



6.0 Landscape, drainage and noise

Landscape Framework

The landscape proposals are intended to create a varied and legible character across the site, with a transition from more open and managed amenity spaces to more naturalistic and wooded areas. This approach provides visual interest, supports recreation and play, and reinforces the green structure of the development.

Play provision is integrated within the landscape framework through a combination of formal and informal elements. A Local Equipped Area of Play (LEAP) forms the principal equipped play destination, while informal 'play-as-you-go' features are incorporated within the wider landscape to encourage incidental activity and exploration.

The soft landscape strategy seeks to strengthen biodiversity across the site through the use of native species, habitat-rich grassland, scrub planting and SuDS-associated planting. Existing boundary vegetation is retained where possible and supplemented with native planting where appropriate to reinforce ecological corridors and strengthen habitat connectivity across the site.

Native scrub planting is incorporated particularly along the north-east boundary and around the south-east basin landscape, helping to create varied habitat structure and soften the interface between built form, open space and retained vegetation. Meadow grassland, low-flowering lawn and wetland grassland mixes are used to provide ecological interest, seasonal variation and foraging opportunities for wildlife.



- Existing Trees to be Retained and Protected
- Existing Vegetation to be Retained and Enhanced
- Existing Vegetation to be Removed
- Native Trees

- | | | | | | |
|---|-------------------------------------|---|-------------------------------------|---|---|
|  | Climber Plants |  | Native Flowering Lawn |  | Slab Paving to Pedestrian Access |
|  | Hedgerows |  | Private Garden Areas |  | Natural Stone Slab Paving to Private Patios |
|  | Native Scrub Planting |  | Permeable Vehicular Asphalt Surface |  | Permeable Block Paving |
|  | Native Wildflower Grassland |  | Pedestrian Asphalt Surface |  | Maintenance Company Areas |
|  | Native Wetland Wildflower Grassland | | | | |



6.01 Landscaping Strategy

Planting Character

Planting across the site is structured to respond to different landscape functions. More open areas of low-flowering lawn and tree planting create a parkland character, while the landscape becomes progressively more wooded and meadow-dominant toward the north-east corridor. This creates a naturalistic hierarchy across the site, with a transition from open amenity space to more enclosed and immersive landscape character.

The infiltration basin forms part of the site’s sustainable drainage strategy and is integrated within the landscape design as a naturalised feature. Planting associated with this area is intended to provide ecological benefit and visual amenity, contributing to the site’s blue-green infrastructure while supporting biodiversity net gain objectives.

Shared Landscape and Movement

In addition to the main public landscape areas, shared soft landscape associated with the residential parcels provides visual relief, ecological enhancement and a greener setting to the built form. Native tree and hedgerow planting within these spaces contributes to the continuity of the landscape framework through the site.

The hard landscape strategy supports a clear hierarchy of movement and access across the development. Primary vehicular and pedestrian routes, shared surfaces, private access paths and links to the wider landscape network are differentiated through the use of varied materials and finishes, with permeable surfacing incorporated where appropriate as part of the sustainable drainage approach.

Summary

Overall, the landscape proposals are intended to provide a legible, attractive and ecologically beneficial setting for the development, combining play, shared amenity, habitat creation and sustainable drainage within a cohesive landscape framework.

Areas for BNG Calculations

Total Area (RLB) - 27,700 m2

Proposed Shared Soft Landscape

- Native Wildflower Grassland - 3173 m2
- Native Wetland Wildflower Grassland - 968 m2
- Flowering Lawn - 1,310 m2
- Native Trees - 150
- Native Hedgerows - Length - 396 m total
- Green Walls - 59.3m Length
- Native Scrub - 709 m2

Total area of proposed managed soft landscape - 5619 m2

Existing / Retained boundary vegetation - 3827 m2

Removed/trimmed back existing vegetation - 1620 m2

Further information can be found on Flood Risk Assessment and Drainage Strategy document 33186/CS March 2026 produced by DHA.

