Part 5:
Proposals

5.1 LANDSCAPE MASTERPLAN
PROPOSALS

FOXBURY LANE



- Existing hedgerow framework
- New hedgerow planting with hedgerow trees
- New native deciduous woodland connectivity
- New broad 'Hedge Shaw' with hedgerow trees
- New and enhanced native understorey
- Species-rich grazed pasture
- Species-rich flowering grassland - Spring Flowering
- Species-rich flowering grassland - Summer Flowering
- Seasonal wetland habitat
- Species-rich wet grassland
- Continued natural wetland scrub regeneration
- Swale - Integrated with the SuDS proposal
- Attenuation basin / Seasonal pond (SuDS)
- Existing off-site seasonal pond
- Amenity Grassland
- Courtyard nectar rich planting
- Existing buildings context
- Porous natural aggregate driveway surface
- Agricultural fences and gates
- Porous natural stone paving to terraces
- Bat boxes
- Bird boxes
- New timber hibernacula within the woodland
- Informal discovery pathways

N

0m 100m 200m

1:2000

5.2 LANDSCAPE MASTERPLAN KEY
PROPOSALS

FOXBURY LANE

ENHANCE RURAL CHARACTER

1. Horse paddocks are replaced with a diverse landscape pattern comprising species-rich grazing pasture, deciduous woodland, native hedgerows, flower-rich grassland and wetland habitats which reinforce local landscape distinction.
2. The understated, agricultural character of the site entrance is preserved (refer to visualisations).
3. Existing mature hedgerow Oak trees are preserved and enhanced with new trees provided to ensure longevity of these characteristic features.

HISTORIC FIELD PATTERN

4. Historic field division is re-established which enhances the historic landscape pattern.
5. Thick boundary hedgerows and woodland shaw restore and respond to the historic landscape character by enhancing 19th century enclosure indicated by historic characterisation and mapping.
6. An historic tree line is restored to the east boundary.

ECOLOGICAL CONNECTIVITY

7. Ancient woodlands are robustly linked by woodland shaws which enhance ecological connectivity of the fragmented woodlands.
8. The shaw enhances the connectivity of Shaw Wood, responds to topography and references remnant woodland shaw in the local landscape, to enhance the cohesion of the woodlands to the ridgelines.
9. Restoration of field boundary hedgerows enhance the view from the public footpath to the north east of the site (refer to visualisations).

ANCIENT WOODLAND BUFFER ZONE

10. A buffer zone to Var Cottage Wood Ancient Woodland is safeguarded and fenced to enable natural regeneration of the woodland (refer to the Landscape Management Plan). Similarly a buffer zone to Dells Croft Coppice is established in response to the 'PEA and Site Mitigation Updates' by The Ecology Co-op (2 May 23).

WETLAND HABITATS AND SUSTAINABLE DRAINAGE

11. A swale, seasonal pond and enhanced wetland habitat form an integral component of the sustainable drainage system and contribute to the diversity of habitat created within the site.
12. Management of the wetland habitat is achieved through a monitored cutting regime (refer to the Landscape Management Plan).
13. All surface water is fully attenuated on-site (refer to SuDS proposals)

REMOVE OVERHEAD POWER LINE

14. The visual intrusion of the overhead power line is removed and replaced by an underground service predominantly through the open field.

VEHICLE ACCESS

15. The access is an extension of the agricultural track and follows a route which responds to topography and the character of access tracks in the local landscape.
16. Grazing livestock movement and vehicle access is managed through fencing and a series of agricultural field gates contiguous with the enhanced woodland, shaw and hedgerow structure.

DWELLING CURTILAGE

17. Dwelling curtilage is fully contained, with garden and produce areas enclosed within the courtyard

HIBERNACULA

- Timber piles are created throughout the existing and proposed woodland areas, utilising timber generated from the management of the existing woodland and hedgerow.
- Habitat resources are enhanced through the provision of bird and bat boxes, fulfilling the recommendations of the Mitigation Statement - The Ecology Co-op (refer to the Landscape Management Plan).

BIOSECURITY

All planted species are locally characteristic with species which reference the existing woodlands, are native and of local provenance (refer to the Landscape Management Plan).

