



Design and Access Statement

Anne Howard Gardens, Arundel, BN18 9BA

Angmering Park Estate Trust – CM Fund – September 2025



The following consultants participated in this stage of the project and their supplementary reports must be read in conjunction with this document:

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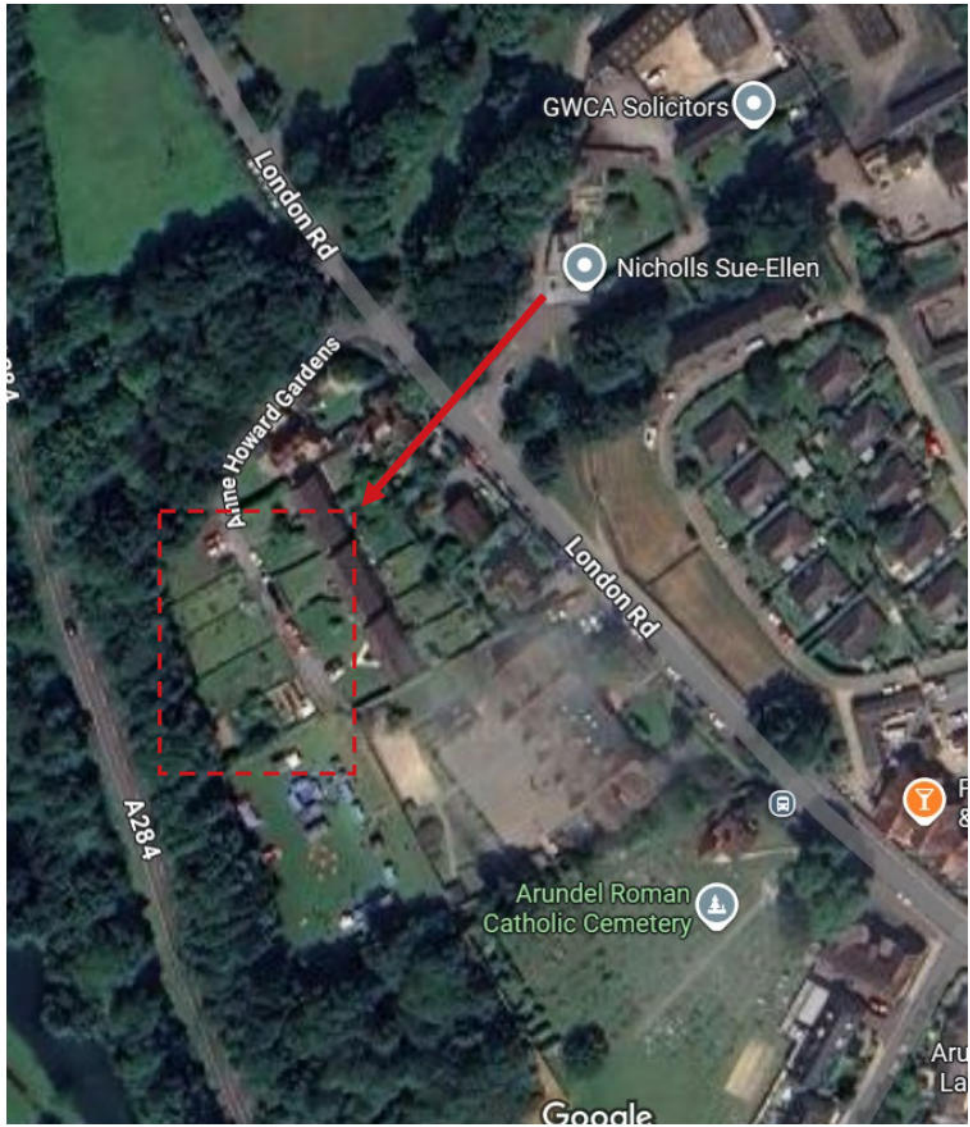
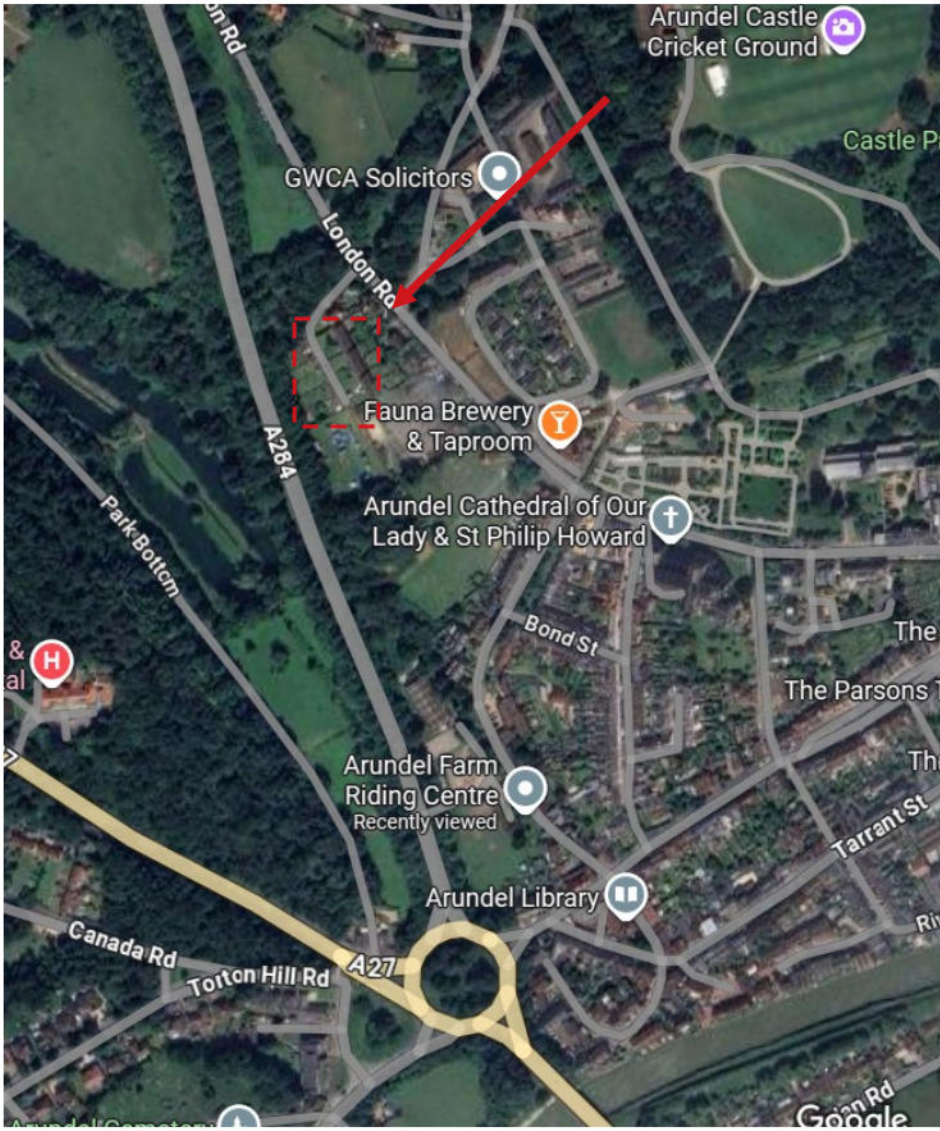
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Extract of Google Maps showing location of site at Arundel