KEY

-  Proposed Site Area
-  Proposed Porous Pavement
-  Proposed Roofs
-  Proposed Hardstanding



6.03 Noise Strategy

The site was measured over a number of days and nights with a class 1 sound level meter between 15th to 23rd February 2024. The primary sound source is the A27 to the Eastern and Northern site boundaries.

The application submitted is for detailed planning consent and has sought pre-application advice from the local planning authority. Liaison has also been undertaken with the project management team to ensure that good acoustic design has been worked into the layout and design of the properties.

The worst-case Sound Reduction Index is 34dB for 2nd floor bedrooms (houses) overlooking the A27. For Kitchen Living Diners (houses) the SRI is 26dB. For the flats in closer proximity the worst-case SRI for the bedrooms is 31dB and for the KLD, 27dB.

Rigorous calculations show that enhanced glazing is required for the bedrooms on the first and second floors of the properties closest to the A27. This is in combination with the use of mechanical Ventilation and Heat Recovery to provide ventilation to the units.

Mechanical ventilation for the properties closest to the A27 was selected by the client to ensure that the results of an overheating assessment by Ecolytik are capable of being achieved with trim cooling applied.

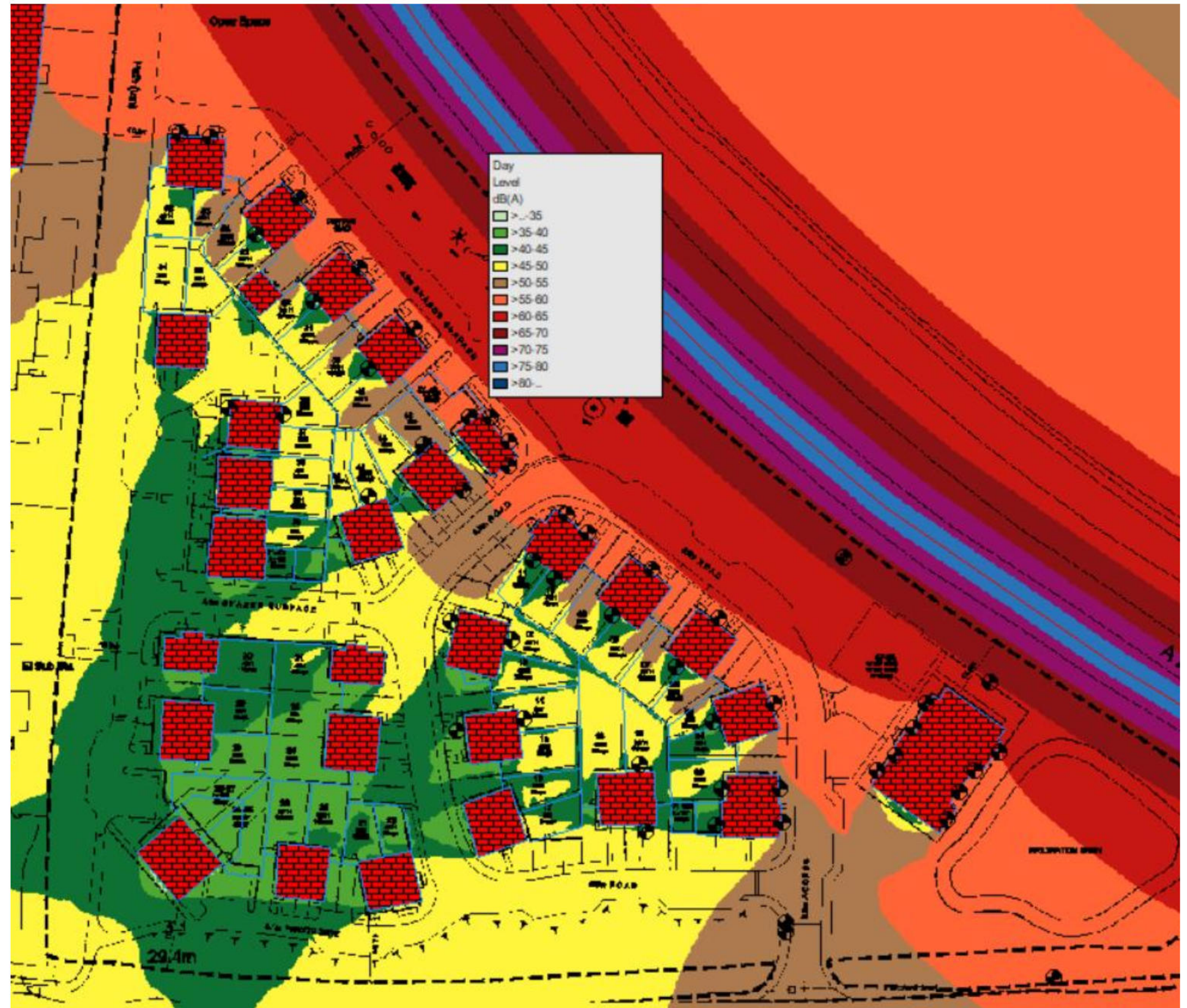
An initial site risk assessment for the site, consistent with the approach in ProPG2017 for the highest received sound pressure levels for those properties on the Eastern facade indicates a low to medium risk. A negligible risk is likely for those properties further from the A27 on the Western boundary which will not likely require any mitigation measures.