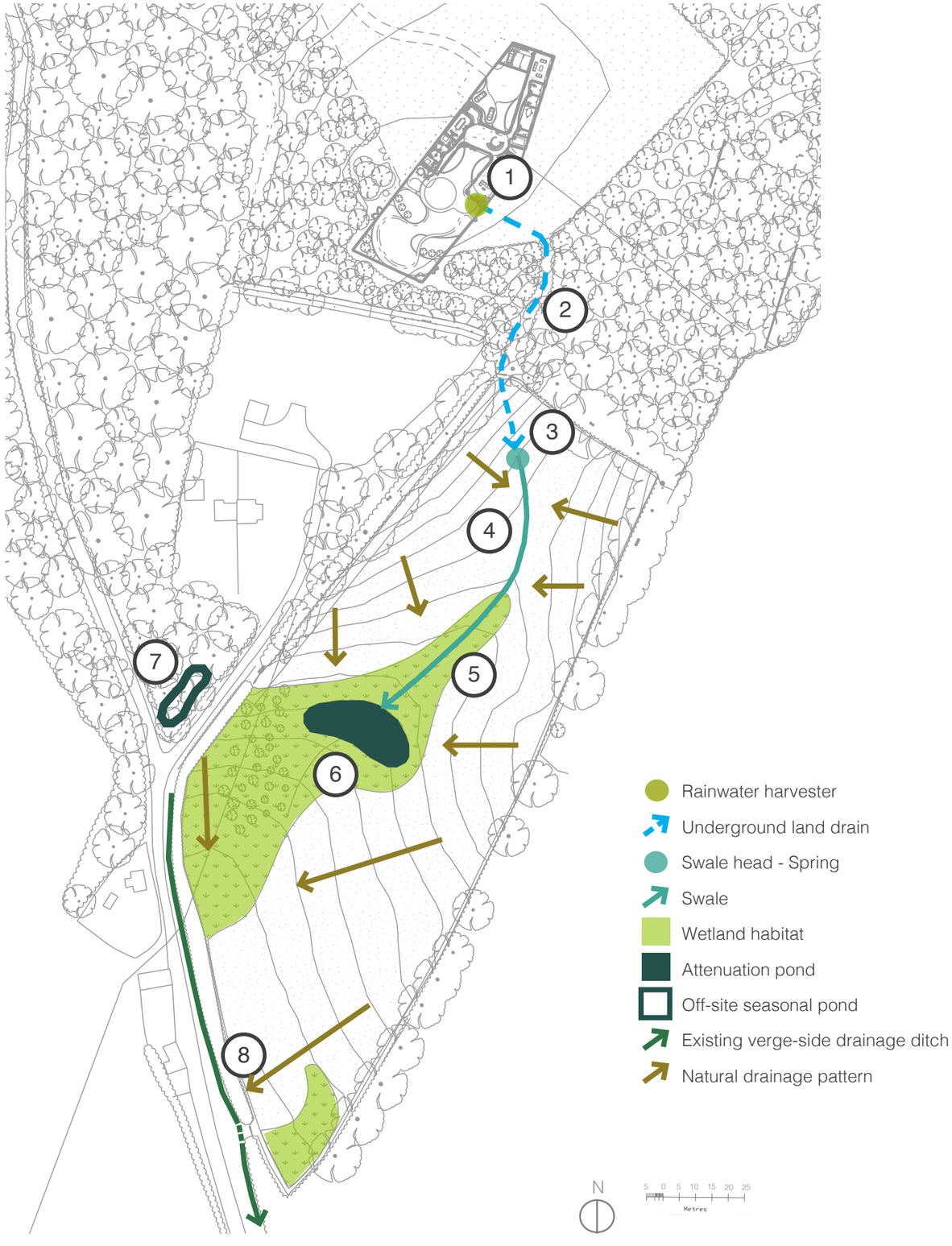
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LANDSCAPE ARCHITECTURE

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5.3 SUDS PROPOSALS (1 OF 2)
PROPOSALS



SUSTAINABLE DRAINAGE PROPOSALS

SUDS STATEMENT

- A sustainable drainage solution is proposed to ensure the water run-off from the proposed development is limited to the equivalent or less than the green field run-off rate and does not adversely impact downstream properties.
- All surface run-off water will be fully attenuated on site with no impact on off-site watercourses or potential increased flooding risk *(1)*.
- The infiltration swale and attenuation pond are located outside the Groundwater Source Protection Inner Zone 1 to safeguard water quality. This contributes to the realisation of the National Character Area Strategic Environmental Objective - SEO 3.
- The location of infiltration components respond to the site topography and existing areas of wetter lying ground within the southern part of the site.
- Natural filtration of surface water run-off is an integral part of the SUDS proposal and further safeguards water quality.

SUDS METHOD

- The Flood Risk Assessment *(1)* has recommended the infiltration attenuation method of water management for this site. The proposed combination of open swale and attenuation pond allows associated habitat enhancement of the site to be maximised.
- The scheme references the wet-lying grassland character of the southern pasture. Enhancing this habitat as an integral part of the SUDS proposal responds to the existing natural infiltration processes occurring in this part of the site due to its geological conditions.
- The surface water storage capacity has been calculated on the site specific soil characteristics.

