





SECTION C

Landscape Character Principles

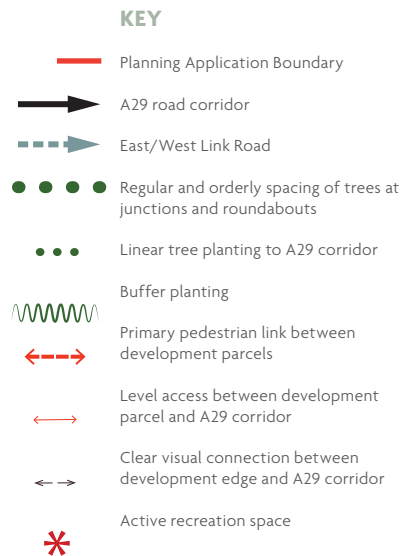
C. Landscape Character Principles

A29 Interface

CHARACTERISTICS

The A29 interface includes the Hanbury Spur and extends laterally from the development edge to the footway (footpath parallel to the roadway) it includes 'earthworks zone' from the back of the footway to road zone boundary. To the south of the West Coastway railway line this will include temporary landscaping to be provided for residual land before planning applications on neighbouring land come forward.

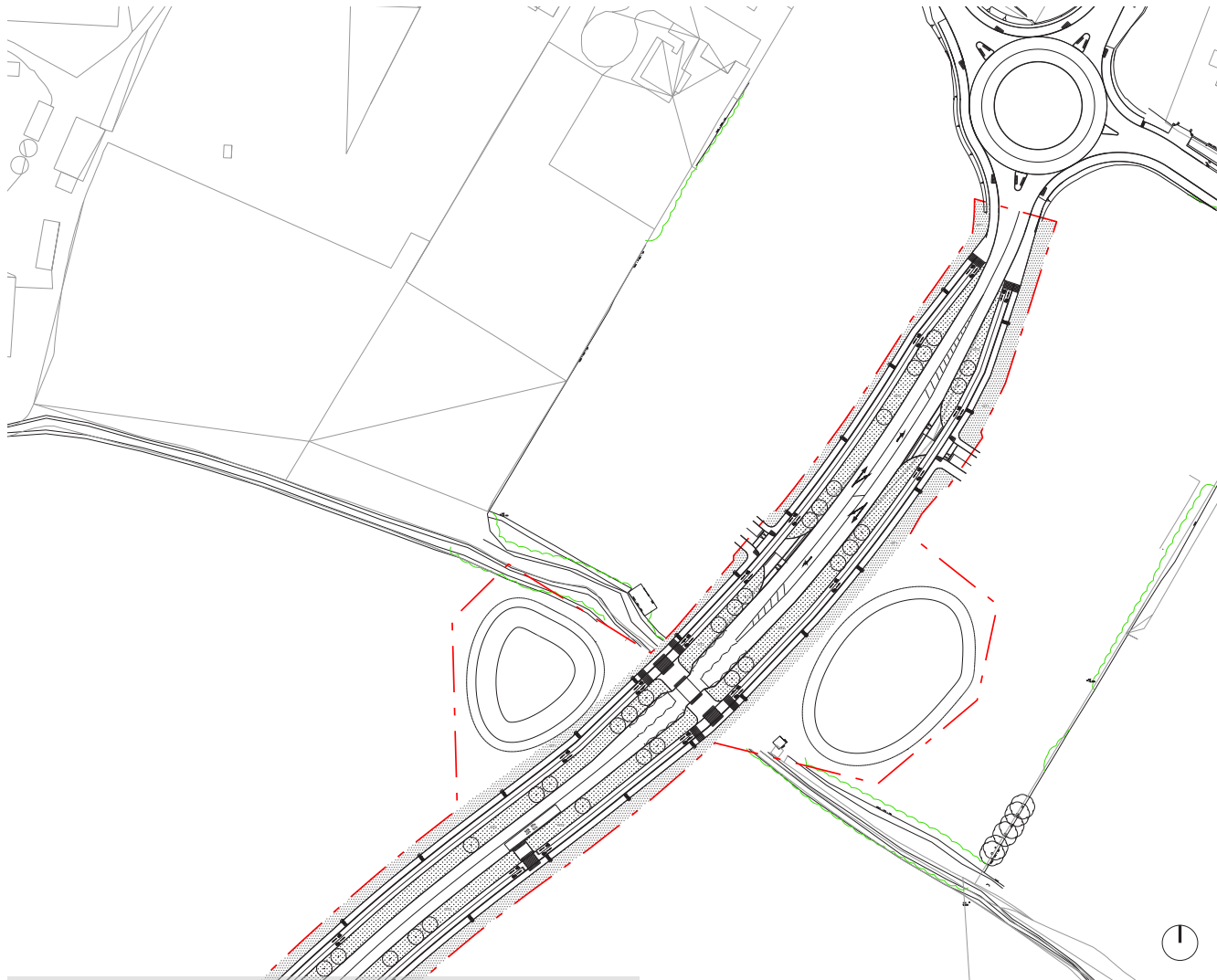
The character is varied along the length of the A29. These varieties are described adjacent.



