



The background of the page is a stylized illustration of a pond scene. In the top left, a person wearing a hat and a green shirt is sitting on a log, fishing with a green net. A white swan is swimming in the water to the right. A large, dark, leafy plant hangs over the water from the top. A bee is flying in the center, and a butterfly is in the bottom left. The water is a light blue color, and the surrounding area is green with various plants and leaves.

CHAPTER FOUR

The Vision

This chapter describes the vision for the application site and demonstrates how the design principles established in the endorsed Framework Masterplan Document (FMD) have subsequently informed a set of layout principles guiding the evolution of the illustrative masterplan.

4. The Vision

The vision for the development is to create a unique place for a sustainable community shaped by landscape, ecological enhancement and sustainable connectivity to create distinct, linked residential neighbourhoods.

BEW Parcel SC1 will be a place that...



...Embraces the Lidsey life through...

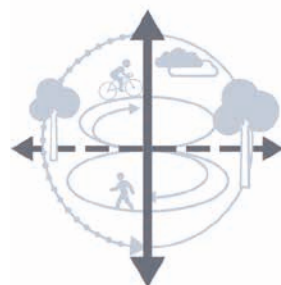
- A meandering landscape as its defining feature, providing space for recreation and life support for wildlife;
- An ecologically rich wildlife corridor protecting, enhancing and forming a key link within the Lidsey Rife Linear Park and corridor;
- Providing space to escape and be close to nature;
- Routes that are slow paced for leisure;
- Incorporating opportunities to cycle and connect to the coast; and
- Connecting and protecting adjacent villages through landscape corridors and buffers.

4. The Vision



...Embeds loops of activity and landscapes in everyday life through...

- Providing slower loops for wildlife and nature connections;
- Encouraging exploration with circuitous, indirect and winding routes;
- Looping green landscapes throughout new neighbourhoods;
- Linking neighbourhoods together with leisure trails and active travel loops; and
- Local routes which bring social life together and provide opportunities to meet.



....Delivers strategic links through...

- Providing direct connections through the realigned A29, East-West link and strategic cycle connections;
- Active and aligned travel, bringing movement to and through the site;
- Designed around sustainable movement and that makes active travel easy; and
- Clear sight lines and vistas.



...Offers sustainable living with a strong community spirit through...

- Delivering a significant number of homes to fulfil local needs, including affordable and homes for the elderly;
- Providing an intensity of activity within the neighbourhood centre, and a mix of uses and places to meet and socialise;
- Cultivating community spirit through mini neighbourhood hubs;
- Connecting and linking routes leading to the Neighbourhood Centre; and
- Encouraging living life outdoors, combining tranquillity with vibrancy.

4. The Vision

4.1 Layout Principles

Developing from the framework principles in the Framework Masterplan Document, the application site establishes the following layout principles:



1. LIDSEY RIFE

- Enhancing the character of the Lidsey Rife and providing space for recreation and life support for wildlife to enable a varied range of flora and fauna to flourish;
- Establishing a multi-functional Lidsey Rife Linear Park as a destination that is accessible for the existing and proposed neighbourhood for leisure and recreation, and space that appropriately responds to the heritage setting of St George's Church; and
- Retaining and integrating the existing watercourses into the landscape framework and introducing sustainable drainage measures such as attenuation ponds and swales.



KEY

-  Lidsey Rife Linear Park
-  St George's Church
-  Cricket pitch and pavilion
-  South Downs Coast cycle route



2. LOOPS

- Retaining existing hedgerows and mature trees as much as possible within the structure of the layout;
- Introducing a network of informal, slow paced green routes that connect back to the linear park along the Lidsey Rife;
- Connecting trees, footpaths, play areas, active corridors as well as wildlife corridors to establish a strong landscape framework within which new neighbourhoods sit;
- Connecting and protecting adjacent villages and enable people and nature to move freely; and
- Knitting into the existing public footpaths within the surrounding areas as well as providing new pedestrian and cycle connections.



KEY

-  Green Gap
-  Green corridors
-  Circular walking and cycle leisure routes
-  Play spaces integrated with landscape

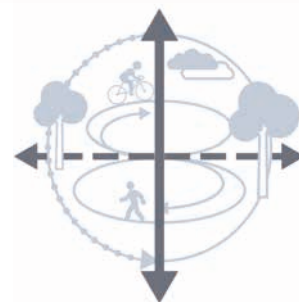
4. The Vision

4.1 Layout Principles



3. LINKS

- Incorporating and responding to the strategic realigned A29 and the East-West Link Road; and
- Delivering a series of neighbourhoods that benefit from increased regional connectivity and to the surrounding villages whilst ensuring safety and maintaining neighbourhood character.
- Accommodating potential future connections south of the railway, integrating future neighbourhoods in line with the Framework Masterplan.