DESCRIPTION

- Rainwater run-off from the roofs is intercepted and partly harvested for irrigation purposes (1).
- Underground land drainage conveys water along the existing track access route through the woodland (2) to the head of the infiltration swale where the water emerges from the slope to mimic a natural spring (3).
- The swale (4) conveys water to enhanced wet lying grassland and areas of seasonally wet marginal plants which allows for natural water filtration (5).
- All surface water is attenuated on site and allowed to discharge through infiltration and evapotranspiration (6). The attenuation pond provides a variety of aquatic margin characteristics to create diversity within the new wetland habitat.
- The associated enhanced wetland areas further diversify the habitat value and richness within the site, whilst linking with established habitats to enhance ecological value (7).
- Any exceedance events would result in eventual overflow to the natural overland drainage pattern and to the existing drainage ditch which is contiguous with boundary hedgerow to the south of the Site (8). This drainage ditch links with a matrix of field drains which drain south to Hambrook.

Reference:

(1) 'Proposed Residential Development Flood Risk Assessment, Land South of Foxbury Lane, Woodmancote, West Sussex'', by Monson, 23 June 2023.

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5.4 SUDS PROPOSALS (2 OF 2)
PROPOSALS

ATTENUATION STORAGE CAPACITY

- Surface water run-off will be managed to limit the run-off to the equivalent or less than 0.21l/s which is the calculated green field run-off rate for the site *(1)*.

The minimum required volume of storage capacity *(1)* :	102.00 m3
Total area of the attenuation pond including shelving :	372.00 m2
Maximum pond depth :	0.65 m
Storage volume capacity of the attenuation pond :	**205.00 m3**

EXCESS CAPACITY AND MANAGEMENT OF RESIDUAL RISKS

- The attenuation volume provided by the pond is twice the storage capacity volume required by the proposals and provides sufficient capacity for several major weather events (1 in 100 year storms including allowance for climate change (+40%) and urban creep (+5%) to occur close together.
- The likelihood that any exceedence event would occur is extremely low.
- Any weather event which causes this excess capacity to be exceeded would result in water flowing overland, following the existing natural drainage pattern, towards the existing drainage ditch which runs contiguous with the southern boundary of the site.

POROUS SURFACING

- All hard landscaping is porous to provide maximum re-absorption of rainfall.
- Any hard surfacing areas including the access track will have permeable surfaces with a porous sub-base to a minimum depth of 210 to 240 mm *(1)*.
- Proposed surfacing includes a porous natural aggregate access track and dwelling approach with an agricultural character and with natural encroachment of the adjacent grassland.
- Paving with porous joints and permeable bound surfaces on porous sub-bases form the immediate dwelling thresholds.

WATER QUALITY

- Rainwater run-off attenuated on-site through the proposed infiltration swale and sesaonal pond allows for natural water filtration within the proposed wetland and seasonally wet marginal planting habitats associated with these features.
- Surface water run-off attenuation is located outside the Groundwater Source Protection Inner Zone1 (Refer to Groundwater Conditions) to the southern part of the Site to safeguard water quality. This contributes to the realisation of the National Character Area Strategic Environmental Objective - SEO 3.

Reference:

(1) 'Proposed Residential Development Flood Risk Assessment, Land South of Foxbury Lane, Woodmancote, West Sussex'', by Monson, 23 June 2023.

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5.5 GROUND FLOOR PLAN WITH LANDSCAPING PROPOSALS

RESUBMISSION OCTOBER 2023

FOXBURY LANE

KEY
01 Family Room
02 Kitchen
03 Boot Room
04 Hall
05 Cloak & WC
06 Dining
07 Guest Suite 01
08 Guest Suite 02
09 Utility Room
10 Plant Room
11 Library
12 Study 01
13 Study 02
14 Living Room
15 Garage

N

0m 10m 20m

1:250

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RESUBMISSION OCTOBER 2023

5.6 FIRST FLOOR PLAN WITH LANDSCAPING



01 Hall Mezzanine
02 Master Bedroom
03 Master Dressing Room
04 Master En-suite
05 Guest Bed 01
06 Guest Bathroom
07 Guest Bed 02
08 Store Cupboard
09 Void above Living Room
10 Garage Store
11 Clothes Store
12 Kids Bed 01
13 Kids Bath 01
14 Kids Bed 02
15 Kids Bed 03
16 Kids Bath 02
17 Kids Bed 04
18 Play deck