External amenity areas for the properties have been assessed and the majority are below 55dB LAeq,16 hour satisfying the requirements of both BS8233:2014 and WHO Guidelines for Community Noise dated 1999 and 2018(revised). The exception being plots 47-48 which will require a higher barrier to mitigate roadside noise from the A27.

Please refer to the acoustic report by Acoustic South East for further information.

KEY

<35	>55-60
>35-40	>60-65
>40-45	>65-70
>45-50	>70-75
>50-55	>75-80



Daytime Noise Modelling Predictions



7.0 Appearance

7.01 Proposed House styles and Materials

MATERIALS COMBINATION - FLINT ON KEY BUILDINGS

The approach to the elevations adopt a contemporary interpretation of the local character, primarily from Walberton, to provide a high quality architectural design rooted in the local area. Given the number of new developments surrounding the site, it was considered that the area can support a more contemporary approach. Furthermore, the surrounding built form does not provide high quality architecture or architectural detailing that would be considered suitable to be utilise within the proposal.

Translating traditional elements of the existing local vernacular has led to the proposal of the styles and materials set out.



Key Features

1. Red brick
2. Projecting brick headers
3. Single brick quoining
4. Flint
5. Stacked soldier course banding
6. Flat porch canopy
7. Bay window
8. GRP chimney
9. Slate roof tile
10. Double brick banding

MATERIAL PRECEDENTS



Red brick



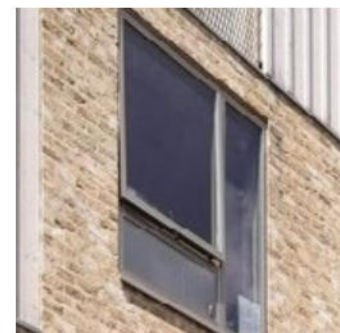
Flint



Slate roof tile



Single course brick quoining

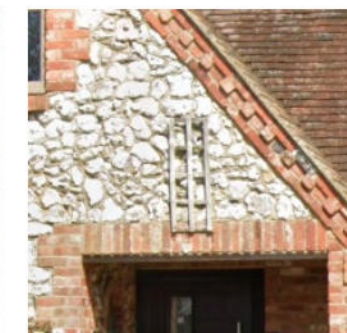


uPVC Flush Casement
Dark grey windows



Flat porch canopy and
Composite Front Door

CONTEXTUAL REFERENCE



Dentil course banding



Flint with quoining

7.01 Proposed House styles and Materials

MATERIALS COMBINATION - HANGING TILES ON TURNING BUILDINGS

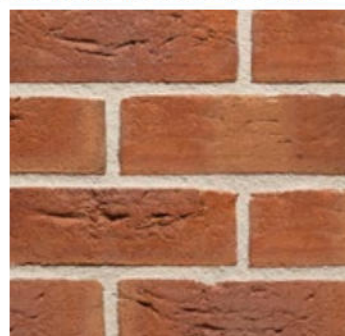
A mix of red brick and tile hanging is proposed to corner turning buildings with clay roof articulated with Juliette balconies. A formal elevational approach is adopted through the stacked windows with a vertical format.



