

5. Parameter Plans

5.3 Green Infrastructure

GREEN INFRASTRUCTURE PARAMETER PLAN

The proposals for BEW Parcel SCI have been landscape-led in their design, and a key component of the proposal is the existing and proposed green infrastructure strategy. The Green Infrastructure Parameter Plan sets out the overarching categories of open space within the landscape framework.

Blue Infrastructure

Fundamental to the design is the Lidsey Rife, which will be embedded through a linear park. In addition, the proposed drainage strategy will ensure the site is carefully managed to mitigate flood risk.

Green Infrastructure & Existing Landscape Assets

Central to the open space strategy is a range of open spaces which will each serve different purposes. Existing landscape assets, including hedgerows and trees, will be retained and connected where possible by generous green corridors, connecting people with nature.

Interacting with Landscape

The diverse landscapes proposed at BEW Parcel SCI will provide opportunities for various activities, from slower paced wellness trails to more active play spaces, including a cricket pitch. These places will enable people to socialise and embed wellbeing into the development.

Types of Public Open Space	Area (Ha)	Area (Acre)
Parks and Gardens**	10.29	25.42
Amenity Green Space*, **	12.33	30.49
Natural and Semi-Natural**	7.35	18.16
Attenuation basins/watercourses	5.27	13.02

* Figure includes 1.13 ha of pocket parks within parcels.

** Including Lidsey Rife Linear Park, Cricket Pitch, informal open space, wildlife habitats, wetland areas, meadow land, wet woodlands, vegetation/planted areas, retained trees, play areas, footways/cycleways, parking and occasional vehicular connections. It excludes the potential expansion area for Eastergate Primary School and St Philip Howard Catholic School.

5. Parameter Plans

5.3 Green Infrastructure



Green Infrastructure Parameter Plan

KEY

- Planning Application Boundary
- ROAD INFRASTRUCTURE**
 - Potential Expansion Area for St. Philip Howard Catholic School
 - A29 Strategic Road Corridor (refer to detailed highways drawings)
 - Approved WSCC A29 Scheme (WSCC/052/20)
 - Secondary Road (indicative parcel access route, exact alignment to be confirmed at detailed design stage)
 - East-West Link Road
 - Indicative Locations of Vehicular Connection Across Open Space
- GREEN INFRASTRUCTURE**
 - Proposed Primary Pedestrian and Cycle Connection Points into the Site (Indicative location, exact alignment to be confirmed at detailed design stage)
 - Potential Alternative Pedestrian and Cycle Connection Point into the Site.
 - Indicative Location of Cricket Pitch (including a small scale pavilion and car park)
 - Open Space/Infrastructure (including Lidsey Rife Linear Park, informal open space, wildlife habitats, wetland areas, meadow land, wet woodlands, vegetation/planted areas, retained trees, play areas, waterbodies, drainage features, footpaths/cycleways, parking and occasional vehicular connections)
 - Indicative Location of Open Space Provision
 - Indicative Location of LAP
 - Indicative Location of LEAP
 - Indicative Location of NEAP
 - Indicative Location of Other Outdoor Provision
 - Existing Waterbodies
 - Existing Trees/Hedgerows to be Retained
 - Minimum Settlement Gap Between Barnham, Eastergate, Westergate and New Settlement (including water bodies, drainage features, footpaths/cycleways, vegetation/planted areas, retained trees, play areas and occasional vehicular connections)
 - Proposed Pedestrian and Cycle Routes (accommodates a wellbeing trail and includes upgrades to parts of existing Public Right of Way. Indicative only and exact alignment to be confirmed at detailed design stage)
 - Indicative Route of Realigned Public Right of Way
 - Connections to Wider Well-Being Trail for Future BEW Phases

5. Parameter Plans

5.4 Building Heights

BUILDING HEIGHTS PARAMETER PLAN

The form and scale of buildings and other structures proposed on the site is an important consideration in shaping the character of new development.

