

8. THE MASTERPLAN

8.2. ILLUSTRATIVE MASTERPLAN



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- 1 Neighbourhood centre providing community facilities such as local retail, creche and cafe.
- 2 Community building incorporating multi purpose space and changing facilities.
- 3 Enterprise hub with workshops and business space.
- 4 Elderly Care Village
- 5 Co Op Housing project designed with future residents
- 6 Affordable housing distributed throughout the site
- 7 Edible landscape
- 8 Retain existing lake and woodland
- 9 New central park alleviating pressure on Chichester Harbour Special Protection Area.
- 10 Retain existing pond to the north as part of open space network
- 11 'Chichester Fields' area of formal recreation
- 12 East west green fingers incorporating Sustainable Urban Drainage
- 13 New landscape bund and new pedestrian bridge, providing acoustic buffer
- 14 New pedestrian and cycle bridge creating 'Aqualine Way'
- 15 Improved pedestrian and cycle crossing at A27/Oving Road providing good connections to the city centre. In short term provide improved pedestrian footpath and cycle route from relocated site entrance to improved crossing point at A27/Oving Road junction
- 16 Network of footways and cycle ways linking to lakes, woodlands, boardwalks and sitting areas.
- 17 New vehicular access from A27 to the north. Sense of arrival created through approach between new lakes and landscaped bund. Westbound egress to A27.
- 18 Improvements to Portfield roundabout to reduce vehicle speed and improve capacity.
- 19 Relocated and improved vehicular access from A27 to the west. Sense of arrival created through approach between new lakes. Southbound egress to A27.
- 20 Existing vehicular access from Shopwyke Lane improved.
- 21 Extend existing bus service to Tangmere to create circular route with new bus stops on Shopwyke Lane connecting to the city centre.
- 22 New pedestrian and cycle bridge crossing on A27
- 23 Views from adjacent Grade 2 listed buildings screened by existing dense hedge and tree corridor