Key Features

1. Red brick
2. Lead flashing
3. GRP dormer windows
4. Flat porch canopy
5. Brick cill
6. GRP chimney
7. Tile hanging
8. Clay roof tile
9. uPVC Windows

MATERIAL PRECEDENTS



Red brick



Clay roof tile



Tile hanging



GRP dormer window

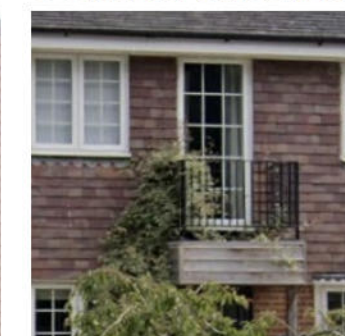


uPVC Flush Casement
Dark grey windows

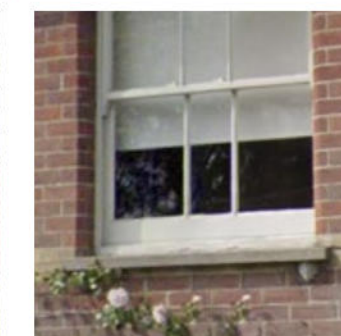


Juliette balcony

CONTEXTUAL REFERENCE



Balcony and tile
hanging



Stone cill

7.01 Proposed House styles and Materials

MATERIALS COMBINATION OF BRICK BUILDINGS

Projecting header course is a key detail utilised on brick dwelling which references the Flemish brick bond seen within the area along with horizontal brick banding.



Key Features

1. Buff brick
2. Projecting header course
3. Stacked soldier course banding
4. Flat porch canopy
5. Brick cill
6. GRP chimney
7. Clay roof tile
8. GRP dormer windows
9. Composite door

