

Brinsbury is allocated as a Centre for Rural Excellence. The vision for this campus is:

***“The creation of a high quality provider of education, training and related service, on a campus with excellent accommodation and resources”***

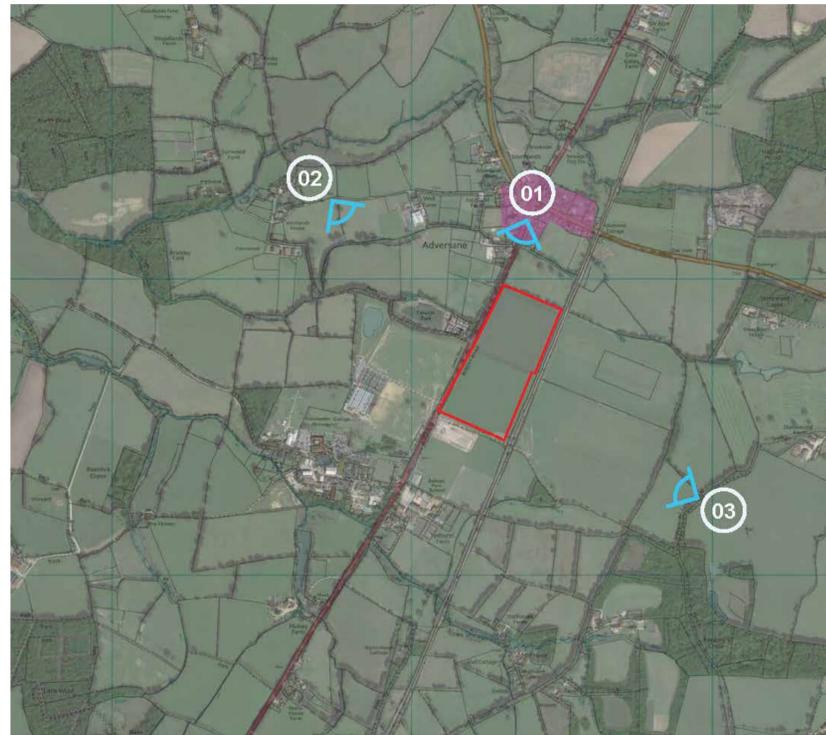
- The mission of the College is to **‘Change Lives Through Learning’** which is achieved by delivering outstanding teaching and learner focus at the heart of all college activity (2014 Ofsted)
- This mission can be enhanced in collaboration with private enterprises providing direct educational links, such as apprenticeships, which add value to activities on the Campus and the student experience.
- The proposed commercial enterprise at **Brinsbury Business and Education Park** would deliver educational links with the College, increase opportunities for education and training, support the rural economy and provide wider employment opportunities within the District
- Brinsbury Business and Education Park comprises an area of land of approximately 11.5ha / 28.5 acres located to the east of the main campus.
- The Brinsbury Business and Education Park will be sensitively designed paying particular attention to its rural location.

# 1 | Landscape Led Strategy

- A **landscape-led** approach
- Strategy **informed by local character** and setting
- LVIA (**Landscape Visual Impact Assessment**) to ensure proposals respond both sensitively & appropriately

## The proposals will aim to;

- Provide structure within the landscape proposals **reflective of the wider rural environment**.
- Reinforce and re-establish **connectivity** within the landscape, to reflect that of the **localised field** patterns.
- Provide & improve local **ecological diversity** and **habitat creation** through the planting of **native shrubs** with species rich wildflower grassland of UK provenance, suited to the local soil type.



## Strategy Concept

- 01** Adversane Conservation Area - setting to be **protected**.
- 02** Trees & understorey along northern boundary to be **protected and enhanced** with new tree planting to reinforce the visual setting of **Adversane Conservation Area** and existing ecology corridor.
- 03** Existing trees & hedgerow vegetation to be retained along Stane Street & **enhanced to reinforce green/leafy local character**.
- 04** Existing intermittent trees and hedgerow to western boundary (Stane Street) to be **enhanced** with **additional** clear stemmed trees.



