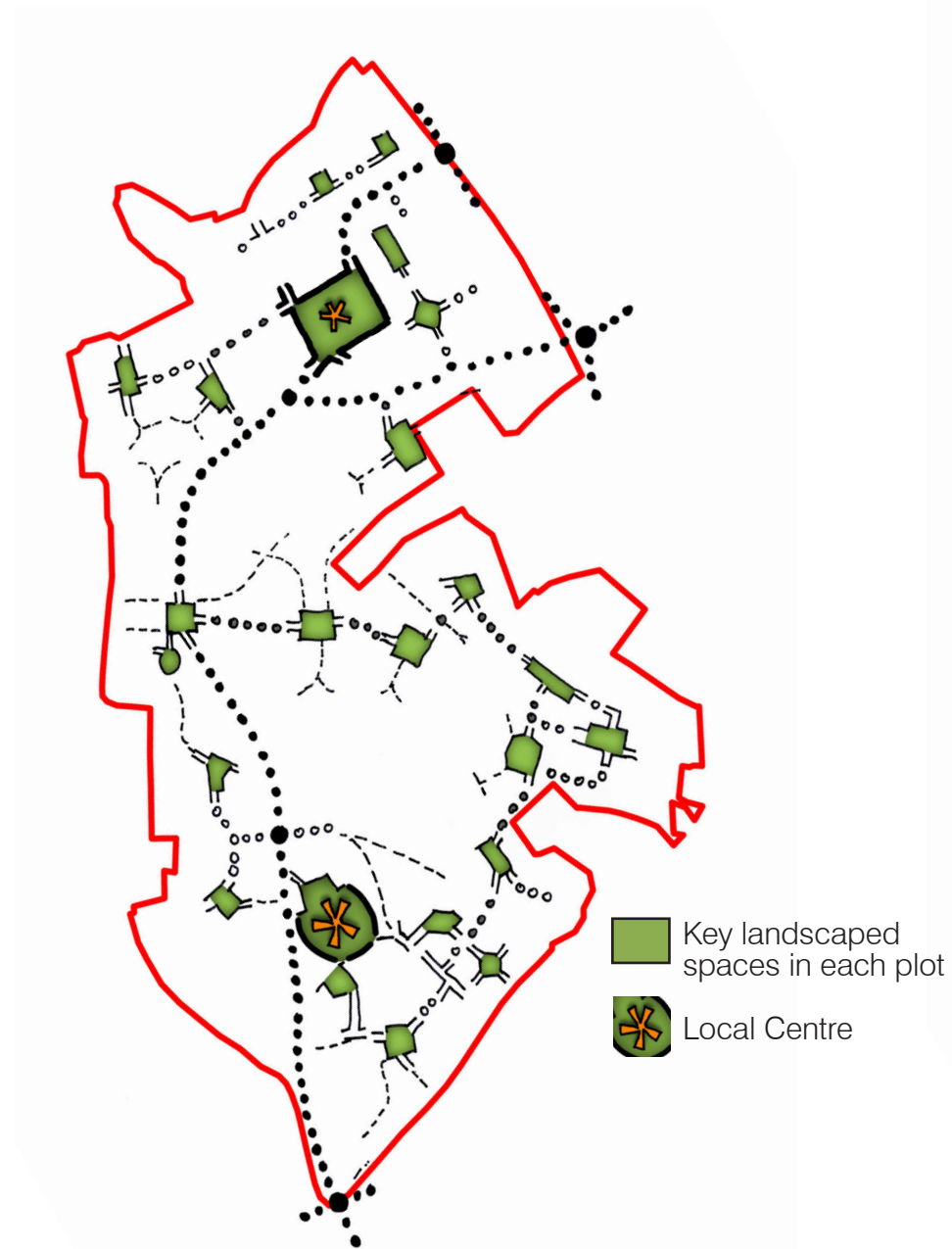


Fig 6.4.1 - Interconnecting sequence of spaces



Fig 6.4.2 - Interconnecting sequence of spaces within development plots

6.5 The Framework Masterplan

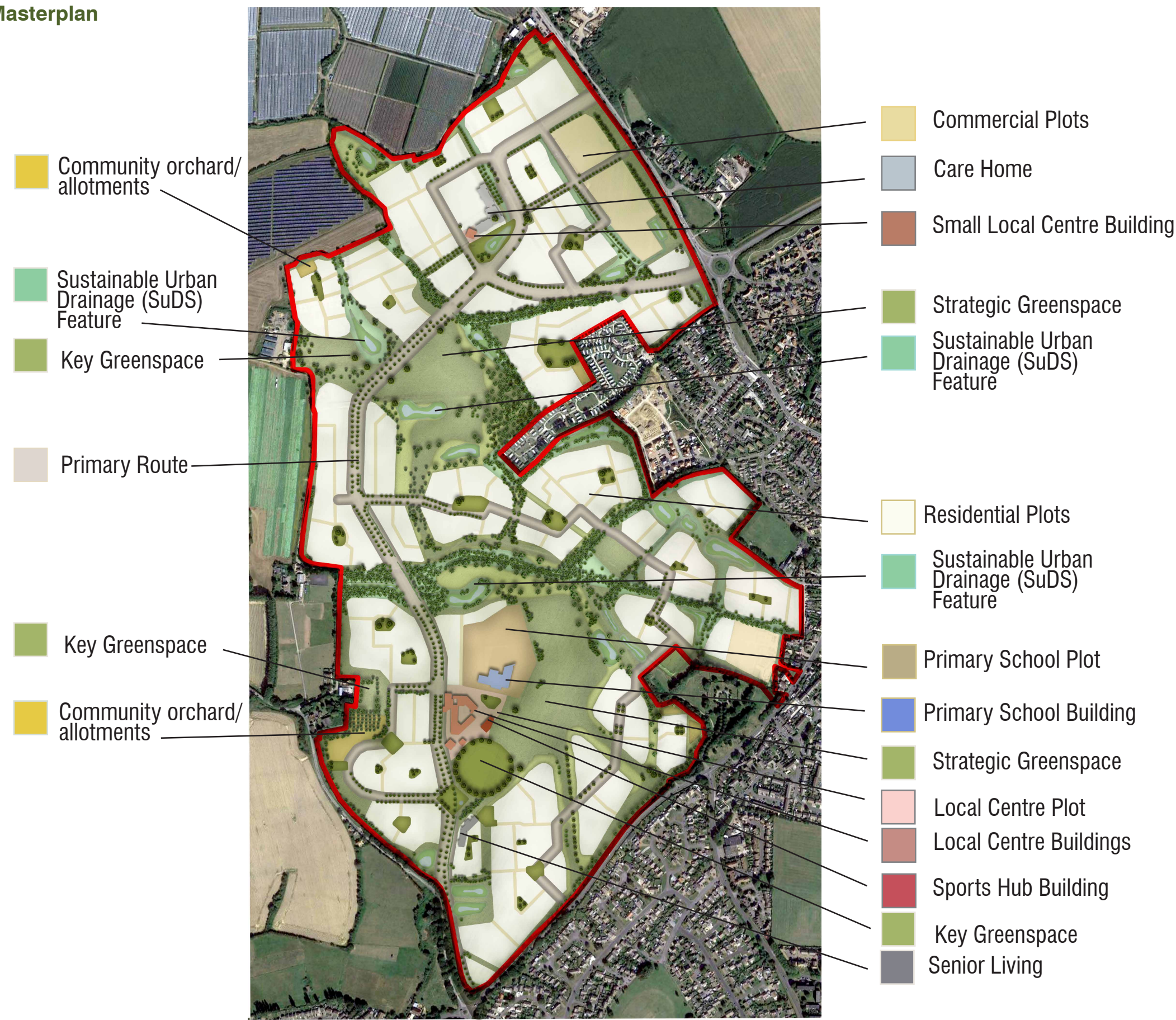


Fig 6.5 - The Framework Masterplan

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# 7.0

## Responding to the Framework Objectives – Key Components of a New Community

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## 7.0 Responding to the Framework Objectives - Key Components of a New Community

### 7.1. Placemaking

#### 7.1.1 New Homes

The new development will provide a balanced, sustainable and vibrant community contributing towards meeting the wide and diverse range of housing needs that exist across the District. A variety of accommodation types will help create an inclusive and well-rounded community which reflects local need, including the provision of affordable homes. Opportunities for self-build and community led housing will also be explored and consideration will be given to including an area dedicated to self-build plots as part of individual planning applications.