MATERIAL PRECEDENTS



Buff brick



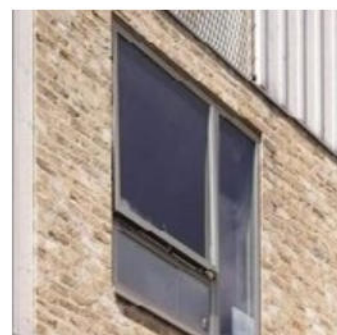
Clay roof tile



Projecting header course



Double soldier course banding

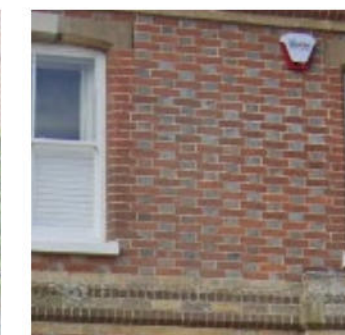


uPVC Flush Casement Dark grey windows



Flat porch canopy and Composite Front Door

CONTEXTUAL REFERENCE



Flemish brick bond



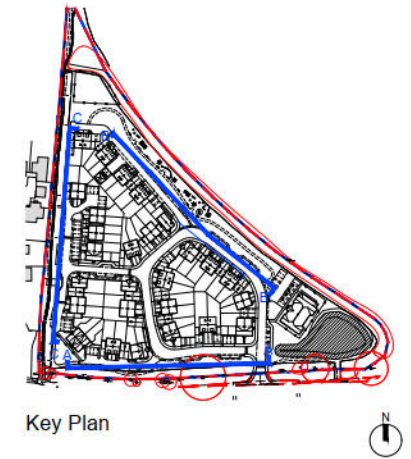
Horizontal brick banding



7.02 Street scenes



Street Scene AA



Street Scene BB



Street Scene CC



7.02 Street scenes



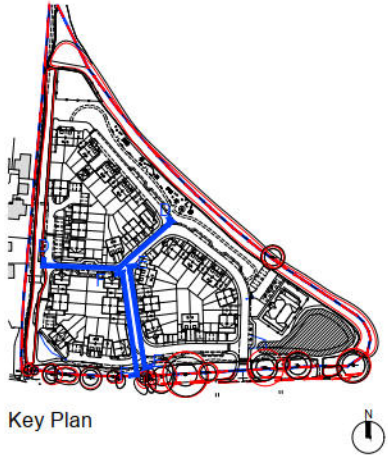
Street Scene DD



Street Scene EE



Street Scene FF





7.03 Precedents



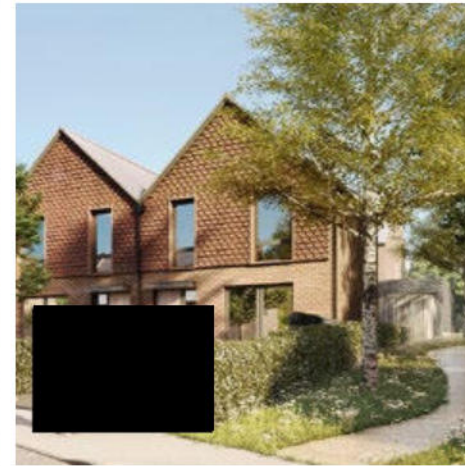
Flint to key buildings



Single brick detail quoin window surround



Projecting header course defining entrances and replicating flintish bond detail on building edges



Hanging tiles to upper level



Dormers



Front-to-Back Pitched Roof with gable projection for an interesting streetscene



Windows hierarchy



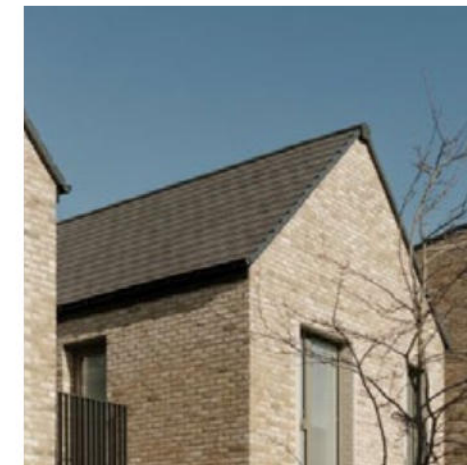
Material contrast between lower and upper level typical of surrey



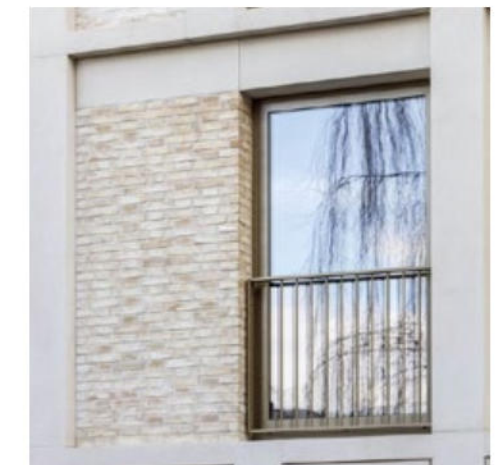
2 and 2.5 storey buildings design within the appropriate scale respecting the surrounding context



Red Clay Roof Tiles



Slate Roof Tiles



Juliet Balconies

7.04 Proposed Internal View 1



7.05 Proposed Internal View 2





8.0 Access



8.01 Vehicle, Pedestrian and cycle access

Vehicle Access

The vehicular access to the site creates an opening through the existing planting on the southern boundary with Arundel Road, where there is a good connection to a high-quality and appropriately surfaced public highway. The access can be used by pedestrian, cycle and vehicle movements.

This principal access road will be an appropriately sized bell-mouth arrangement with a 5.5-metre-wide road entering the site extending to 5.5m primary road which forms a circular route within the development. The primary access road is bounded by 1.8m wide pedestrian footpath to each side. The path continues into the site and connects to the Footpath 2825 within the open space to the north. Roads off the primary access road will comprise of a series of 4.8m wide shared surface carriageway with appropriate margins either side. The routes would cater for all road users including cars, refuse vehicles, emergency vehicles, cyclists and pedestrians.

