

Design & Access Statement

# Land off Arundel Road, Fontwell

March 2026



D05\_4\_P2

March 2026

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# 1.0 Introduction



# 1.0 Introduction

The site is located to the North of Arundel Road, Fontwell ("the Site") and falls within the Built-up Area Boundary of Fontwell. The site is allocated for residential use within the Walberton Neighbourhood Development Plan. The Site is an open green field measuring approximately 2.74 hectares of land bounded by mature trees and hedgerow.

This Design and Access Statement (DAS) has been prepared in support of an Full Planning Application providing a sustainable development of up to 64no. new residential homes and apartments, which includes 30% affordable housing provision and the inclusion of both M4(2) and M4(3) dwellings. The residential development proposed comprises a mixture of dwelling types and tenures including both houses and flats that range from one to four bedrooms.

The proposed development includes a new vehicular access from Arundel Road, sustainable drainage features, public open space, ecological enhancement land and extensive landscaping including play areas.

The approach to the site plan ensures a sustainable development that compliments the site's setting and delivers a high quality and inclusive place to live.

This application follows a previous Outline Planning Application (WA/74/24/OUT) for 56 residential dwellings and a stand-alone community building. That application was recommended for approval by Officers and received a unanimous resolution to grant permission at the January 2025 Planning Committee. However, agreement could not be reached with Walberton Parish Council in relation to the Section 106 provisions concerning the transfer of land for the community building, and the application was therefore withdrawn at the end of 2025.

Notwithstanding this, the principle of residential development and the key technical matters including transport and drainage were accepted by the LPA and all statutory consultees.

Accordingly, following pre application advice with Arun District Council, this application now seeks to bring forward a fully residential scheme with associated open space and works. The key change is the removal of the community building - this has been replaced with a two-storey apartment block comprising eight one-bedroom flats. The revised proposals therefore deliver a total of 64 dwellings.



## 1.01 Executive summary

The proposed development follows a landscape-led approach, delivering attractive, energy efficient homes that meet local housing needs and will create significant accessible public open spaces that will enhance local use and enjoyment.

The key features of our proposals include:

The creation of up to 64no. residential dwellings including 30.4% affordable housing and 4no. M4(3) dwellings.

The retention of the majority of the existing trees and hedgerows contributing to a landscaped setting that enhances the sense of place.

The creation of a large green space along to the north eastern and southern boundaries with the provision of play areas and footpaths that facilitate connectivity across the site, meeting policy requirements for public open space.

The provision of a fully considered drainage strategy that will utilise sustainable drainage features such as an infiltration basin and swales.

The retention of Footpath 2825 (PRoW) crossing the site with provision of additional footpaths to enhance pedestrian permeability.

The provision of high quality homes with a sustainable mix of dwelling sizes to promote a diverse community.

The design approach aims to fully respect the site's setting, drawing upon the architectural detailing and materials used in the surrounding area. These influences have been utilised in a considered and creative way to provide an individual residential development of a high architectural quality.



30%  
Affordable Housing



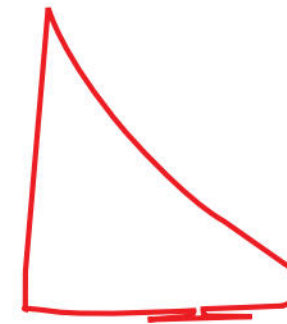
20  
Affordable Dwellings



4  
M4(3) Dwellings



1  
Apartment Building



2.74 Hectares  
Site Area



0.54 Hectares of  
Open Space



126  
Residential Car Parking  
Spaces



22  
Visitor Car Parking  
Spaces



8  
M4(3) Compliant  
Car Parking Spaces



# Site description<sup>2.0</sup>



## 2.01 Site description

The site is located along the eastern outskirts of Fontwell within the Parish of Walberton. The site sits within the existing and expanding residential area of Fontwell with a recently constructed development WA/80/22/PL abutting the western boundary comprising of 10 new dwellings. To the south west of the site, the approved development WA/22/15/OUT is currently under construction for 400 no. dwellings.

