

Affordable Housing Mix

An affordable housing strategy has also been developed in consultation with Arun District Council. 30% of new homes will be affordable, with 49% of these being 1 and 2 bed flats, and 51% being 2 and 3 bed houses.

The adjacent plan illustrates a potential distribution of affordable housing

Illustrative affordable housing provision

KEY	HOUSETYPE	No. OF HOMES
	1 and 2 Bed - Apartment	33
	2 Bed House - Terrace/semi-detached	18
	3 Bed House - Terrace/semi-detached	16
	TOTAL	67



Illustrative affordable housing mix plan

Landscape Strategy

The landscape strategy is illustrated in the plan on the adjacent page.

The key objectives for the landscape design are to:

- protect the sense of calm and reflective presence of the cemetery;
- retain the visual amenity of residents;
- retain and increase the existing hedgerow and tree cover;
- ensure that the existing and new footpaths are set within attractive green corridors;
- allow for key views of the Cathedral Spire, and the South Downs, where these are available; and
- link positively to the wider allocated site.

The layout of the site is landscape led. The landscape mitigation and design proposals are designed to minimise landscape and visual effects, integrate the proposed development into the landscape, and to provide benefits to the wider landscape. This is in the interests of visual amenity and sustainability.

The site-wide landscape strategy includes the following features:

- carefully creating the vegetative edge to the Cemetery extension, while providing pedestrian access;
- new and reinforced planting along hedgerow boundaries;

- green corridors and footpaths as shown on the landscape masterplan;
- retaining as many trees as possible, and the replacement in kind of any trees that may need to be felled to provide access, using 18 cm advanced nursery stock;
- planted avenue of trees along the new roads, with 18 cm stock, plated on one side to allow services on the other;
- a generous level of new trees within the housing areas, with 1 tree per house overall;
- retention of existing trees and hedgerows;
- new structure planting to comprise locally indigenous species, designed to provide a strong landscape framework and setting for the new development, integrate the proposed development within the surrounding countryside, and reduce its visual impact on local views;
- use of directional downlighting to minimise surplus light spill and careful location and alignment of light sources to minimise night-time visual effects;
- the retention and where necessary reinforcement of the hedge buffers.

The table below quantifies the proposed open space provision at Nursery Fields, in compliance with policy requirements.

TYPOLOGY	POLICY REQUIREMENT	PROVISION ON SITE
Amenity greenspace	0.3 ha	0.3 ha
Parks and gardens/ orchard	0.4 ha	1.12 ha
Natural and semi-natural	0.89 ha	1 ha
Other open space/ green buffers	n/a	2.23 ha
Equipped play space/other outdoor provision	0.27 ha	0.27 ha

The following pages describe and locate the three proposed landscape characters of the public open space. These are:

1. Community Green
2. Green corridors
3. Ecological areas and buffer zones