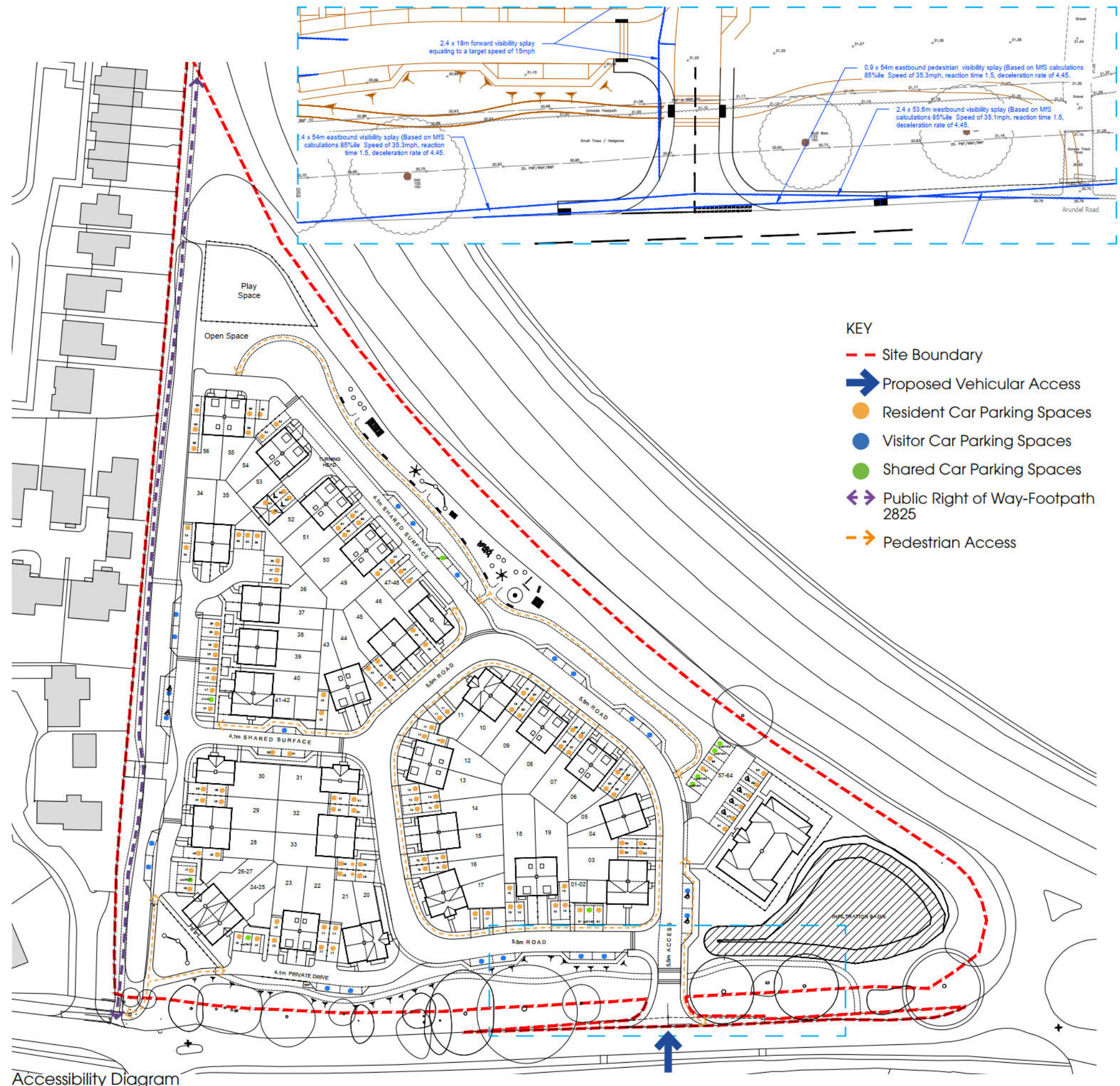
A total of 149no. car parking spaces are provided including 127no. resident parking spaces (2of which are carport spaces); 22no. visitor parking spaces. The parking provision has been specified to meet Arun District Council's parking standards, with an over provision of visitor parking. Each dwelling will be provided with a dedicated EVCP.