Fontwell is located approximately 6 miles to the east of Chichester and 2 miles from Walberton to the south east.

The site is triangular in shape measuring approximately 2.74ha. The site is principally an open field and comprises small farm buildings along the south eastern corner with track access off Arundel Road to the south. Along the western boundary runs public footpath 2825. The site is bordered by mature trees and hedgerow providing concealed views towards the site.

To the north of the site is the A27, providing direct links to Chichester to the west and Arundel to the east, with the South Downs National Park further afield. Running immediately to the east of the site is A27 and open fields beyond. Along the southern boundary is Arundel Road with dwellings fronting onto the road.



Aerial view of the application site showing the views on the site and adjacent developments

### Key

- Site Boundary
- - - PRoW
- ④ New development WA/80/22/PL
- ⑤ Approved development WA/22/15/OUT



1. View along west boundary and the Public Right of Way and existing trees



2. View of the site looking north east from the Public Right of Way



3. View of existing track access

## 2.02 Wider Context

Fontwell benefits from a number of existing amenities including a small parade of shops along Arundel Road, a service station and Fontwell Park Racecourse with additional facilities.

The surrounding land use predominantly comprise of residential developments to the west and south of the site, agricultural land to the east and South Downs National Park to the north offering recreational grounds.

The site is well connected to Chichester to the west and Worthing, Brighton and Eastbourne to the east facilitated by A27 adjacent to the site. A number of bus stops are located along Arundel Road with the closest approximately 0.2 miles providing links to Arundel and Chichester.

### KEY

- Site Boundary
- Main Road
- 1. Fontwell Park Racecourse
- 2. Arundel Road Shops
- 3. The Old Stables Pub
- 4. KFC, Burger King, Travelodge & Petrol Station
- 5. Claremont Lodge Care Home
- 6. Slindon Woods
- 7. New Development Ref. WA/80/22/PL  
Completed Construction for the redevelopment of garden land with 10 no. bungalows, landscaping & associated works.
- 8. New Development Ref. WA/22/15/OUT  
Under construction for 400 no. new dwellings, up to 500 sqm of non-residential floorspace, 5000 sqm of light industrial floorspace & associated works.
- 9. Bus stop



Aerial view of application site in relation to wider context



## 2.03 Historical Context

Historically, Fontwell is a small settlement characterised by agricultural activity with a small number of scattered dwellings.

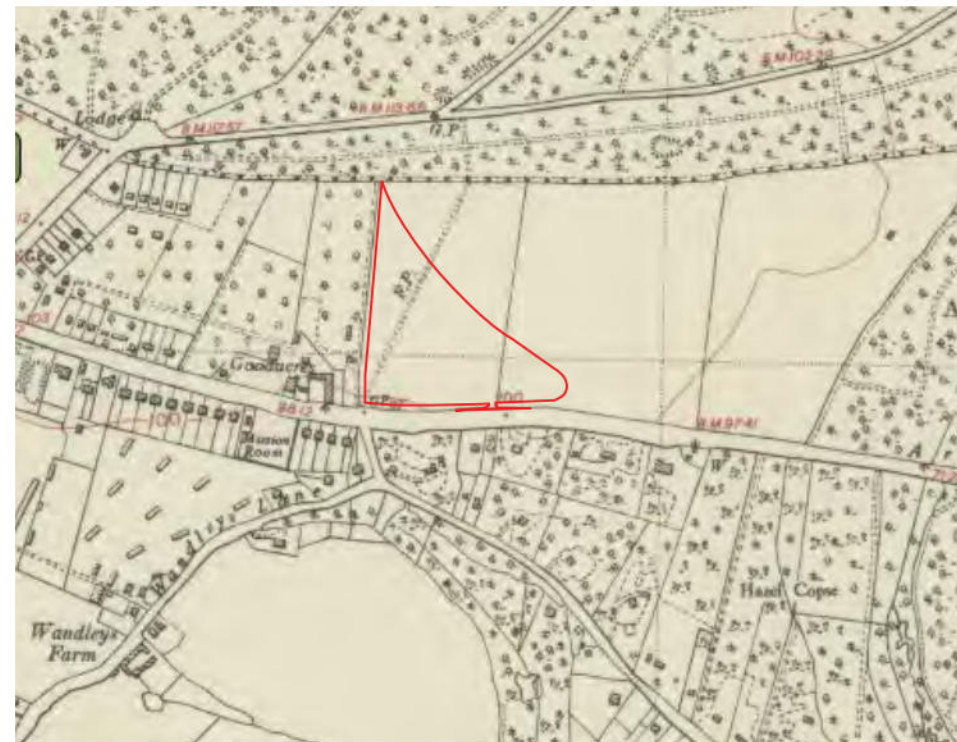
The significant change in the built environment began in the 20th century with the construction of new houses along Wandleys Lane, Arundel Road and area to the north of Arundel Road.