N

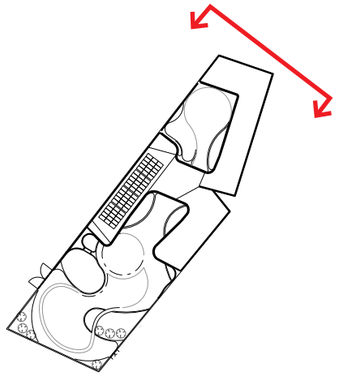
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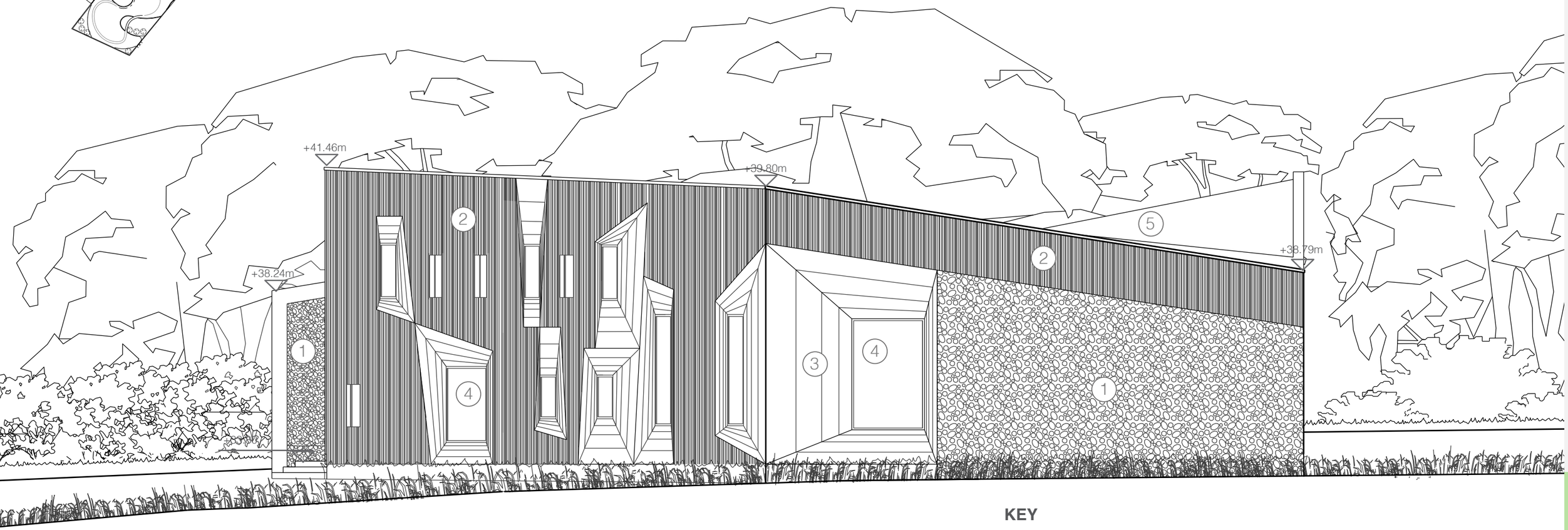
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5.7 VISULISATION OF NORTH EAST CORNER
PROPOSALS

FOXBURY LANE

5.8 NORTH ELEVATION
PROPOSALS





1:100
0m 5m 10m

KEY

1. External Wall Finish **Dark Snapped Flint**
2. External Wall Finish **Powder Coated Extruded Aluminum Panels**
3. Window Reveals **Zinc Coated Standing Seam Steel**
4. Windows **Aluminum Framed Triple Glazing**
5. Roof **EPDM Rubber Membrane**
6. Internal Wall Finish **White Render**
7. Internal Wall Finish **Cobbled Flint**
8. Internal Wall Finish **Field Flint Walls**

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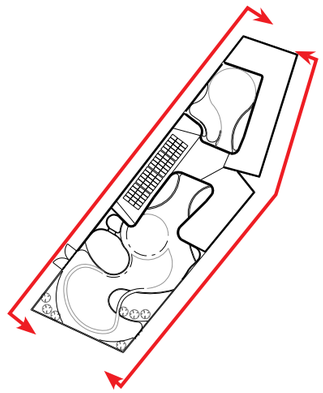
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FOXBURY LANE