Neighbourhood Centre

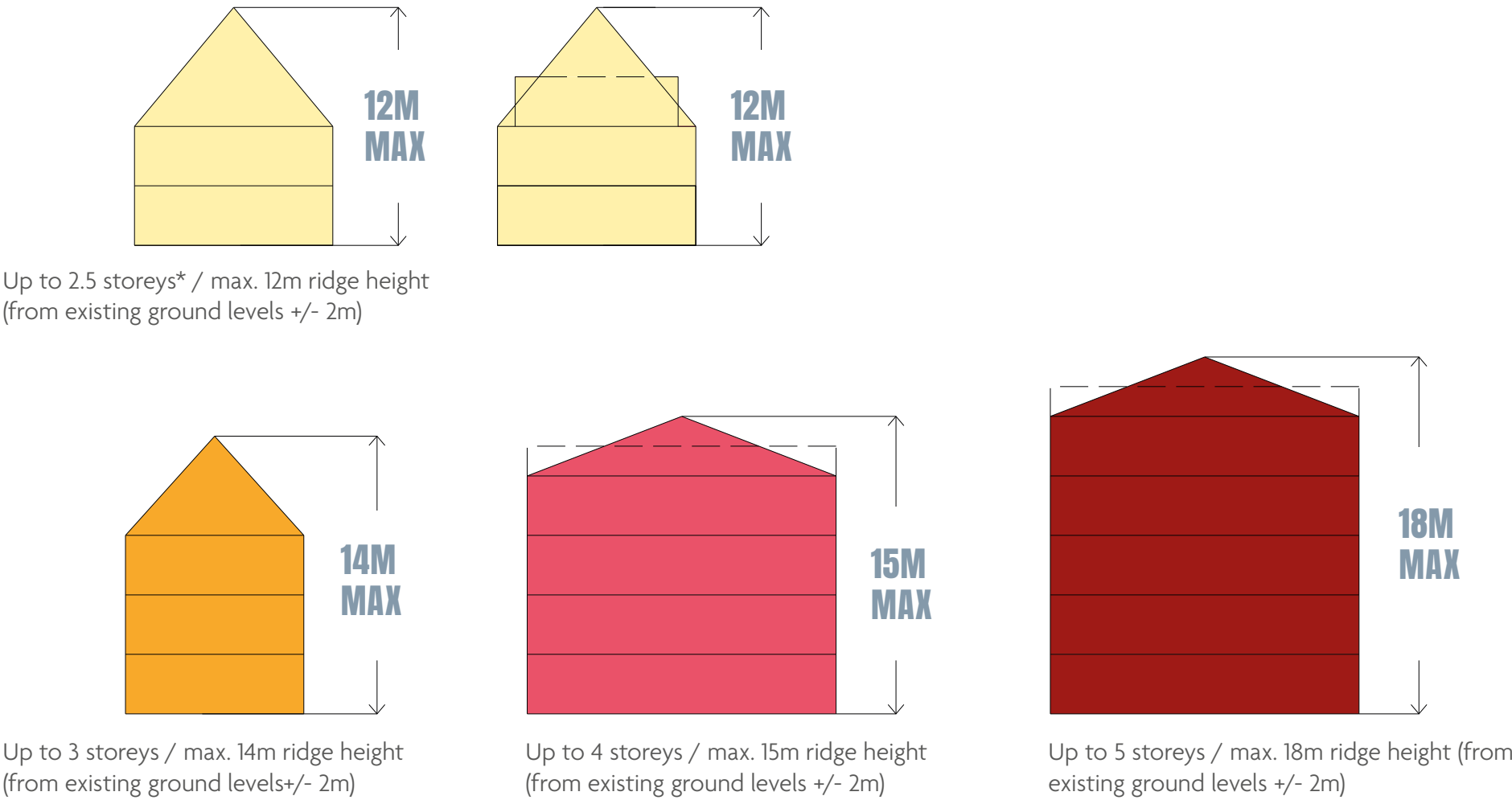
Within the Neighbourhood Centre, the approach to building heights focuses on creating an intensity of homes and people around mixed uses, which in turn will help to support their vitality and viability. Taller buildings in these areas can help to define the public realm and act as key markers.