Fontwell experienced further growth with the establishment of Fontwell Park Racecourse and the dual carriageway. Recent developments continue to add to the built environment reflecting the ongoing growth of Fontwell.

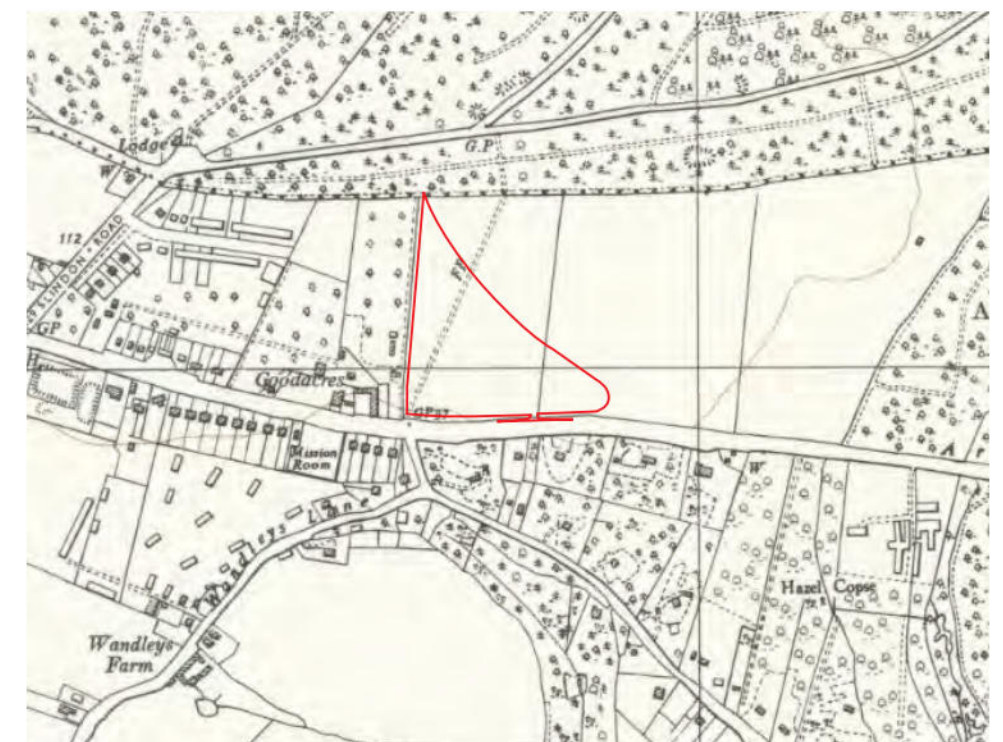
The A27 Fontwell Bypass was opened in two stages: the western section in 1988 and the eastern section in 1993. This bypass was constructed to alleviate traffic congestion in the villages of Fontwell and Walberton. These neighboring villages share local governance under the Walberton Parish Council. Additionally, they share community services and amenities, and their close proximity allows residents to frequently interact and utilize resources in both villages.