The site is split naturally by a Public Right of Way, which informs the creation of two distinct character areas; one to the north and one to the south. The layout of the northern character area/neighbourhood has been informed by the existing features on the site to reflect the regular grid of retained hedge and rifles. The southern character area/neighbourhood takes on a more varied form to reflect the historic field boundaries.

Where possible, the open spaces have been designed so they are bounded on all sides by new homes in order to create clear, accessible links to the landscape for the new and existing communities and to promote health and well being.

The suburban nature of the context of the site lends the Framework Masterplan to be a predominantly 2 storey domestic housing scale and the majority of properties will be 2 storey. Increased heights to 3 and 4 storey will help define local centres and promote local legibility and strengthen the central community function of place.

#### 7.1.2 Sense of Orientation

The retention of some views to the South Downs and Chichester Cathedral spire will assist with placemaking by allowing a sense of orientation when moving through the Site Allocation. Views will be framed from certain key locations and a 'South Downs' trail created throughout the green space network for the existing and new community to experience as they walk, cycle and drive through, around and past the Site Allocation.

#### 7.1.3 Shops, Services and Community Facilities

Local centres are placed in both neighbourhoods and have been sensitively scaled to reflect the number of homes they are intended to support. It is envisaged that the uses will include small-scale retail, a Tier 7 library and community opportunities to serve local needs.

The primary local centre will be located within the southern neighbourhood, in close proximity to the Primary School and sports facilities. A smaller, secondary local centre will be provided in the northern neighbourhood.

The local centres will enable residents to undertake day-to-day activities such as convenience shopping or meeting friends, minimising the need to travel.

To support the commercial and community uses as well as the residential development, schemes will be designed to access the highest level of broadband available at that time, subject to technical and economic viability.

The local centres should include flexible space for healthcare provision, such as a pharmacy or dentist. However, at present the NHS West Sussex Clinical Commissioning Group (CCG) has confirmed it is likely to seek financial contributions for the expansion of the Grove House Surgery to provide additional GP services to meet the future needs of the Site Allocation. This expansion will be secured through Section 106 contributions from future planning applications.

#### 7.1.4 Employment

A range of spaces for commercial users will be provided as part of the development proposals. Approximately, 6.5 Ha of employment land is proposed in the northern character area, fronting the A259.

This location allows for easy access to the wider transport network and also locates a less sensitive use on the boundary with the A259, providing a 'shield' to the new homes beyond. Additional employment opportunities will be offered on the Chalcroft Nurseries part of the allocation.

The type and phasing of employment provision that will be delivered is to remain flexible and will ultimately depend on business needs and employment space demands over the period the Framework Masterplan is delivered.

To support the commercial and community uses as well as the residential development, schemes will be designed to access the highest level of broadband available at that time, subject to technical and economic viability.

#### 7.1.5 New school

The Framework Masterplan includes a three form-entry Primary School, located in/around the southern local centre. This location is on the primary access route with good connectivity to walking, cycling and public transport and within walking distance of all new residents. The detailed design of the school will follow in a future application but it will be designed in collaboration and agreement with the education authority West Sussex County Council.

Early years (nursery) and Special Educational Needs Facilities will be provided in conjunction with the Primary School, in line with local need.

The school will be delivered in a timely fashion alongside new homes following the first phase of the development. The timing of the delivery will be dependent on school place capacity in the wider area.

#### 7.1.6 Surrounding Communities

The Framework Masterplan respects the existing residential, heritage and rural boundaries along all sides of the Site Allocation, aiming to create safe connections to existing streets and key cycle routes, both into the Town Centre and beyond. The proposals seek to develop sensitive edges along Chalcroft Lane by providing a deeper landscape buffer along the road. New communities being built to the east are integrated into the Framework Masterplan, their boundaries being respected and enhanced.