1. DESIGN AND ACCESS STATEMENT

1.1. Introduction

This Design and Access Statement has been prepared in support of an outline planning application for a housing development on a piece of land owned by Angmering Park Estate Trust – CM Fund in the Anne Howard Gardens cul-de-sac, Arundel.

The Design and Access Statement outlines the site context and design rationale and examines how the proposal addresses access, sustainability, and local planning policy, in accordance with Arun District Council's validation requirements and the National Planning Policy Framework (NPPF).

1.2. Site Context and Analysis

The application site sits within the Anne Howard Gardens cul-de-sac in Arundel. The site measures approximately 0.2556 hectares and includes the former gardens opposite the existing dwellings, as well as part of the dwellings' front gardens and the access road that curves towards London Road.

To the East, is St Philip's Catholic Primary School and their school field sits adjacent to this to the south-east of the site. To the west, the A284 runs south to north, shielded by a dense belt of woodland.

Arundel is a historic market town in West Sussex, on the edge of the South Downs National Park to the immediate north east. The site is approximately 0.38 miles from Arundel Castle and has excellent access to local amenities, including shops, cafes and healthcare facilities. It lies in Flood Zone 1 and sits within the Arundel Conservation Area, with a number of Grade II listed buildings nearby, including St Phillip's Catholic Primary School.



2. SITE ANALYSIS

2.1. Site Opportunities and Constraints

The opportunities and constraints diagram below outlines the conclusion we have reached from contextual analysis and sets out important parameters for which the development options have been developed within.