A29 Key Layout Principles

C. Landscape Character Principles

A29 Interface



Proposed Landscaping Around A29 Connection to Barnham Road.

KEY LAYOUT PRINCIPLES

The primary components of the landscape corridor comprise tree planting, swales and native grass and wildflower planting, or meadows. The spatial arrangement of between these components is determined by:

- Adjacent land uses, such as residential or mixed use parcels;
- 'Active' uses, such as pedestrian movement, and;
- Vehicle travel speeds.

The key layout principles driving the layout of the A29 landscape corridor are itemised below:

- In zones of lower travel speeds, such as junctions and roundabouts, tree planting should be regular and ordered, and must comprise stock of at least two metre clear stem; understory should be predominantly grass and meadow;
- In zones where sight-lines and visibility splays are critical, planting must comprise only grassland and meadow; these areas include, by example, pedestrian crossings and junctions;
- Trees should be kept to a minimum in zones with key cross-views, such as the Green Link/Gap;
- Swales running adjacent to the A29 will connect to the larger attenuation basins in the open space. These are to be incorporated into the landscape and will benefit the diversity and visual appeal of this movement corridor; and
- The landscape corridor including the 'earthworks zone' should wherever possible be graded to permit level or otherwise DDA-compliant access from the footway to the development edge.

C. Landscape Character Principles

A29 Interface

KEY AREAS

CHARACTER 1 - NODE / GATEWAY

Character:

- Formal, structured, and visually distinctive;
- Standard tree forms [clear trunk and regular form]; and
- Reduced vehicle speeds.

Design Principles:

- Tree spacing should typically be between 10m - 15m apart with a clear understorey comprising low groundcovers. Continuous and regular tree coverage along length of interface with the A29, for example in the form of a tree avenue;
- Boundaries to the development edge must have a positive aspect onto the public realm; and
- The landscape corridor including the 'earthworks zone' should be graded to permit level or otherwise DDA-compliant access from the footway to the development edge.