KEY

- Realigned A29
- Existing railway line
- East-West Link Road
- Secondary roads
- Strategic cycle routes
- Diverted PRow
- Pedestrian/cycle routes along roads
- Potential future connections across the railway line



4. LIVING

- Establishing a vibrant new Neighbourhood Centre with a mix of uses, including a new primary school and flexible community spaces and uses which will have complementary uses and be accessible to existing and new communities; and
- Developing new neighbourhoods each with a distinct character and identity and which provide a significant number of new homes and are designed to sensitively respond to their context.



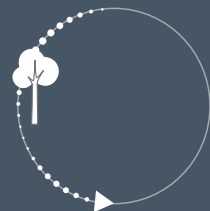
KEY

- Higher density neighbourhoods
- Lower density neighbourhoods
- Neighbourhood Centre with a central square
- Primary school
- Extra Care facility
- Pocket parks as focal points in neighbourhoods

4. The Vision

4.2 Concept Plan

1. Embrace the Lidsey life...



Responding Sensitively to Existing Villages & Heritage

Setting: Incorporating open space adjoining the historic setting of St George's Church and Eastergate Church Lane Conservation Area. A place that delivers sensitive development and connects and protects adjacent villages through landscape corridors and buffers, including lower densities and building heights in the northern parcels.

Lidsey Rife Linear Park: Creating an accessible Linear Park – providing space for existing and future communities. A place with a meandering rife as its defining feature, providing space for recreation and life support for wildlife.

2. Embed loops of activity and landscapes in everyday life



Retaining Existing Natural Assets: Delivering a Nature Recovery Network.

Green Movement Loops: Promoting sustainable modes of travel and establishing pedestrian and cycle links to Barnham Station. A series of green loops and wellness trails throughout new neighbourhoods and which link into the Linear Park, re-establishing natural movement routes for people and wildlife species.

Incorporating Sustainable Drainage Systems: Retaining and integrating existing watercourses into the landscape framework and introducing sustainable drainage measures such as attenuation ponds and swales.



3. Deliver strategic links...



Responding to the Framework Masterplan:

Incorporating and responding to the strategic realigned A29 and the East-West Link Road. Delivering a series of neighbourhoods that benefit from increased regional connectivity and to the surrounding villages, whilst ensuring safety and maintaining neighbourhood character. Allowing for new links south of the railway to integrate proposed and future neighbourhoods.

Extending & Enhancing Pedestrian & Cycle Links:

Knitting into the existing public footpaths within the surrounding areas as well as providing new pedestrian and cycle connections and creating a new place that is intrinsically integrated into its surroundings, and that 'reaches out' and 'welcomes in'. A cycle route through the Linear Park as part of the 'South Downs to Coast' route.

4. Offer sustainable living with a strong community spirit...



A Vibrant Neighbourhood Centre: Establishing a vibrant new Neighbourhood Centre with an intensity of activity and mix of uses, including a new primary school and flexible community spaces which complement the surrounding village centre provision and serves the needs of the new residents, reducing their need to travel.

New Homes: Offering a significant number of homes (up to 1,250) to fulfil local needs, including affordable and homes for the elderly.

Creating Focal Points: Cultivating community spirit through mini neighbourhood hubs including a formal cricket pitch and pavilion.



Illustrative Masterplan

4. The Vision

4.3 Key Benefits

BEW Parcel SC1

The vision for the development is to create a unique place for a sustainable community shaped by landscape, ecological enhancement and sustainable connectivity to create distinct, linked residential neighbourhoods.



20 HA
LIDSEY RIFE
LINEAR PARK



1250
NEW HOMES
Including a range
of affordable homes
and homes for the
elderly



A29
Delivering
key strategic
infrastructure
and highways
improvements



Neighbourhood
Centre
A range of mixed
uses including
community uses



40 HA
OF MULTI-FUNCTIONAL
OPEN SPACES
Allowing the free
movement of people
and nature



Environmentally
RESILIENT



PRIMARY
SCHOOL
WITHIN the
Neighbourhood
Centre



4 km
CIRCULAR WALKING
& RUNNING ROUTE



Over 12 km
NETWORK OF PEDESTRIAN
& CYCLE ROUTES
From slow paced recreation routes to
strategic cycle routes