- 05** Southern boundary to be **enhanced with tree and shrub planting** to reinforce landscape structure and filter glimpsed views made in passing along Stane Street.
- 06** Glimpsed views made by rail passengers to be **softened with native shrub planting** groups.
- 07** Outlying existing landscape **character to inform internal site layout** - tree groups, tree belts and hedgerows.
- 08** Irregular assart field pattern to **inform and soften** internal layout.

Proposed Native Species Tree Planting - scattered trees and intermittent treelines



Proposed Native Species Hedgerow Planting - mixed native species



Proposed Native Species Tree Planting - woodland group / tree belts



Proposed Wildflower Grassland - UK provenance wildflower grassland species mixtures



Proposed Native Species Understorey Shrub Planting - mixed native species shrubs

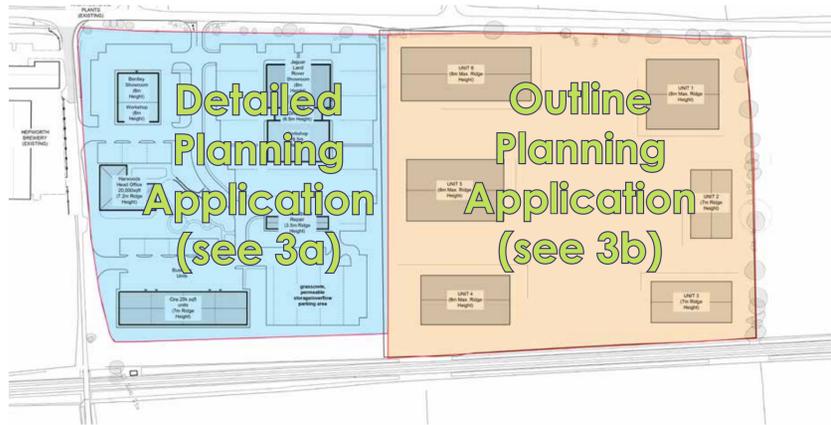


# 2 | Co-ordinated Masterplan Strategy

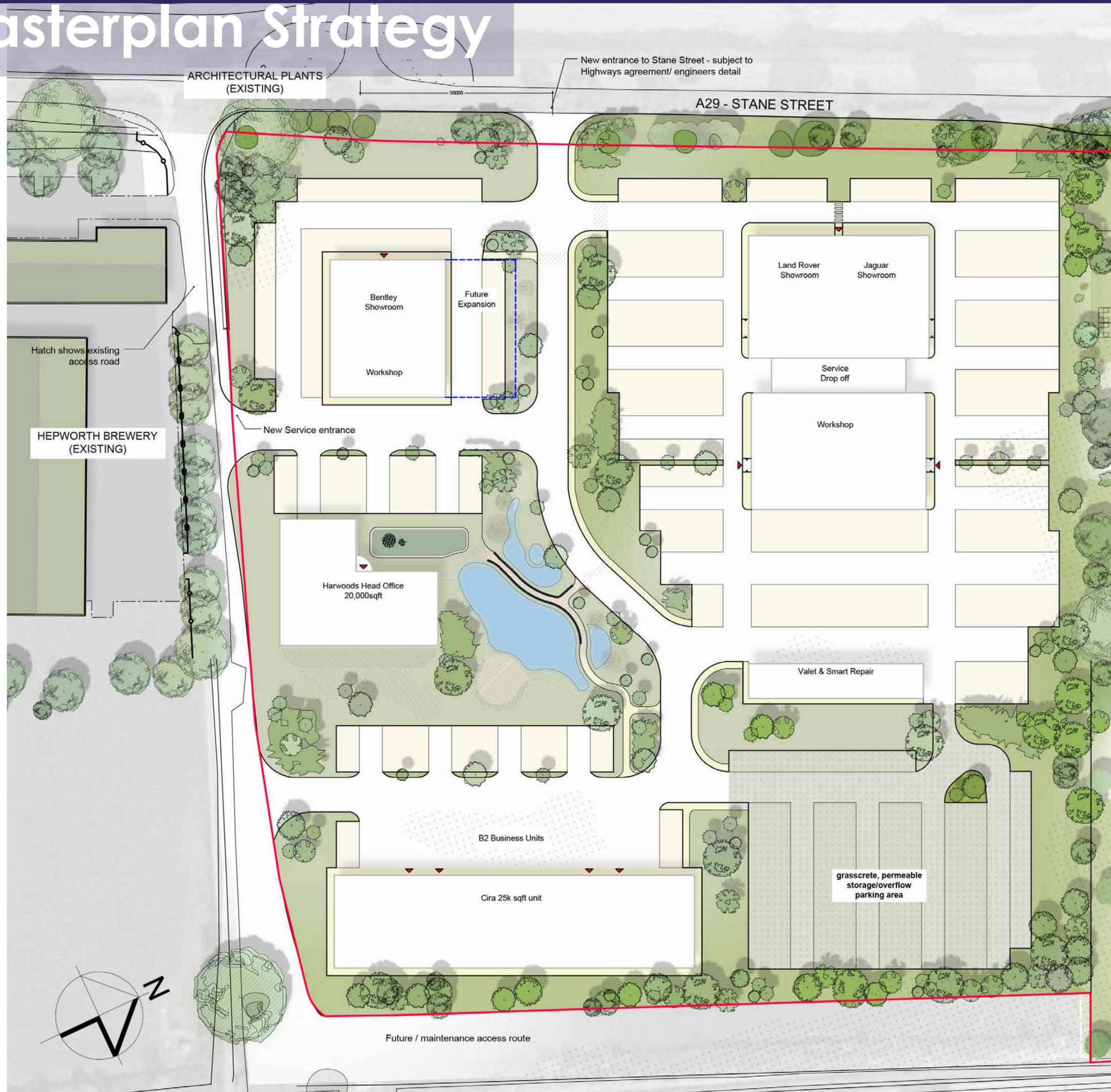
## Site Context



## Planning Strategy



## Massing & Scale





## Materials Pallet

Materials and finishes will be carefully selected to reflect both the rural setting and location of the site, create an attractive visual character, meet sustainable principles and also to conform with high quality and prescribed standards for the global Jaguar Land Rover and Bentley brands.



# 3a | Partnership Development Opportunities

## Chichester College & Brinsbury Fields

Brinsbury Fields has been used for agriculture in connection with the Brinsbury campus. It is now surplus to requirements.

The Land is identified by Horsham District Council as suitable for the development for uses that:

- Complement and **enhance** the educational facilities provided by Chichester College
- Add value to the activities on the campus and the student experience.

## The Harwoods Group - an Educational Partnership:

Harwoods are the established automotive retailer in the South of England, established in nearby Pulborough in 1931. The current site in Pulborough is congested and operating at maximum capacity

Chichester College and Harwoods are working in Partnership to develop the south west side of Brinsbury Fields to forge closer ties, educational links and ensure the long term future of this locally based company in the area.

Not just limited to Motor Vehicles, specific Training, Vocational Work Experience and Apprenticeships will become available to students studying an extensive range of courses related to:

- **Motor Vehicles & Engineering**
- **Business & Management**
- **Computing & ICT**
- **Construction & Maintenance**
- **Landscaping**
- **Agriculture & Equine courses**  
*(through sister farming and racing business)*

Chichester College wishes to **embrace** the demands of a more **diversified rural economy**.



# 3b | Partnership Development Opportunities

## Brinsbury Business & Education Park

Outline Planning Application proposals, providing a mixed-use industrial and commercial development comprising Usage Class B1 Business, B2 General Industrial and B8 Storage or Distribution within six varying size units.