Sensitivity To Heritage Assets

Building heights are more sensitive towards the northern periphery of the site, adjacent to existing residential areas, heritage assets and areas within or adjacent to Conservation Areas, including St George's Church. Therefore, predominantly lower building heights are proposed, with up to 3 storeys along the Lidsey Rife Linear Park edge only. Lower densities and appropriate planting is proposed to soften this northern boundary.

The heights set out are referenced from existing ground levels and not finished floor levels and therefore need to account for any groundworks that need to be undertaken. The adjacent sections demonstrate the relative heights shown on the plan.

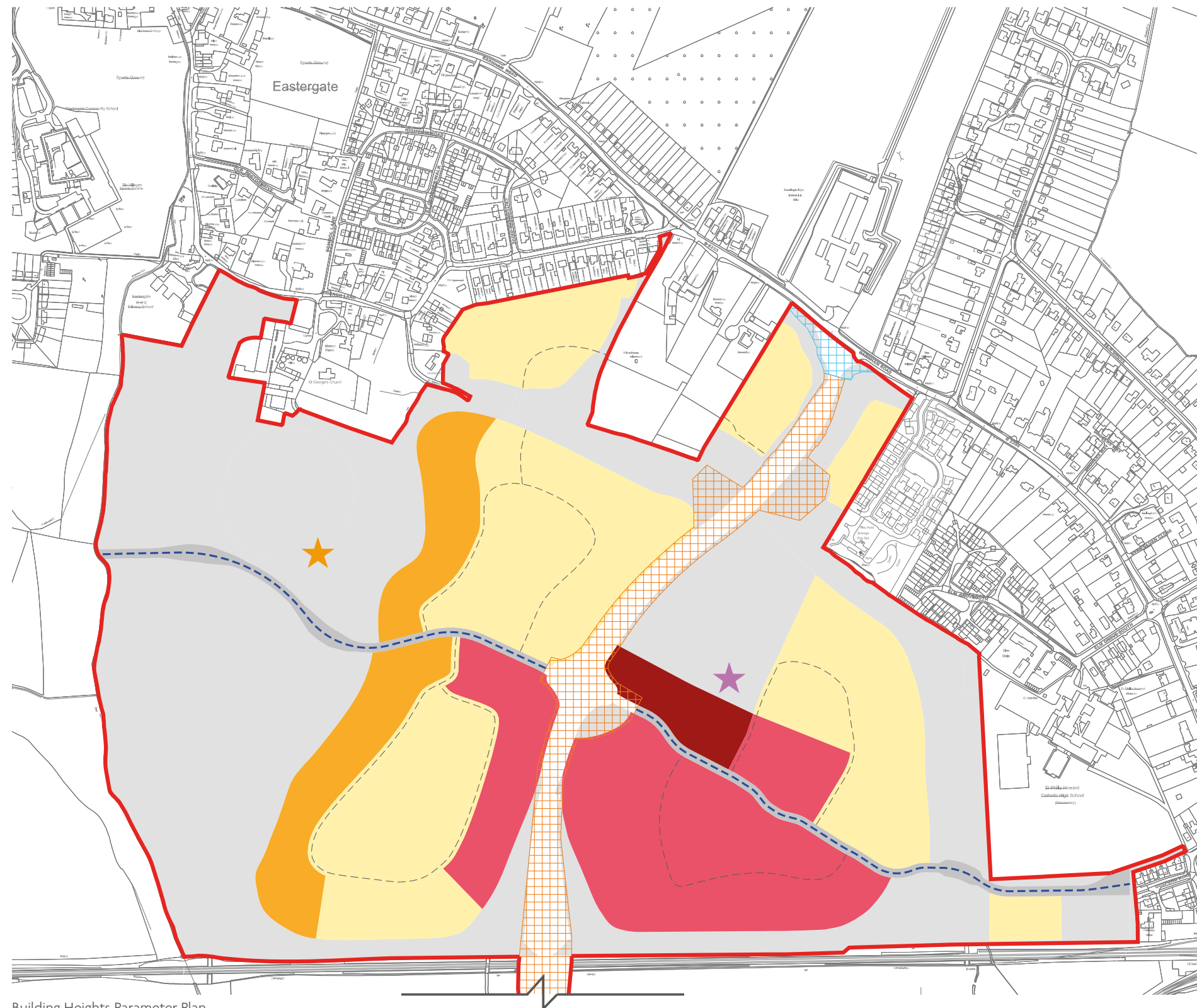
*2.5 storey buildings include habitable accommodation at 2nd floor level, partially occupying space within the roof volume and supplemented with dormer structures.