Site Opportunities:

- Established residential character of the local area
- Ample screening through vegetation and existing development
- Within a short distance of a number of necessary amenities including schools and shops
- Situated close to public transport links
- Existing access road serving the site is owned by the applicant

Site Constraints:

- Heavily shaded by dense vegetation to the west
- Sloping topography from east to west
- The access road is currently used for parking by the residents of the existing dwellings to the east
- Within the Arundel Conservation Area and several listed buildings in the vicinity



Opportunities and Constraints Plan

2.2. Site Photos

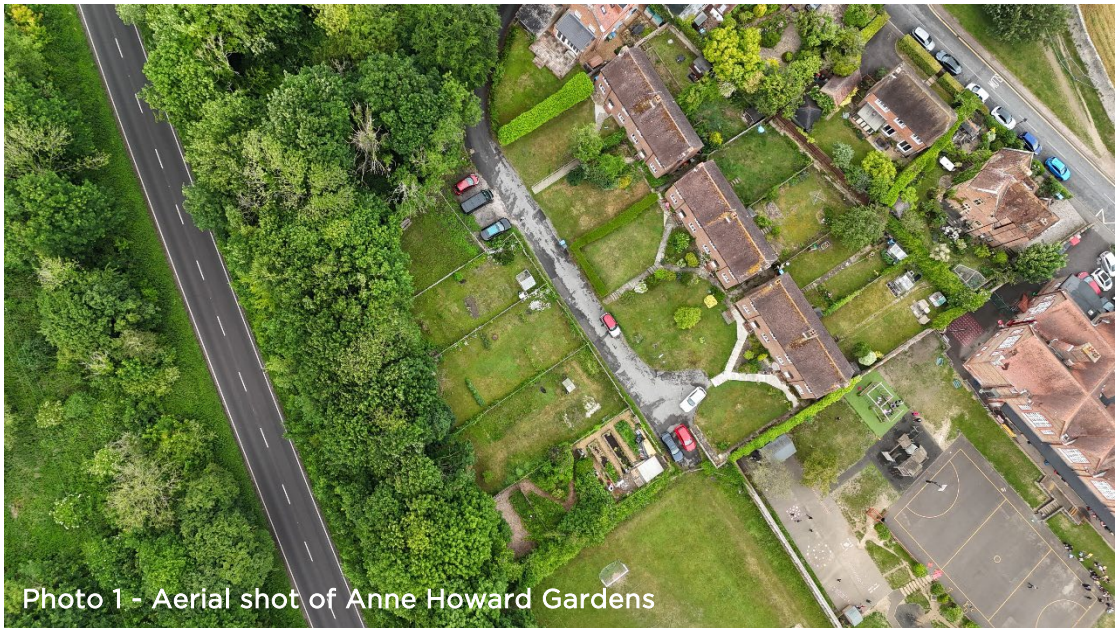


Photo 1 - Aerial shot of Anne Howard Gardens

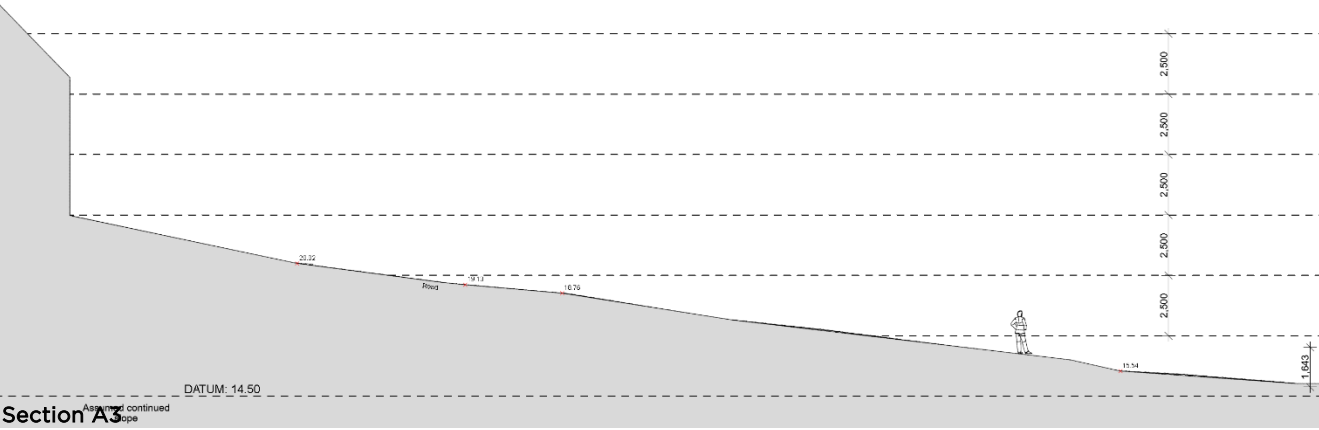
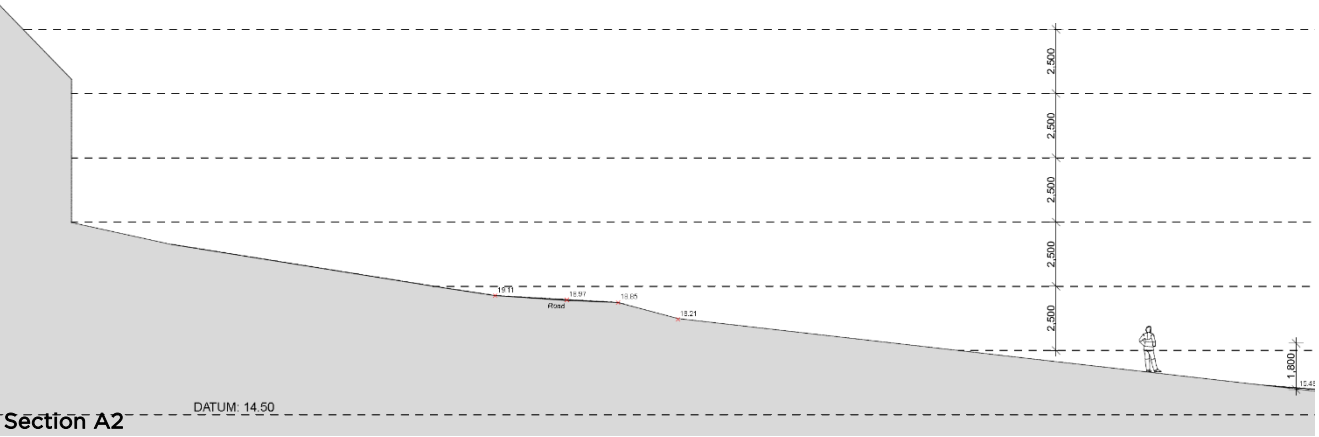
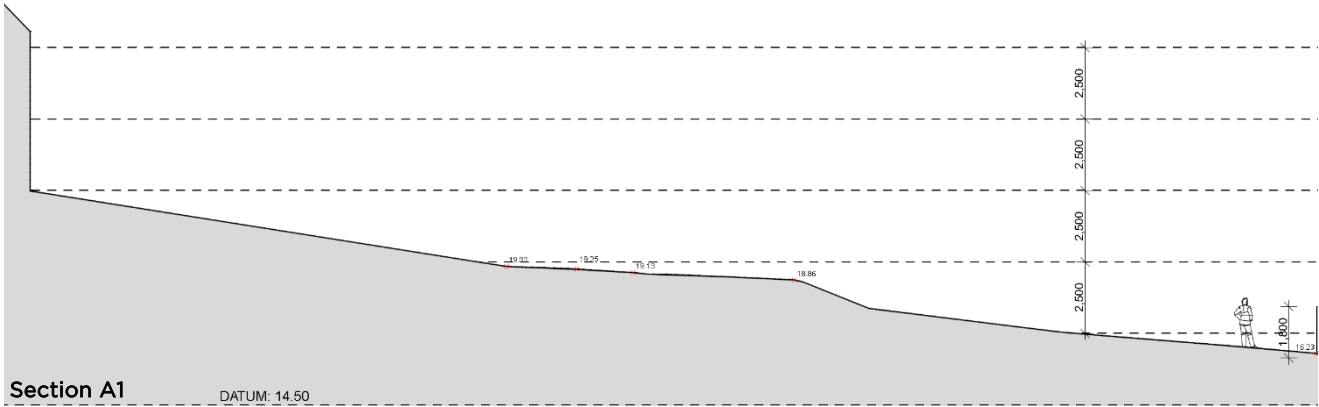
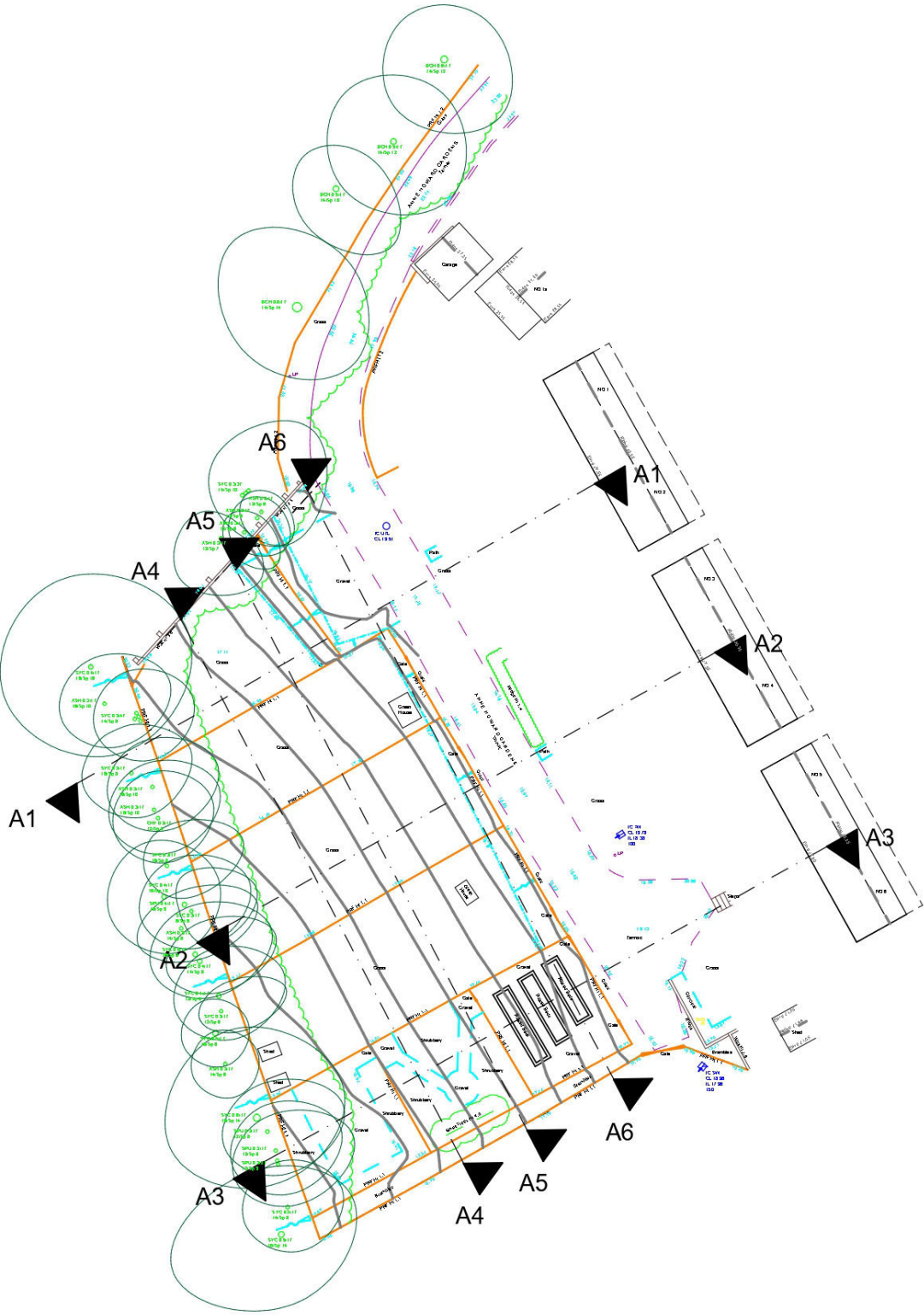