5.9 EAST AND WEST ELEVATIONS (1 OF 2)
PROPOSALS

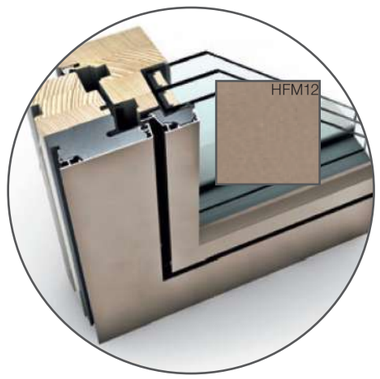


EAST ELEVATION

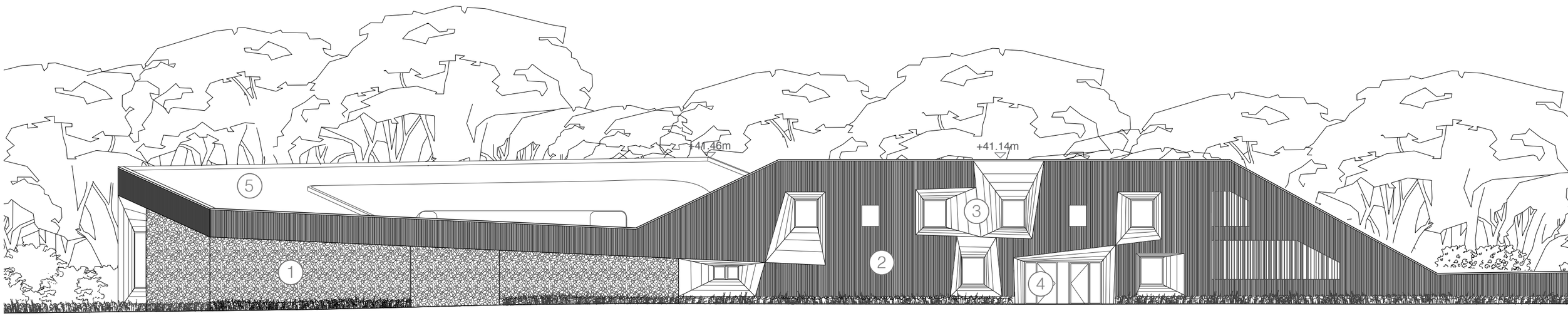




1.SNAPPED FLINT
Refined to lower areas of the facade where experienced up close. Provides heightened sense of articulation and quality.



4.ALUMINIUM FRAMED TRIPLE GLAZING
Aluminium / timber windows with excellent thermal insulation. The external aluminium powder coating in **GOLD (HFM12)** is chosen to match the zinc coated window reveals.



WEST ELEVATION

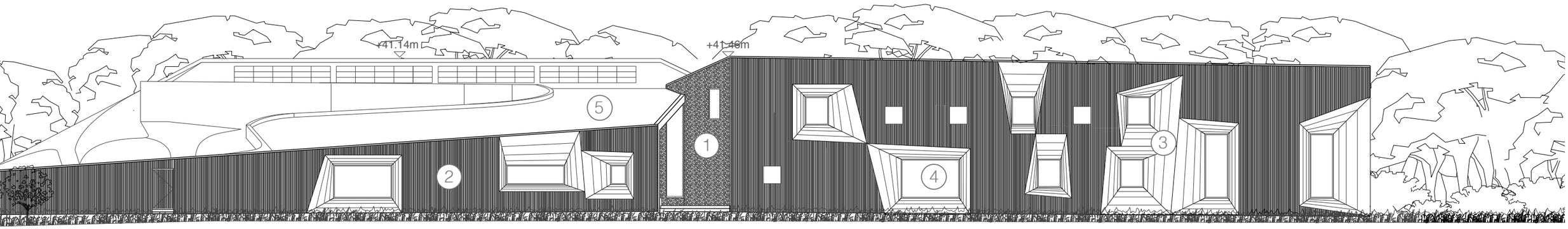
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0m 10m 20m

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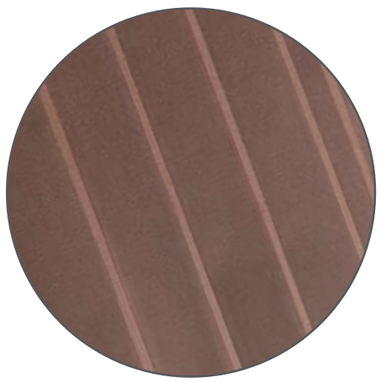
5.10 EAST AND WEST ELEVATIONS (2 OF 2)
PROPOSALS