### 7.1.7 Local Centres

The two local centres will be structured differently to respond to the differing existing and future influences in each location. The larger southern local centre being the main local centre/community hub for the development adjacent to the school with a greater offering of services, and the smaller northern local centre being a secondary local centre.



Fig 7.1.7 A - Location of the Local Centres / Community Hubs

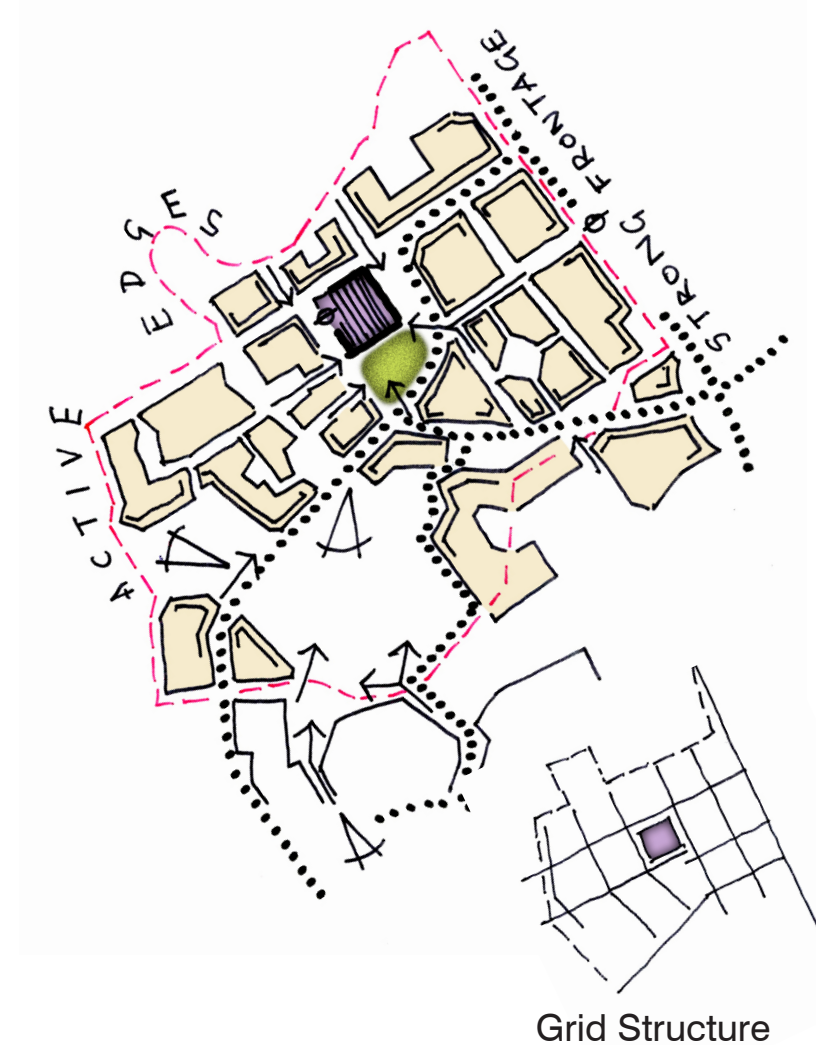


Fig 7.1.7 B - Northern Smaller Local Centre/Community Hub

This could include:

- Village Green
- Retail Store
- Café
- Care Home
- Potential Hotel
- Employment Space