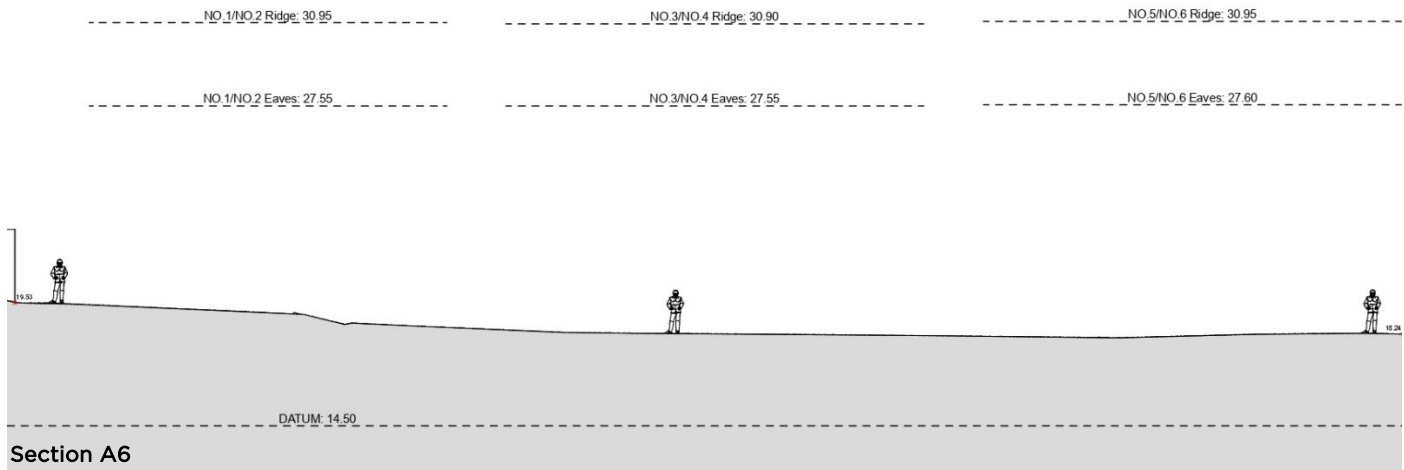
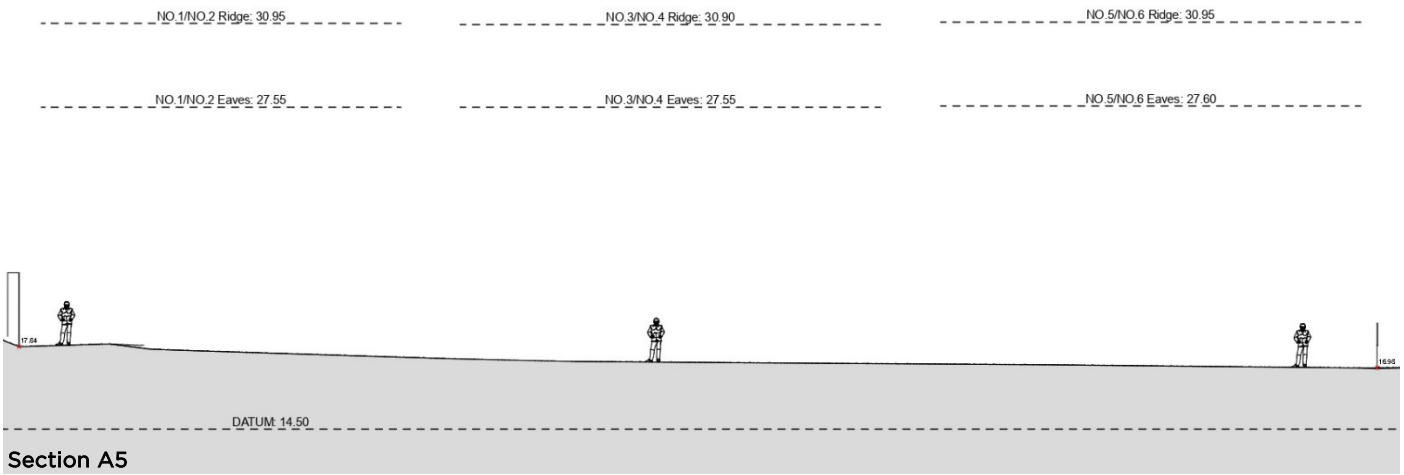
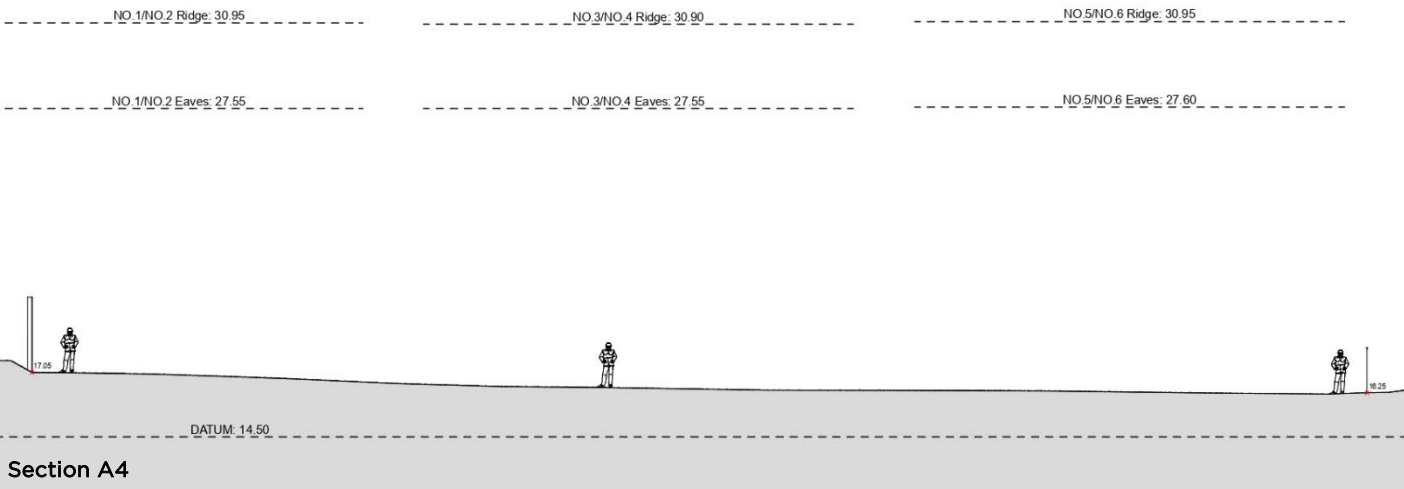
