

MASTERPLAN

Illustrative Housing Mix

The illustrative masterplan has been designed to facilitate a wide range of dwelling types and sizes.

The table below sets out the indicative dwelling mix for the site, shown in the adjacent illustrative masterplan. The mix ranges from 1 and 2 bedroom flats, to 2, 3 and 4-bedroom houses, varying in type with terraces, semi-detached and detached homes. Whilst the precise housing mix will be developed at a detailed design stage, depending on market conditions and Arun District Council (ADC) priorities, this indicative housing mix has been developed in consultation with ADC's Housing Officer.

Illustrative housing provision

KEY	HOUSETYPE	No. OF HOMES
	1 and 2 Bed - Apartment	47
	2 Bed House - Terrace/semi-detached	43
	3 Bed House - Terrace/semi-detached / detached	125
	4 Bed House - Detached	10
	TOTAL	225



Illustrative housing mix plan

MASTERPLAN

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

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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.

TYOLOGY	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



MASTERPLAN

Landscape Strategy

COMMUNITY GREEN

The Community Green will be a focus for residents, comprising an attractive amenity and functional area, a pocket park which lies at the focal point of paths and cycleways

Activities include picnic spaces, informal kick around areas, and play spaces enclosed by colourful shrub planting. One of the more interesting features will be the Community Orchard and Woodland, an area of fruiting and amenity trees managed and run by a management committee organised by those who live in Nursery Fields, thereby providing local ownership. A sitting area will overlook the play space and take advantage of a glimpse to the Cathedral.

The community green will be enclosed by hedges and indigenous trees, reflecting the local area, underplanted by meadow grass with mown paths.

Key

 Cathedral view



PLAY STRATEGY

Play should be an intrinsic part of the open space and gardens, as children of all ages are themselves part of the community. Therefore, all open spaces will bear this in mind in their design, with linear play and exercise trails and play features located next to bench seats.

Formal play space is required in addition, with local areas of play enclosed by attractive planting and fences, and with parent's sitting spaces within them.

Equipped areas of play will be available for older children, and these will be located within the open spaces overlooked by dwellings.

Key

-  LAP (Local Area of Play)
-  LEAP (Local Equipped Area of Play)
-  Combined LEAP and NEAP (Neighbourhood Equipped Area of Play)