Explanatory Sections (not to scale)

5. Parameter Plans

5.4 Building Heights



Building Heights Parameter Plan

KEY

— Planning Application Boundary

ROAD INFRASTRUCTURE

▨ A29 Strategic Road Corridor
(refer to detailed highways drawings)

▨ Approved WSCC A29 Scheme (WSCC/052/20)

--- Secondary Road (indicative parcel access route, exact alignment to be confirmed at detailed design stage)

--- East-West Link Road

BUILDING HEIGHTS

■ Up to 5 Storeys/Max. 18m Ridge Height
(from existing ground levels +/- 2m)

■ Up to 4 Storeys/Max. 15m Ridge Height
(from existing ground levels +/- 2m)

■ Up to 3 Storeys/Max. 14m Ridge Height
(from existing ground levels +/- 2m)

■ Up to 2.5 Storeys/Max. 12m Ridge Height
(from existing ground levels +/- 2m)

★ School Building
Up to 3 Storeys/Max. 15m Ridge Height
(from existing ground levels +/- 2m)

★ Indicative Location of Cricket Pavilion
Up to 1 Storey/Max. 5m Ridge Height
(from existing ground levels +/- 2m)

5. Parameter Plans

5.5 Development Areas Character Plan

DEVELOPMENT AREAS CHARACTER PLAN

The Development Areas Character Parameter Plan sets out the areas of distinct character, responding to their context and surrounding uses. Three broad areas have been identified in the Development Areas Character Parameter Plan on the following page, and these respond to their setting, proposed density and adjacent uses.

1. Mini Masterplan Urban Extension

Sensitive extensions of Barnham and Eastergate that respect the green gap between the two villages. These areas of development are grouped into one character area due to their low density approach, their cohesive response to the existing public right of way (the green link) to the south and their sympathetic response to the existing neighbouring settlements.