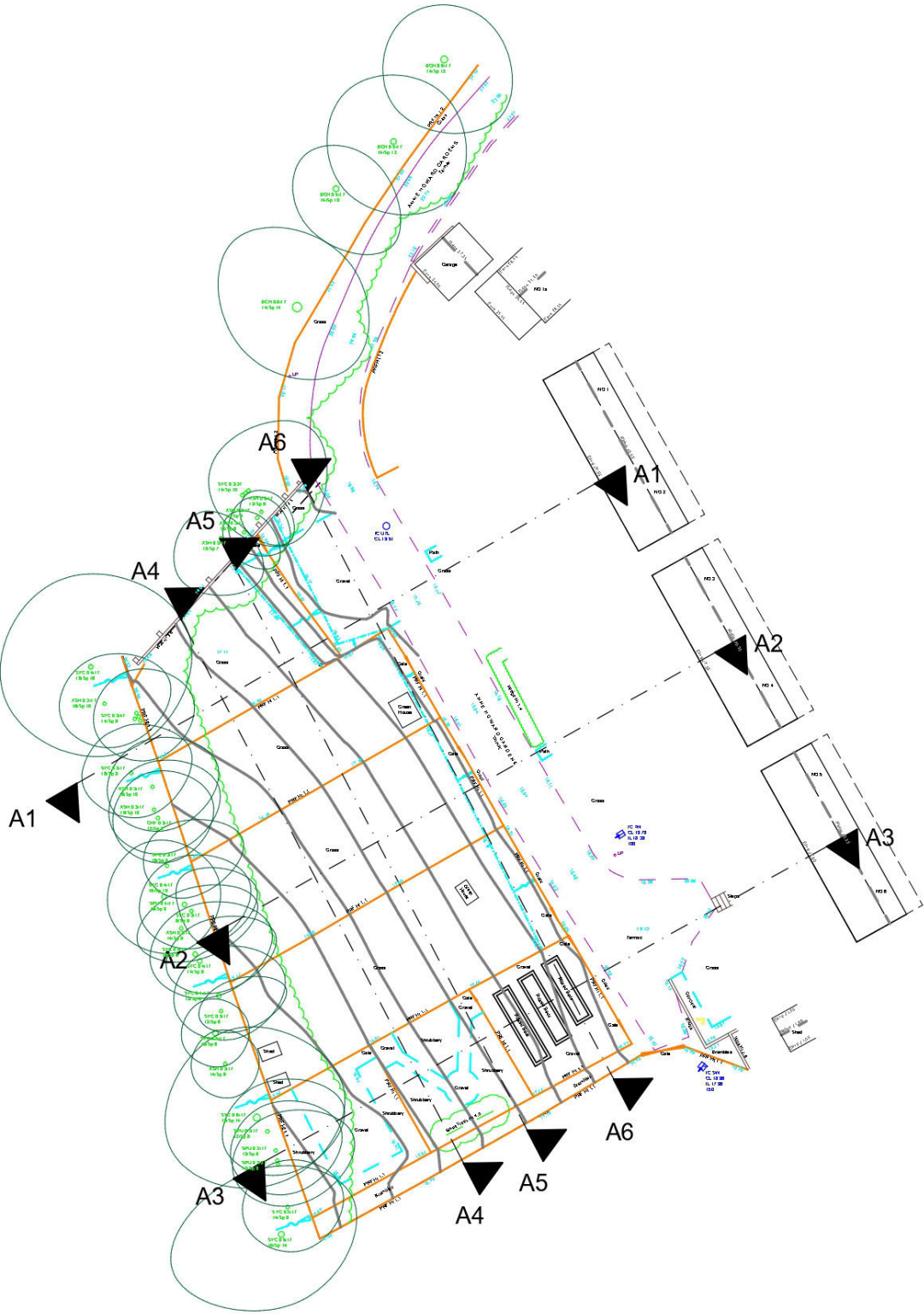
Photo 2 - View into Anne Howard Gardens cul-de-sac