FOXBURY LANE

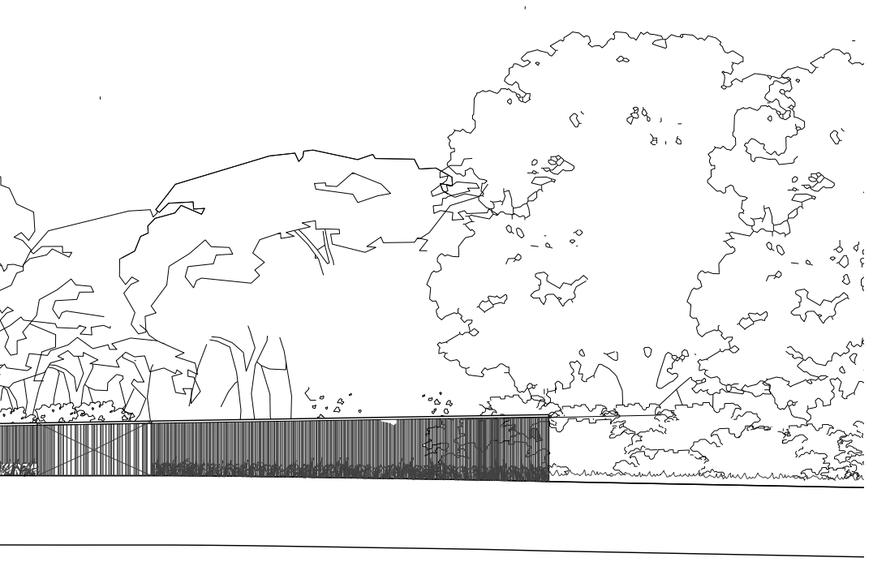




2.POWDER COATED EXTRUDED ALUMINIUM PANELS
Texture applied across the facade through irregular bespoke die cast aluminium panels. These are powder coated in **RAL 7021 BLACK GREY MATT (See Sample)**



3.ZINC COATED STANDING SEAM STEEL
Zinc coated steel panels in **METALLIC GOLD (see sample)** dress the radiating window reveals.



KEY

1. External Wall Finish **Dark Snapped Flint**
2. External Wall Finish **Powder Coated Extruded Aluminum Panels**
3. Window Reveals **Zinc Coated Standing Seam Steel**
4. Windows **Aluminum Framed Triple Glazing**
5. Roof **EPDM Rubber Membrane**
6. Internal Wall Finish **White Render**
7. Internal Wall Finish **Cobbled Flint**
8. Internal Wall Finish **Field Flint Walls**

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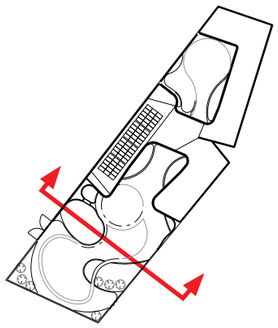
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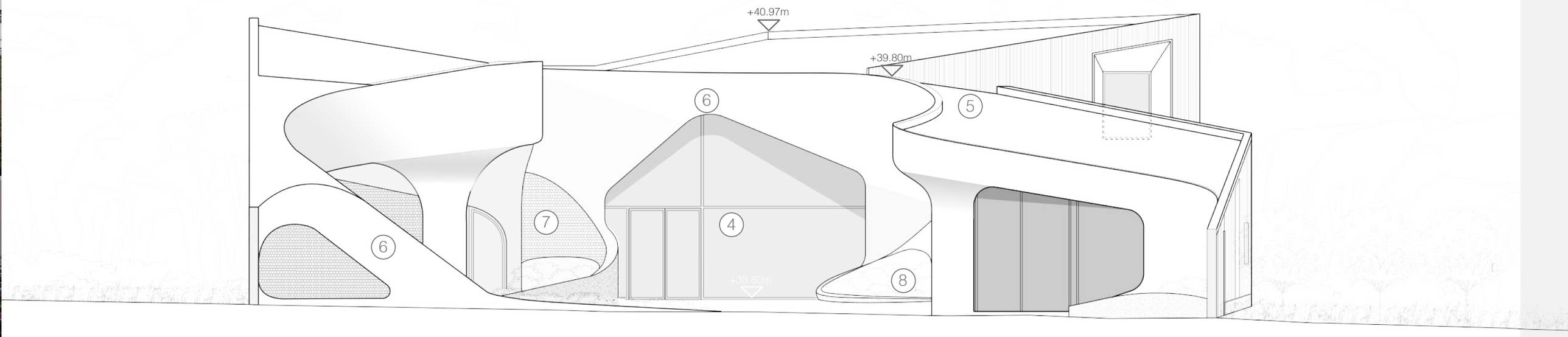
5.11 VISUALISATION OF COURTYARD CHARACTER
PROPOSALS



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5.12 SOUTH ELEVATION
PROPOSALS





1:100
0m 5m 10m

KEY

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8. Internal Wall Finish **Field Flint Walls**