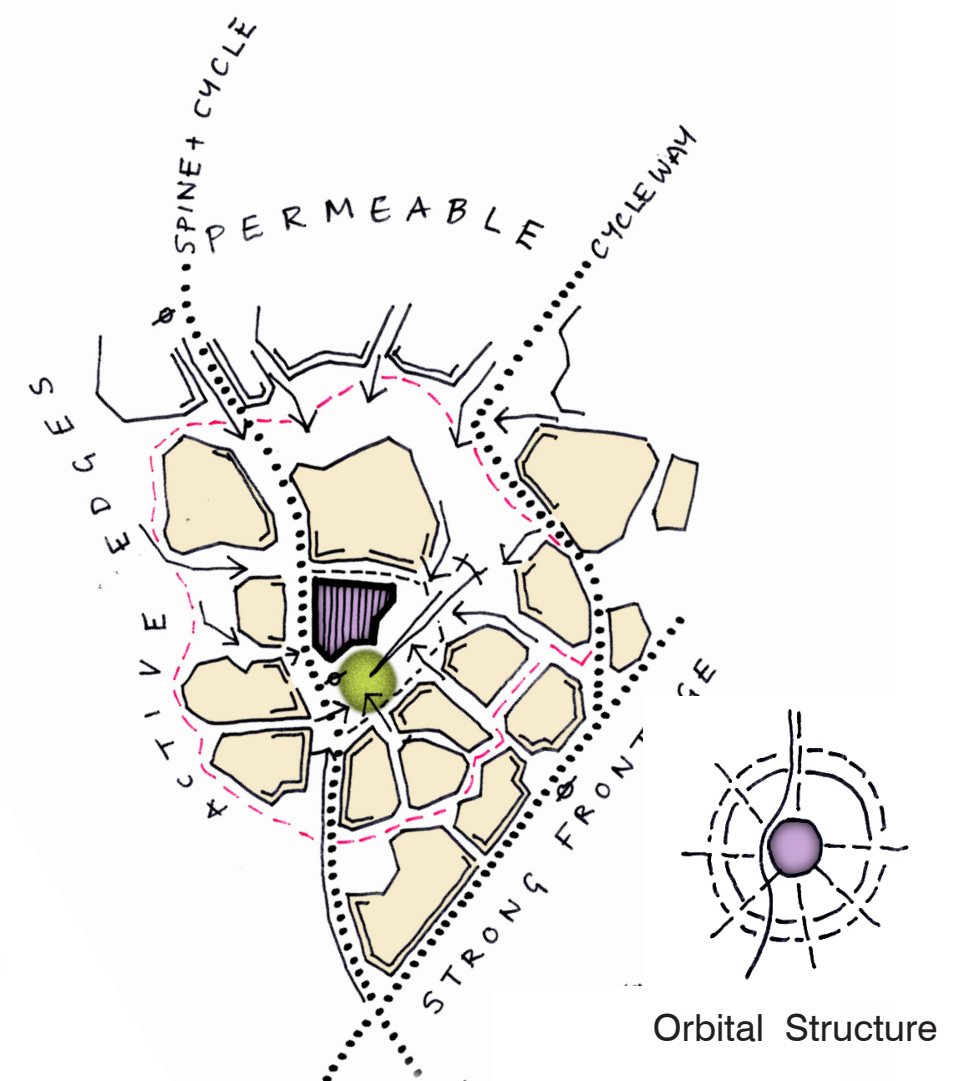


Fig 7.1.7 C - Southern Main Local Centre/Community Hub

This could include:

- Village Green
- Sports & Leisure Facilities
- Retail Store with Post office
- Possible Community Hall
- Café
- Potential Healthcare Pharmacy and Dental Facilities
- Primary School to be 3FE with early years and special educational needs provision
- Tier 7 Library

### 7.1.8 Detail of the Southern Main Local Centre/ Community Hub

- Co-located alongside the primary school enabling children to be dropped off and the local services and community facilities to be easily accessed.
- Highly visible from the spine road and easily accessed by a series of cycle and pedestrian routes across the whole masterplan.
- A bus stop could be located directly alongside the local centre.
- The size and location of the local centre will allow for a range of uses to be accommodated that will support the new community.
- The local centre facilities will be placed within a walkable neighbourhood.
- The form and function of the local centre should facilitate use throughout the year; for instance the local centre could incorporate a piazza space which could be multi-functional and could be used for summer events, a farmers market, play, entertainment etc.
- The Community Hub could be used for weddings, parties and other family events.
- The orientation of the local centre should be south-facing to allow for warm, accessible and usable external spaces. The setting could include a cricket green.
- Senior living accommodation should be located within short walking distance to the local centre and amenity facilities.