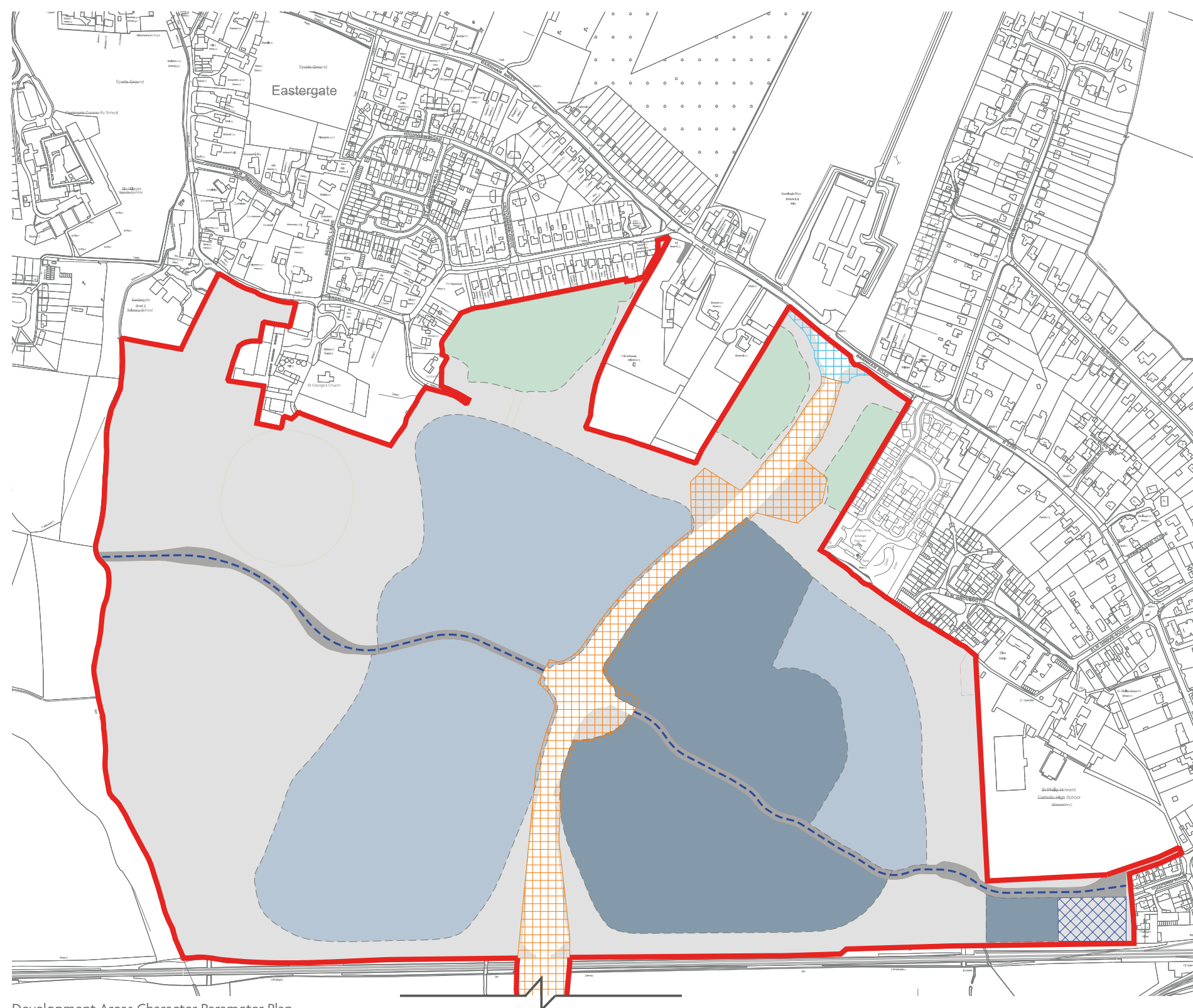
2. New Neighbourhoods

This new area of development will be a new settlement in a landscape setting that responds to the diverse character of the public realm and infrastructure it sits within. Whilst being broken up by elements of landscape and infrastructure, the New Neighbourhoods will incorporate a cohesive approach in terms of its built form character.

3. The Neighbourhood Core

The Neighbourhood Core is urban in character with a higher density compared to the other areas of BEW Parcel SC1. It forms the heart of the neighbourhood and accommodates the mixed use Neighbourhood Square enclosed by non-residential uses.

5.5 Development Areas Character Plan



Development Areas Character Parameter Plan

KEY

Planning Application Boundary

ROAD INFRASTRUCTURE

A29 Strategic Road Corridor
(refer to detailed highways drawings)

Approved WSCC A29 Scheme (WSCC/052/20)

East-West Link Road

Proposed Additional Barnham Railway Station Car Park and Drop-Off Facility
(approximately 200 spaces)

CHARACTER AREAS

Mini Masterplan Urban Extension

New Neighbourhoods

Neighbourhood Core (including primary school and playing fields (F1)
and Care Home/Senior Extra Care Facility (C2/C3))