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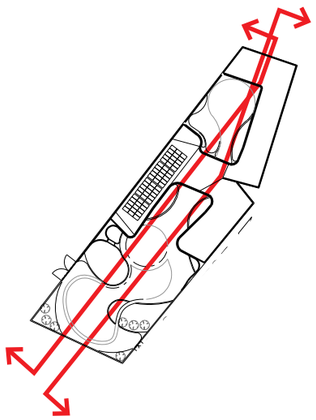
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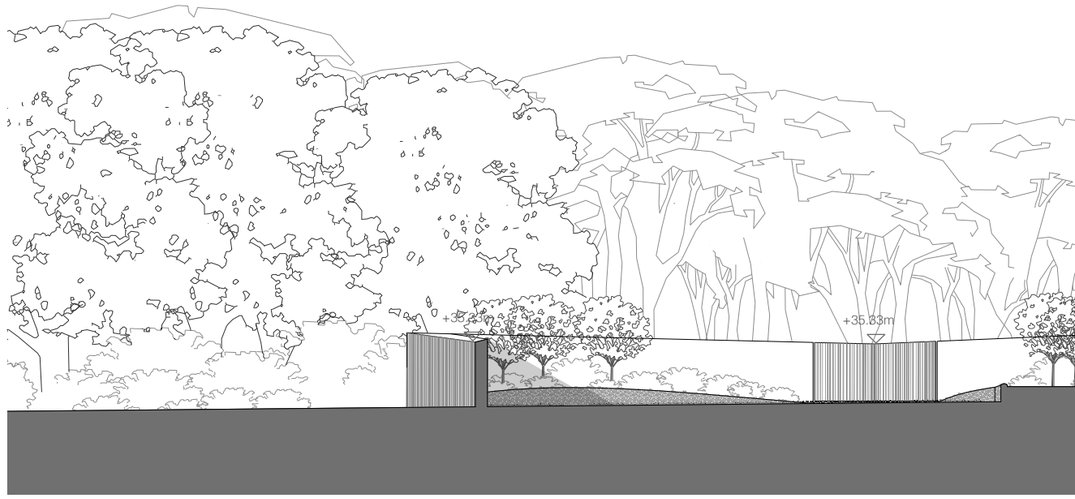
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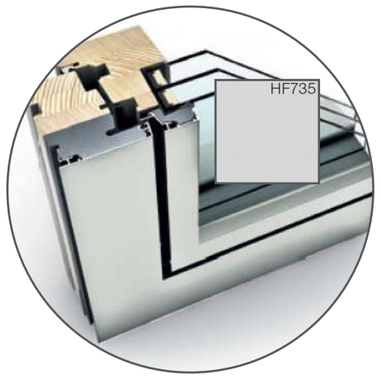
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5.13 INTERNAL EAST AND WEST ELEVATIONS (1 OF 2)
PROPOSALS

FOXBURY LANE



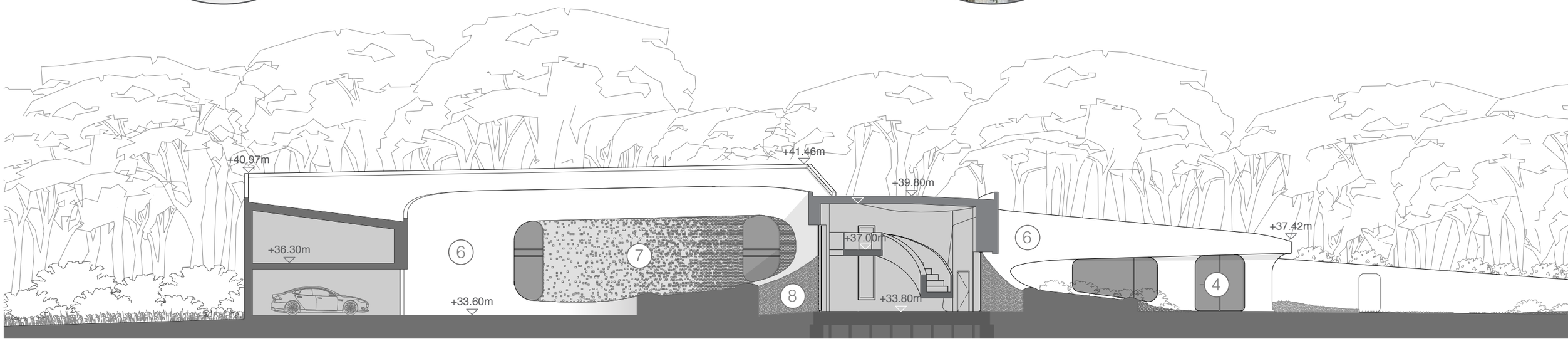




4.ALUMINIUM FRAMED TRIPLE GLAZED WINDOWS
Aluminium / timber windows with excellent thermal insulation. The powder coating to the aluminium is **LIGHT GREY (HF735**) is chosen to integrate the windows into the rest of the facade