Photo 3 - The development site

2.3. Site Cross Sections





3. DESIGN APPROACH

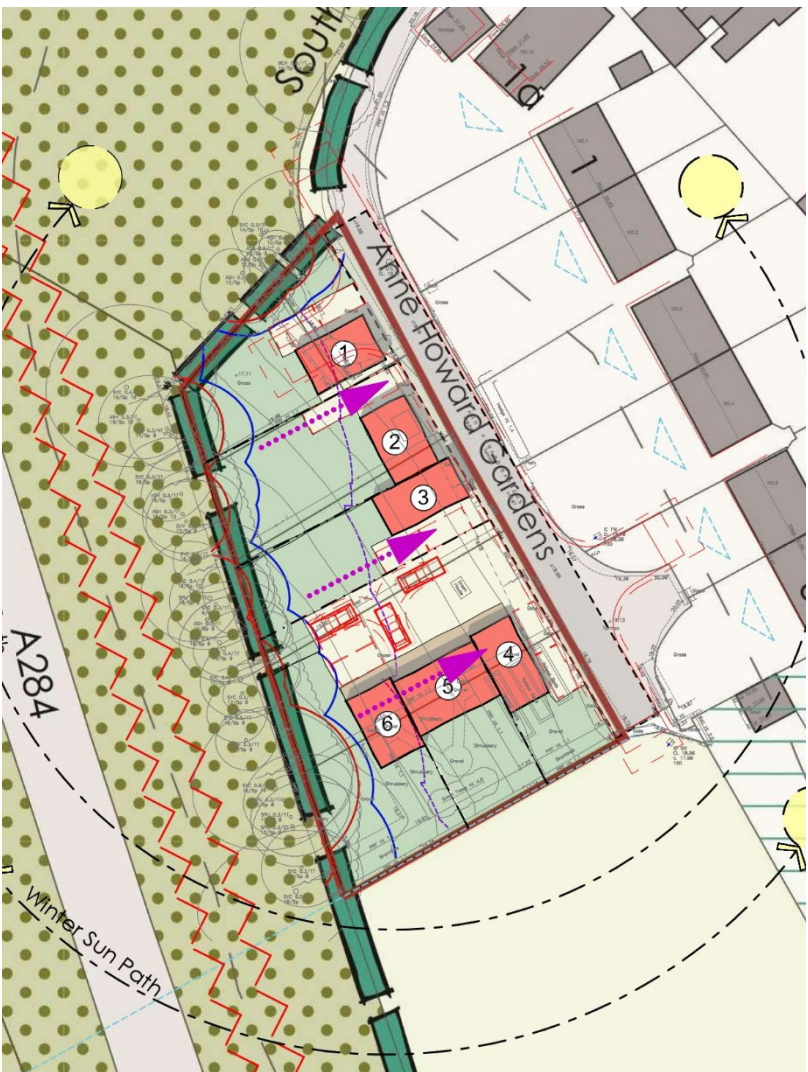
3.1. Design Options

Initial option:



- Pros:
- Retains semi - detached character of existing dwellings
 - Gardens offer additional noise buffer from the A284
- Cons:
- No parking opportunities for existing dwellings

Option 1:



- Pros:
- Units 4, 5 & 6 to the south of the site take advantage of the slope through stepped development
 - Ample sized gardens for each plot
 - Proposed properties are largely outside tree canopy
 - Provision of space for parking courtyard and vehicle turning area
- Cons:
- Insufficient parking to accommodate development
 - Bellmouth would have to be relocated impacting existing dwellings

Option 2:



- Pros:
- Option 2 offers parking solution for existing dwellings
 - Parking courtyard to the north offers adequate bell mouth
 - Units 1, 2 & 3 to the north of the site take advantage of the slope through stepped development
- Cons:
- Access road would need relocating
 - Parking disrupts gate for school field

3.2. Preferred Option



The adjacent illustration shows the developed and well-considered preferred design that has emerged through the design iteration process. The scheme delivers six new units, together with a carefully planned parking solution that serves both the proposed and the existing dwellings. Each unit benefits from ample private gardens and accommodation that is generously proportioned relative to the site. By introducing new parking bays for the existing dwellings, the access road can remain in its current location, helping to ease traffic congestion along the lane. Each proposed property is kept away from the tree canopy to the west, in order to maximise the amount of sun light each plot attains. The proposed units 4, 5, & 6 deal with the sloping topography of the site through stepped development, with 4 being the higher property and 6 the lower.

The development aims to provide a comfortable and well-balanced solution, making the most of the site to accommodate six new homes. The design respects the existing context while responding sensitively to the site’s natural features, ensuring that each property benefits from generous outdoor space, good levels of daylight, and practical access. Overall, the scheme delivers a thoughtfully considered addition to the area that enhances the existing setting while meeting local housing needs.

Layout: The Proposed Site Plan shows the position of the new proposed units as well as proposed parking bays. The design development has been both rigorous and thoroughly tested with the design team.

Scale: The scale of the development is consistent with the surrounding built environment. The development also takes advantage of the sloping topography of the site and sits lower than the existing properties to the east.

Landscape: Soft and hard landscaping will enhance the site, providing opportunities for vegetation biodiversity and ecological enhancement to create natural boundaries for the proposed properties.

Appearance: Details of these will be provided via the Reserved Matters process. It is envisaged the design of the properties will remain in line with the local vernacular of the surrounding area.

Conclusion: The proposed scheme represents a carefully considered and contextually appropriate development that balances new housing provision with respect for the existing setting. Delivering six well-proportioned homes with private gardens, ample parking, and thoughtful use of the site’s topography, the design ensures high-quality living conditions while minimising impacts on neighbours and local character.

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Director