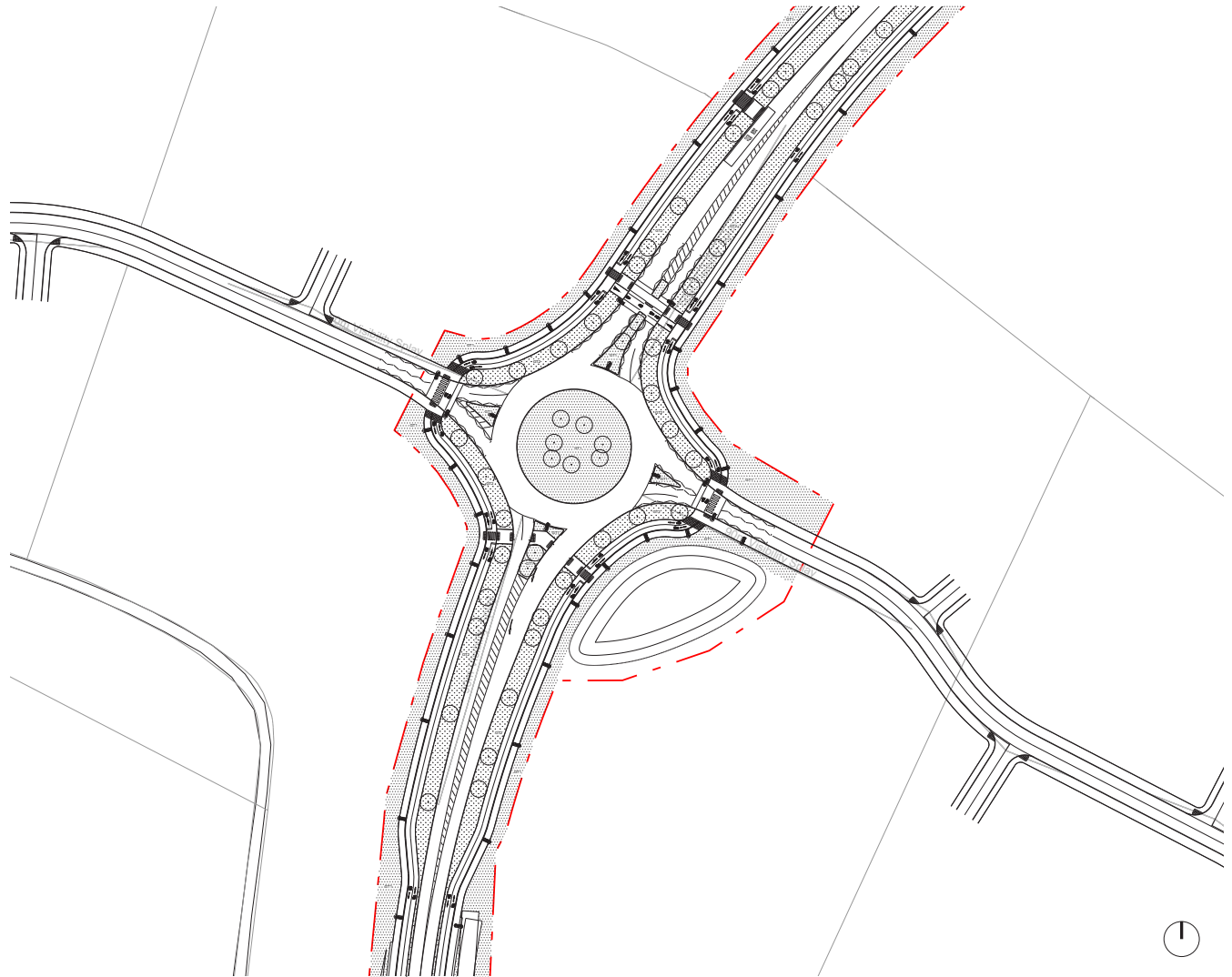
CHARACTER 2 - OPEN SPACE

Character:

- Open with through-views;
- Informal landscape approach through planting; and
- Incorporation of water attenuation ponds.

Design Principles:

- The landscape corridor should connect seamlessly with the open landscape beyond in terms of levels and planting;
- Pedestrian crossings should be designed in accordance with road safety requirements; and
- Tree planting should be limited to 10% [indic.] coverage along length of interface with the A29 to allow views across the road.



Proposed Landscaping Around A29 Roundabout Key Grouping

C. Landscape Character Principles

A29 Interface

CHARACTER 3 - SCHOOL

Character:

- Intermediate semi-formal landscape;
- Visual separation from larger buildings and varied use types including a school; and
- Use of planting to truncate views.

Design Principles:

- Tree and shrub planting should contribute to the rhythm of screening and through-views to the development parcel;
- Boundaries to the development edge must have a positive aspect onto the public realm;
- Tree planting in key locations to truncate views into space;
- 20-30% tree coverage along length of interface with the A29 consisting of clusters of trees approx. 25 - 35m apart; and
- The landscape corridor including the 'earthworks zone' could be graded gently to tie into the levels of the adjacent development parcel edge.

CHARACTER 4 - RESIDENTIAL

Character:

- Informal landscape;
- Visual separation at key locations along A29;
- Irregular spacing of trees to reduce traffic speed
- Clear way finding; and
- Informal layout through irregular planting clusters.

Design Principles:

- The landscape corridor between the edge of the development parcel and the A29 corridor must be activated to avoid negative or antisocial uses. This should include positive-active uses, such as provision for an appropriate level of leisure and recreation;
- Natural surveillance must be optimised to discourage negative or antisocial uses;
- Tree and shrub planting should contribute to the rhythm of screening and through-views to the development parcel;
- Boundaries to the development edge must be have a positive aspect onto the public realm. Tree planting focused on arrival spaces and gathering points that occur along A29;
- Pedestrian scale tree planting to act as buffer to both the A29 and development;
- Medium native broad leaf species;
- 10 - 15% tree coverage along length of interface with the A29. This consist of clusters of trees approx. 50m apart; and
- The landscape corridor including the 'earthworks zone' should be graded to permit level or otherwise DDA-compliant access from the footway to the development edge.