Historic Map 1880



Historic Map 1952



Historic Map 1961



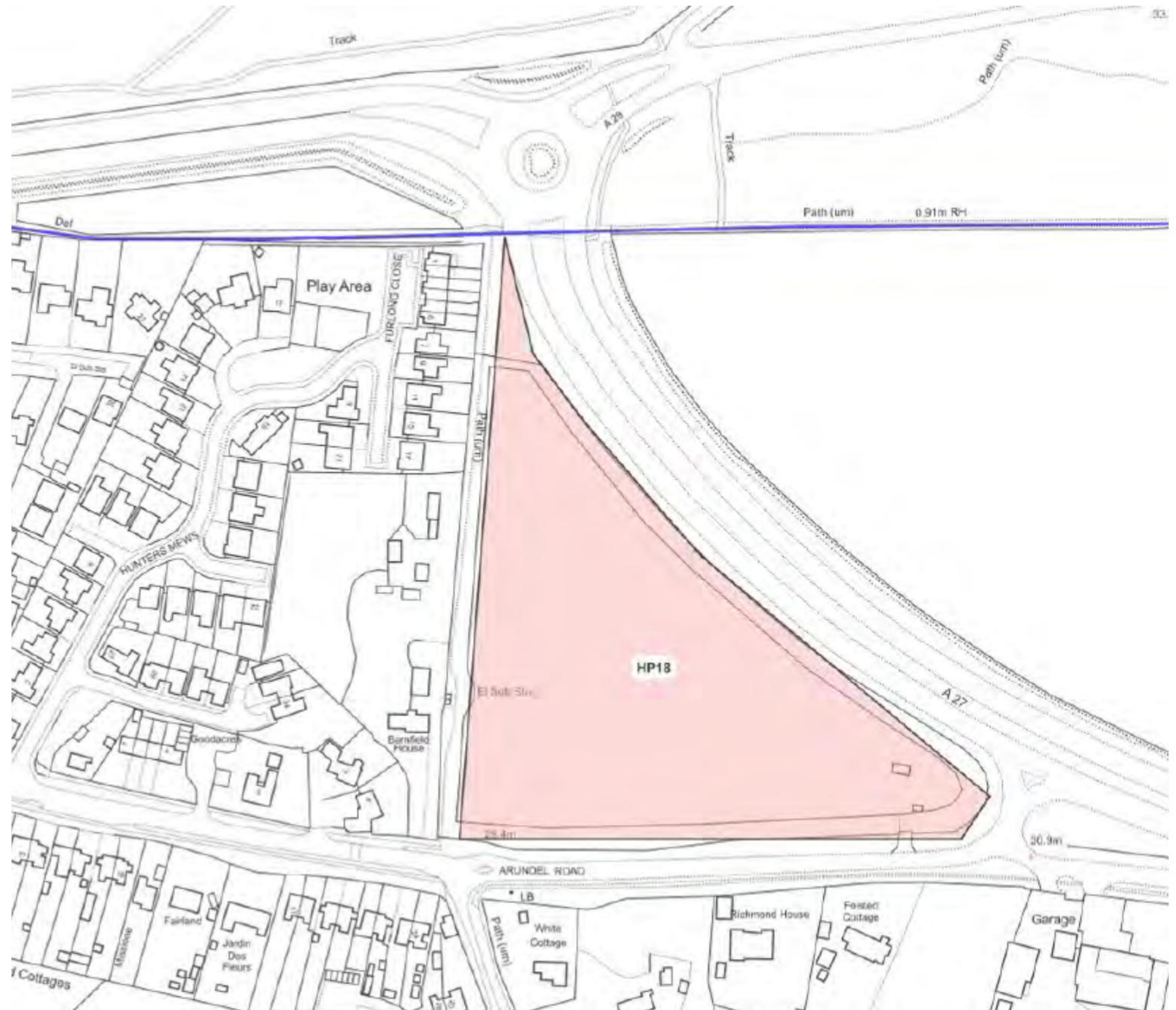
## 2.04 Site Allocation

The Site is identified as Fontwell Field (National Trust Field) and is 'allocated' under Policy HP18 2020 of the Walberton Neighbourhood Development Plan (WNDP) which was formally adopted in 2021.