## Educational Partnership Links

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The careful and considered offering of this land for local commerce is an important opportunity for far greater **linking of extended learning** and apprenticeships for Brinsbury Campus students.

It is important to understand that Brinsbury students choose course subjects from **engineering** and **welding** through to **heritage** and **ecology**, all of which take place at the Brinsbury Campus of Chichester College.

Crucially many specifically choose to study at Brinsbury when similar courses are also based in Chichester; the students are making a cognisant decision regarding not only their course but also their **learning environment**.

Enhancing the learner opportunities to seek experience from day visits through **curriculum engagement** to **full apprenticeships** within a stone's throw of the Brinsbury campus will enrich their academic, vocational and life learning experience within a physical context that is clearly important to them.

Heritage & Traditional Blacksmithing Crafts Level 2 Certificate



Vehicle Maintenance and Repair (Motor Cycle) Level 3 Advanced Apprenticeship



Vehicle Systems, Body & Paint Maintenance (Motor Vehicle) Entry Level 3 Diploma



Engineering (Maintenance, Installation & Commissioning) Level 3 Diploma

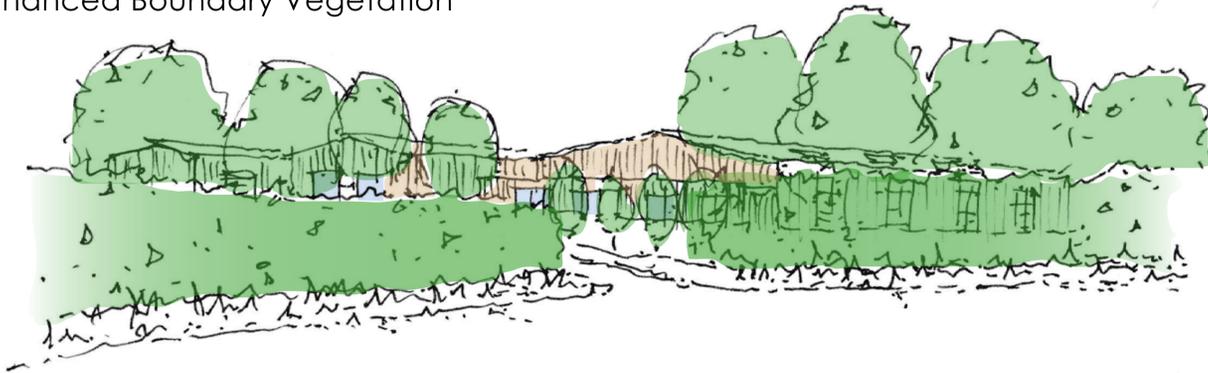


Engineering Maintenance Technology Level 2 Diploma

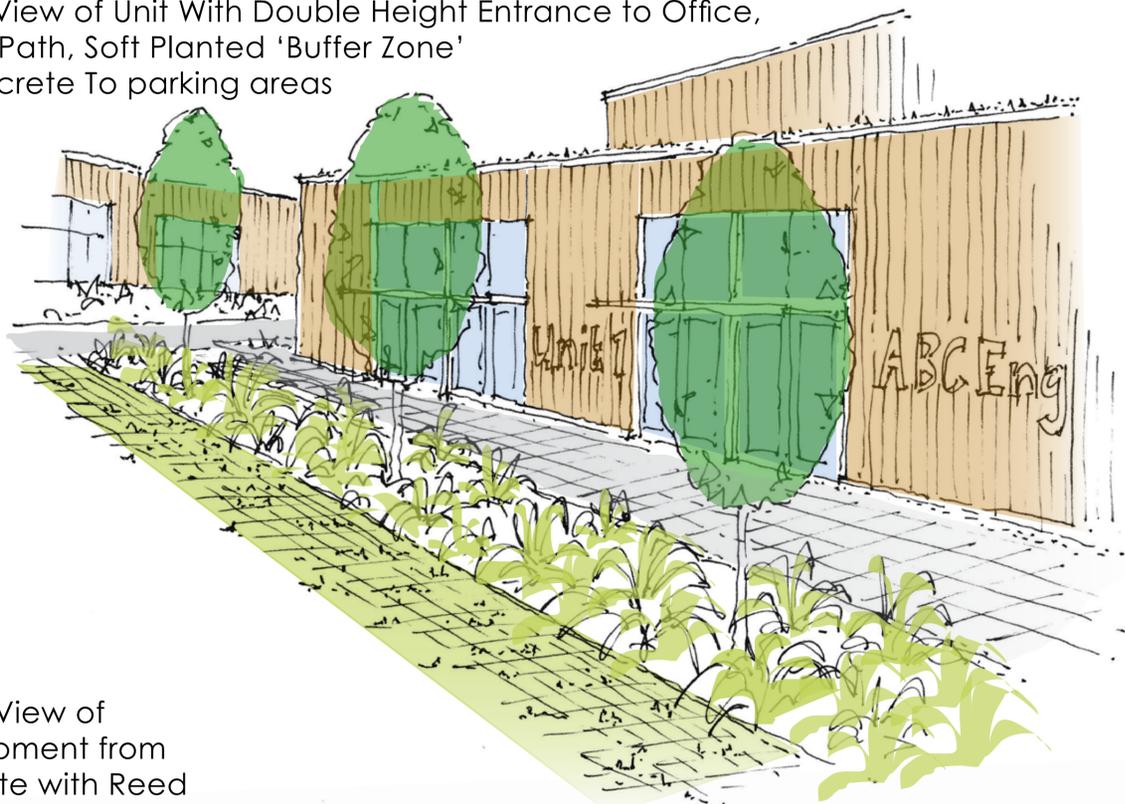


## Outline Proposals To Enhance Partnership Opportunities

View of Development From Stane Street; Existing Reinforced & Enhanced Boundary Vegetation



Sketch View of Unit With Double Height Entrance to Office, Access Path, Soft Planted 'Buffer Zone' & Grasscrete To parking areas



Sketch View of Development from within site with Reed Bed



## Sustainability:

All proposals will seek to provide a **sustainable** design that has **minimal impact** on the surrounding environment - both during construction and in the future.