7. COBBLED FLINT
Areas of cobbled flint introduce depth and texture around the courtyard walls.



0m 10m 20m 1:200

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5.14 INTERNAL EAST AND WEST ELEVATIONS (2 OF 2)
PROPOSALS

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8. FIELD FLINT WALLS
Field flints walls form the curved layout of the garden. Defining areas of planting and rising up as they meet the central hall.



6. WHITE RENDER
White render allow the curves of the courtyard to subtly express the shadows.



KEY

1. External Wall Finish **Dark Snapped Flint**
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5.15 VISUALISATION WITHIN MAIN HALL

PROPOSALS

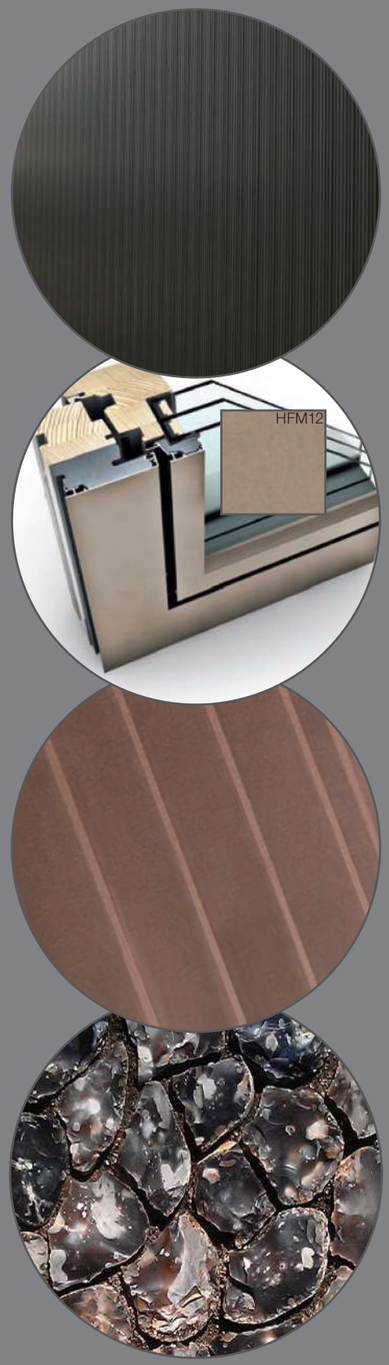


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FOXBURY LANE

5.16 MATERIAL PALETTE

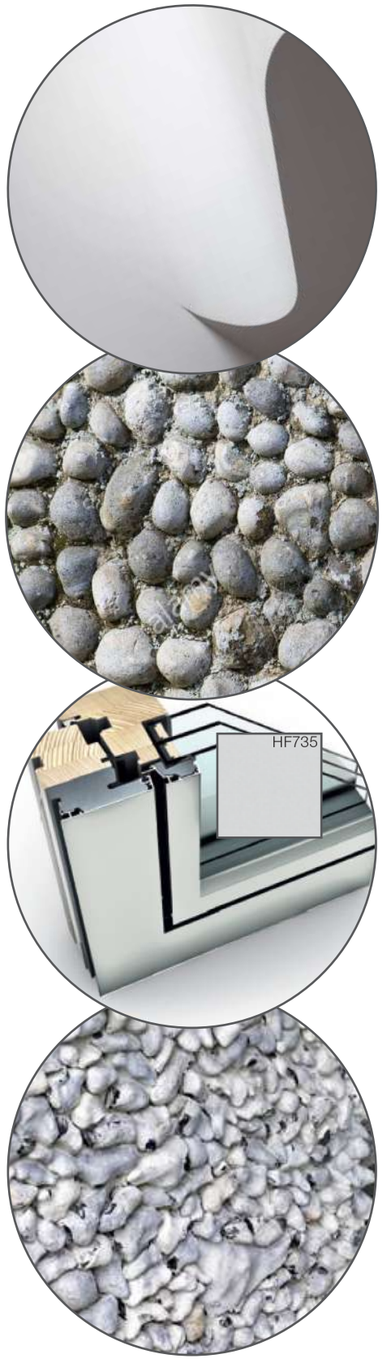
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Texture applied across the facade through irregular bespoke die cast aluminium panels. These are powder coated in **RAL 7021 BLACK GREY MATT (See Sample)**



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