Pedestrian Access

PRoW Footpath 2825 will be retained along the western boundary with additional pedestrian links proposed that connects to the footpath. A pedestrian link is proposed on the existing track access along the southeastern area which facilitates a connection to Arundel Road and enhances pedestrian connectivity towards the surrounding areas. A new uncontrolled pedestrian crossing will be provided across Arundel Road adjacent to the new access to the existing footway to the South.

Cycle Access

All houses will be provided with two cycle parking spaces situated within sheltered and secure cycle stores within rear gardens of dwellings. All rear gardens will be accessible to cycle users without the need to travel through the dwellinghouse. The proposed apartments will be provided with one cycle parking space per dwelling, situated within communal cycle stores close to the apartment building entrance, and will be sheltered and lockable. This provision is compliant with the Arun Parking Standards SPD."





9.0 Sustainability

9.01 Sustainability Principles

Sustainability Objectives

A series of commitments and goals are set out to facilitate the delivery of a well rounded sustainable development.

These include:

BE LEAN: Fabric First Approach

The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

Ultra high-efficiency heating & hot water systems. Energy efficient LED lighting and appliances.

BE GREEN: Renewable Energy Generation

An energy strategy that can rely on electricity generated from low carbon sources. Air source heat pumps provide the heating and hot water requirements.

Sustainability Approach

Response to the impacts of climate change within the construction and design are central to the development principles, in order to deliver sustainable energy efficient homes for the future.

Some of the key design moves to achieve these objectives:

1. Retention of existing trees and hedgerow with provision of additional soft landscaping to enhance biodiversity
2. Provision of an infiltration basin to support sustainable drainage strategy with swales to aid with BNG provision.
3. Electric vehicle charging points provided for car parking spaces to all dwellings.
4. Sustainable modes of transport will be achieved through the design of a considered development with good pedestrian access links to Fontwell, which encourages movement by foot, bicycle and utilising the existing bus service.
5. Dwellings are orientated to make the best use of natural daylight and sunlight.
6. Proposed construction should optimise the individual building forms, fabric, solar control double glazing, and structure to minimise energy consumption. This will lower U-values and provide better air tightness, ensuring that the building services systems run as efficiently as possible.
7. Enhancing the thermal performance of the building envelope will help to future-proof the structure and yield the greatest CO2 saving.
8. Plots without noise constraints but with ground floor bedrooms to have purge fans installed into the ground floor bedroom.
9. Plots closest to the road and exposed to noise to have MVHR with air tempering coils.
10. The development could be solely electric through the use of air source heat pumps for heating and solar collectors for hot water. Adding renewable technology should then yield maximum carbon reductions with lower long-term costs for home owners.





10.0 Conclusion

10.01 Conclusion

The full planning application site is demonstrated to be in a sustainable location with good pedestrian access to the facilities available in Fontwell and with excellent wider connections to Chichester and Arundel.

The scheme presented in this design and access statement describes a proposal of up to 64 dwellings. This site presents an opportunity to deliver a good number of houses including an apartment building and affordable housing to meet local needs, whilst also being in a sustainable location with access to existing infrastructure to support the site.

The site presents the opportunity to provide a high quality residential development that has carefully considered the site context and wider landscape, to deliver high quality homes of varying sizes to meet local needs.

The key benefits of the proposals include:

- A residential scheme to include up to 64 residential dwellings, with policy compliant affordable provision of 30% and 4no M(4)3 apartments.
- Utilisation of the existing mature trees on the site to lead the layout design and provide mature landscape framework contributing to the unique sense of place.
- Utilisation and natural surveillance of public footpaths crossing the site, to improve pedestrian connections.
- Creation of public open spaces that are framed by existing mature vegetation and that acts as buffer to the A27.
- Publicly accessible play areas with overlooking positioned within the proposal to receive overlooking, ensuring natural surveillance.
- Provision of a fully integrated sustainable urban drainage scheme.
- Provision of an increase in planting, to include native species to maximise biodiversity and achieve a net gain.



View from proposed ecological enhancement zone looking new development along A27



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