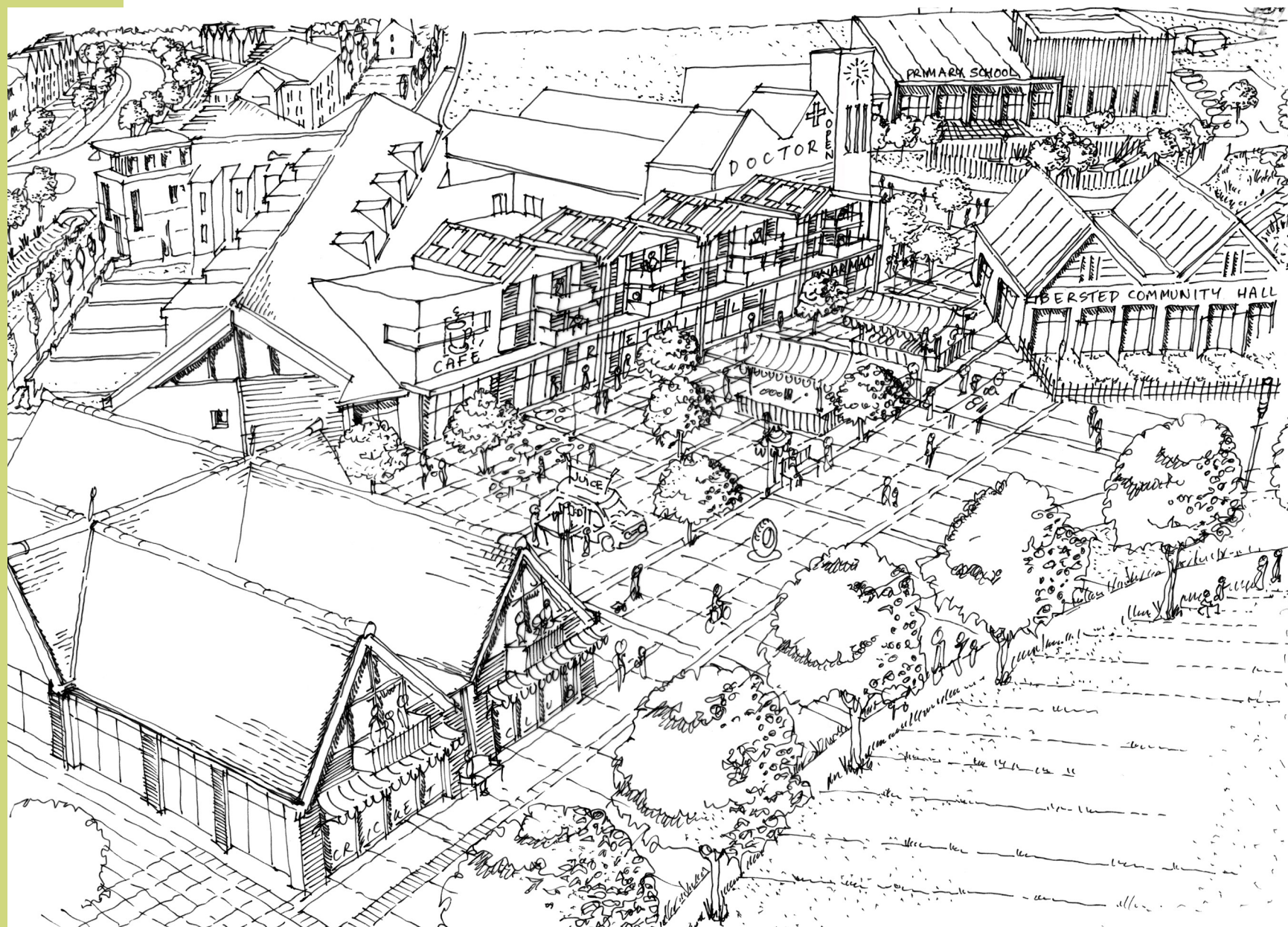


Fig 7.1.8 Artist's impression of the southern main local centre