A green roofing system in conjunction with photovoltaic panels can provide and contribute towards:

- Increased thermal performance, noise and sound insulation;
- Improving air quality by reducing polluting air particles and compounds;
- Provide refuge for wildlife, enhance biodiversity of development;
- Increased effectiveness of photovoltaic panels installed on a green roof;
- Reduced water runoff volumes;
- The use of recycled materials (some membranes and growing mediums).

Each plot will have its own packaged sewage treatment plant with the **treated** effluent being discharged to the watercourse adjacent to the A29.

**Rainwater harvesting** will reuse a proportion of the increase in volume of surface water runoff with **sustainable drainage system features (SUDS)**. Petrol interceptors and deep trapped gullies will be located within parking areas. Systems to include:

- Cellular tanks
- Oversized pipes
- Porous pavers
- Reed bed system & attenuation ponds

## Appearance:

Possible use of materials to break up the expanse of the façades include:

- Robust concrete or brickwork plinth;
- Use of **traditional timber** externally;
- Elements of **metal profile cladding** to façades & roof;
- Translucent panels for increased **daylight**, robustness and easy 'push-fit' installation;
- Roof lights to maximise **natural daylight & ventilation**;
- Clean lines & light colours internally to create a calm work environment;
- Internal 'pod' offices for **flexibility for future** modification or layout to suit changing needs of occupier;
- Translucent materials internally to **permeate** daylight through the building;
- **Green roof system** for improved thermal performance and reduced water runoff volumes;
- Roof mounted **photovoltaic** panels resulting in reduced energy bills and **carbon emissions**.

Vertical timber cladding & pitched roof to give a domestic & welcoming appearance



Green roof designed for biodiversity



Translucent facade of polycarbonate multi-wall sheets by Rodeca