RAMP EMBANKMENT

Character:

- Sheltered, and partially enclosed, with a woodland pasture character;
- Semi-open greens and connected linear meadows adjoining the edge of the development parcels;

Design Principles:

- Planting Dwellings should face the A29 to avoid back-of plot interface with the green space between the edge of the development parcel and the A29 corridor;
- The landscape corridor between the edge of the development parcel and the A29 corridor must be activated to avoid negative or antisocial uses. This should include positive-active uses, such as provision for an appropriate level of leisure and recreation;
- Natural surveillance must be optimised to discourage negative or antisocial uses; and
- Buffer planting should be located on the ramp embankment to function as a visual screen between the development and the A29 carriageway.



ARTIST'S IMPRESSION OF LIDSEY RIFE LINEAR PARK

C. Landscape Character Principles

Railway Interface



CHARACTERISTICS

The southern Green Corridor alongside the railway will form a key connection between the Lidsey Rife Linear Park in the east and the Green Link to the west. This corridor will have a transitional character comprising recreational development edge and linear woodland.

It is principally local in nature, serving the residents of the adjacent development parcels. The following principles apply to this interface.

KEY LAYOUT PRINCIPLES

- A landscape and ecological buffer must be established immediately north of the boundary of the railway; the depth of this buffer must comply with the requirements of the relevant stakeholders.
- A footpath/cycleway must run the length of the corridor crossing under the new A29 link road and should connect to all amenity provision.
- Amenity grassed areas adjoining the development edge should be provided to offer opportunities for informal recreation and relaxation alongside several play areas.
- Landscape areas adjoining positively-facing development parcels must be activated to avoid negative or antisocial uses. This should include positive-active uses, such as provision for an appropriate level of leisure and recreation.
- Landscape areas adjoining the back or side of plots should be designed according to the anticipated uses; areas with poor natural surveillance must be designed to discourage negative or antisocial uses.

C. Landscape Character Principles

Green Link

CHARACTERISTICS

The Green Link follows the extent of the 'minimum settlement gap' per the Landscape and Green Infrastructure Parameter Plan. It serves as a gap or buffer between the proposed development at Eastergate and the wider development to retain the character of "three villages".

It includes an upgrade of the existing footpath to a new cycle and pedestrian route between Barnham and Eastergate, ensuring inclusive access, providing connections along the 'green link' to both existing and future amenities/facilities, habitat enhancement and activity trails.

As a peripheral connector to and from the Lidsey Rife Linear Park, its character is that of a linear park, connected but subordinate to the Lidsey Rife Linear Park; generous pathway linking local play areas, seasonal ponds, small greens. Native tree and shrub planting, woodland edge habitat and species-rich grasslands will create an informal and active landscape.

KEY

- Planning Application Boundary
- Existing Route of PRow
- - - Cycle route
- - - Pedestrian route
- - - Active edge between development parcel and A29
- ↔ Natural surveillance from development parcel
- Green spaces or pocket parks



Green Link Key Layout Principles

KEY LAYOUT PRINCIPLES

The primary components of the Green Link include the cycle and pedestrian route, rerouted school stream, attenuation basins, play areas, and amenity green space. The spatial arrangement of these components is determined by:

- Fixed location and size of the attenuation basins as part of the site-wide drainage proposals;
- Width of the Green Link between the north boundary and the edge of the development parcel to the south; and
- The alignment and width of the rerouted School Stream.

The key layout principles driving the layout of the Green Link are itemised below:

- Where applicable, cycle-pedestrian routes should follow the existing alignment of the public right of way [PRoW], for example Footpath Nos 296 and 321;
- All existing connections to and from the existing PRoW must be maintained;
- The cycle and pedestrian route should be segregated or separated along its entire length and designed in accordance with the agreed standard, such as LTN 1/20 or similar;
- The landscape corridor between the edge of the development parcel and the A29 corridor must be activated to avoid negative or antisocial uses. This should include positive-active uses, such as provision for an appropriate level of leisure and recreation;
- Natural surveillance must be optimised to discourage negative or antisocial uses; and
- The usable open space should be programmed as a sequence of smaller 'greens' or pocket parks that connect directly to both the pedestrian route and the development edge.

KEY AREAS

Green Link Crossing

This crossing represents a momentary change in the function of the Green Link, and a break in the character of the A29. The character of the Green Link Crossing should be open and rural in nature, representing a threshold between the existing new settlements. The openness should ensure that when experienced from the A29 and on the Green Link itself it reads as a contiguous singular space. The Green Link Crossing is key to delivering this character.

The function of the Green Link Crossing as a threshold along both the A29 and the perpendicular pedestrian and cycle route should be achieved through the application of the following design principles:

- Visibility splays must be respected through compliance with the relevant road safety requirements;
- Barrier systems must be installed at the appropriate locations either side of the crossing to prevent continuous flow onto the carriageway; materials should be selected to be in keeping with the rural character, for example timber or masonry construction;
- The landscape either side of the crossing must be designed to direct flows to the crossing points, thereby eliminating as much as possible desire lines that avoid them;
- The landscape either side of the crossing points must be designed according to the anticipated pedestrian volumes at peak time;
- The crossing points and the crossing itself must be designed to accommodate both cyclists and pedestrians; and
- The landscape either side of the crossing should be open to allow views east-west along the Green Link.

Development Interface

- The interface between the Green Link and the development edge must be permeable and active with controlled access and views;
- Safe interaction with SuDS features in controlled locations should be encouraged;
- Large specimen trees should be planted in key focal points along the development edge and in open amenity space;
- Amenity provision such as lawns and play spaces should be located close to development edge and onward connection to open space and play space;
- Planting should be installed to the edge of the SuDS features to discourage ingress from open space and play space;
- Buffer planting to create backdrop and to screen existing / proposed development to the north; and
- Focal points and amenity provision should be designed to facilitate way finding along the Green Link.

Lidsey Rife Linear Park

The valley of the Lidsey Rife and a number of its tributaries will form the basis of a new linear park from Eastergate Primary School to the West Coastway railway line. The existing landscape must be ecologically enhanced to ensure the establishment of a range of habitats, from riparian, marginal, transition-, succession, to climax. The network of connected wildlife corridors must include wetland, woodland, grassland and meadow mosaics.

The Lidsey Rife Linear Park is characterised into three broad landscape types: riparian, transitional, and grassland. The following principles outline how this can be achieved:

- The riparian corridor includes the full extent of the flood zone, and the landscape proposals must respect and respond directly to the hydrological functions and ecological systems associated with it;
- All proposals to develop the park from its existing condition must respect and enhance existing habitats, and be led by the approved ecological objectives;
- The riparian zone must receive run-off from greenfield land only, and must not be connected to drainage catchments associated with grey infrastructure of the development;
- It must include aquatic, marginal, and wetland meadow habitats; it should also include where possible wet woodland, or carr habitat;
- The transition zone should start at the outer edge of the flood zone and extend to the grassland zone;
- It should comprise a range of habitat mosaics that include seasonal meadows, succession woodland, open grassland and climax woodland;



C. Landscape Character Principles

Lidsey Rife Linear Park

- The grassland zone should be located in higher elevation away from the ecologically sensitive areas of the riparian transition zones;
- Trees as single specimens or groups must be located to respect the setting of the Grade II* listed St. George's Church, preserving the visual link to the church from the footpath/ cycleway; and
- Visual impact of the development edge must be mitigated where appropriate by buffer structural planting.

KEY AREAS

Lidsey Rife

Lidsey Rife corridor forms the riparian zone and as such is driven by ecological objectives. These objectives will be achieved applying the following principles:

- Landscape proposals must optimise opportunities for the establishment of wet woodland and wetland mosaics;
- Proposals and works within or that otherwise may affect the rife corridor must be carried out in accordance with method statements approved by an appointed ecologist and all interested stakeholders;
- Activities that potentially conflict with or undermine existing and proposed habitats within the rife corridor must be 'designed out' of this zone; examples of such activities include destination play areas, off-road cycling, or large unmanaged group activities;
- Recreational activity should be limited to passive and light interaction, such as walking, leisure and small managed group activities;
- The rife could be re-profiled in selected locations to optimise opportunities for a sensitive interaction with the water; such opportunities could include benching, beaches, decks or platforms;

- All pathways must be constructed from natural materials, locally produced and sourced where possible;
- Network of secondary pathways should incorporate quieter, more ecologically sensitive routes, such as natural trails, learning trails, and wellness or fitness trails; and
- Hubs should be established along the various trails to encourage outdoor learning, nature play, fitness, access to nature, and passive leisure.

Play Areas

The destination play and recreation areas within the Lidsey Rife Linear Park will be designed and implemented according to the following principles to ensure the appropriate character areas are achieved:

- Neighbourhood Equipped Area for Play, or NEAP, must comprise formal and informal recreation for children and young people;
- Activity zones must be located 30m min from the boundary of the nearest property containing a dwelling;
- They must comprise a minimum of 1,000sqm of activity zone;
- The NEAP must include play provision and facilities specifically for disabled users; access to them must be DDA-compliant; safety surfaces in and around the inclusive play elements must comprise rubber crumb or grass matting;
- The NEAP should be in key, prominent locations, highly visible to optimise natural surveillance, wayfinding and orientation; close enough to roads so as to be accessible, yet safe;
- All play provision should be constructed with natural materials where possible, using a natural loose-fill safety surface where not designed as part of the inclusive play provision;
- Planting will be integrated with the general design to provide opportunities for sensory interaction with nature and ensuring integration with the immediate context;

- It must be designed to respond directly and sensitively to the immediate landscape setting such that it is visible but not conspicuous; and
- Other outdoor provision may be provided near the destination play area and designed to respond directly sensitively to the immediate landscape setting such that its function and character are compatible with those of the Linear Park.

Amenity Grasslands

The elevated land south of St George's Church is located between the Lidsey Rife and its tributary. It is separated from the more ecologically-focused zones associated with the rife corridor, and well-located for more active amenity provision. The following principles apply to the design of the amenity grassland:

- Provision for active amenity such as sports and recreation must have minimal interface with SuDS features and ecologically sensitive areas;
- Sufficient open space to accommodate a future cricket green should be provided with gradients suitable for this purpose;
- Grass and turf for the cricket pitch should be planned, designed, and constructed to the relevant agreed standard;
- Consideration should be given to the impact of natural turf on the surrounding habitats, such that aggressive non-native species do not encroach into the native meadows, and that subsequent maintenance regimes avoid any negative impacts of spray drift on the flora and fauna of adjacent habitats; and
- Amenity areas for non-pitch activities could be sown with a species-rich flowering grassland seed mix.

C. Landscape Character Principles

Sustainable Drainage Features

(Including the attenuation ponds and the school stream)

CHARACTERISTICS

Water is a feature of the culture and landscape of the wider area. The low lying landscape within the Site is characterised by a field drainage network of rife. This network should be retained and ecologically enhanced. The new site-wide drainage design will comprise conveyance and attenuation of surface water for each development phase. In all instances it will integrate the primary drainage function with habitat creation and amenity provision, incorporating the treatment train principles from source to site control.

KEY LAYOUT PRINCIPLES

The following principles should inform the detailed design of the surface water drainage for individual parcels.

- Attenuation basins must be identified through collaboration between the appointed landscape architect, ecologist and drainage engineer as either retention or detention basins;
- Retention basins should be located wherever possible in prominent locations within amenity green space to optimise visual amenity and positive human interaction; and
- The form of the attenuation basin must be designed such that the new landform is smooth, flowing, and integrates with the existing topography.

KEY

- | | | | |
|---|-------------------------------|---|---|
|  | Planning Application Boundary |  | Basin profile blended naturally into surrounding landscape |
|  | Seasonal wetland |  | Access to and around drainage features |
|  | Retention basin |  | Positive visual connection between basin and surrounding built form |
|  | Detention basin | | |



Sustainable Urban Drainage Features

KEY AREAS

Seasonal Wetland:

Located at the southern-most point of the Green Link, this constructed wetland receives run-off from a large portion of the development. It is characterised by a cluster of basins for the catchments of different phases. The following principles are to be applied for this area.

- The wetland, comprising multiple basins, must be designed as a singular, integrated and coherent landscape area; conversely the basins must not read as discrete drainage features, independently design and constructed;
- The design and construction of each of the basins must respect the habitats of those constructed in previous phases;
- The proposed landform of each basin must comply with the design intent of the overall design of the Seasonal Wetland; and
- Each basin must be designed and constructed to tie in naturally, in terms of levels and planting, with the adjacent basin or landscape area.

Retention Basins:

- Access to water and the design of the shoreline must be designed according to the relevant RoSPA guidance;
- Access to the shoreline should be located to respond to desire lines and encouraged by means of decks or platforms; and
- Permanent water should be considered as a positive visual contribution to the immediate setting and should be designed in coordination with the appointed architects to ensure a positive visual connection with adjacent built form.

Detention Basins:

- The vertical and horizontal design must be developed in coordination with an appointed ecologist to optimise opportunities for habitat creation; and
- The shoreline must include scalloped edges and benched profiles of a maximum gradient, wherever possible, of 1 in 5, or 20%.