The site is allocated for approximately 40 dwellings which does not preclude a greater quantum of development provided the site is capable of supplying more than 40 dwellings whilst remaining acceptable in terms of density, amenity, and providing adequate facilities. Pre-application discussions with officers has resulted in a suggestion that 50-60 dwellings would be appropriate on this site. The Neighbourhood Plan has been formally examined and now forms part of the Development Plan thus carrying full weight as a material planning consideration.

The mix and proportion of housing shall be determined by reference to the current Local Housing Needs Assessment or any subsequent Local Housing Needs Survey within the Neighbourhood Plan Area.

According to the Arun Local Plan Policy AH SP2, a minimum of 30% affordable housing is required (subject to viability), with a tenure mix of 75% social rent and 25% intermediate housing.



Policy HP18 2020 Allocation Map, Walberton Neighbourhood Development Plan



## 2.05 Local Character Fontwell

The area surrounding the site is predominantly characterised by residential development, which includes detached and semi-detached housing predominantly at two and two-and-a-half storeys high.

Property ages and styles vary throughout Fontwell, with the older dwellings located generally along Arundel Road. Most dwellings appear 20th century, consisting of a variety of styles.

Included are a series of photographs taken from nearby streets, south and west of the site, which demonstrate the existing architectural and material context.

The older buildings in Fontwell are larger detached dwellings constructed from flint and render, featuring details such as quoining, tall chimneys, slate roofs, and parapet walls. The elevations exhibit a formal character with stacked windows.

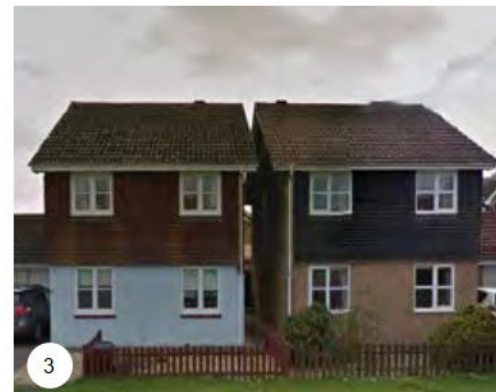
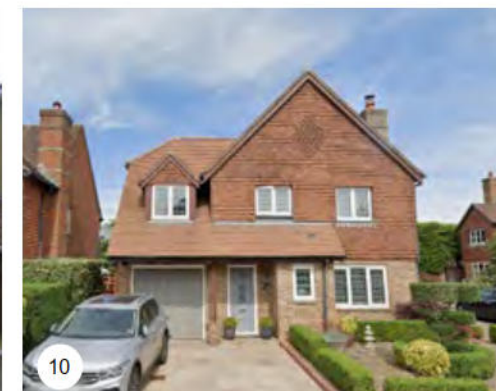
Fontwell is surrounded by a variety of architectural styles and materials, including painted brick, tile hanging, and render. Gable frontages feature articulation on the gable face through changes in material or detailing.

The building and roof forms around Fontwell vary, including projecting gables, front-to-back pitched roofs, dormers, and catslide roofs.

The newer development to the west of the site consists mostly of detached, 2 and 2.5 storey high dwellings. The materials used include brown brick and tile hanging on the first floor. These dwellings feature gable frontages with some catslide roofs.



Location Plan





## 2.06 Local Character

# Walberton

Walberton offers quality dwellings that exhibit a higher quality architecture typified by historical Sussex architecture with areas designated within the Conservation Area. The contextual analysis of Walberton has been included to inform the proposal.

Included are a series of photographs taken from the streets of Walberton, which demonstrate the existing architectural and material context.

 Conservation Area

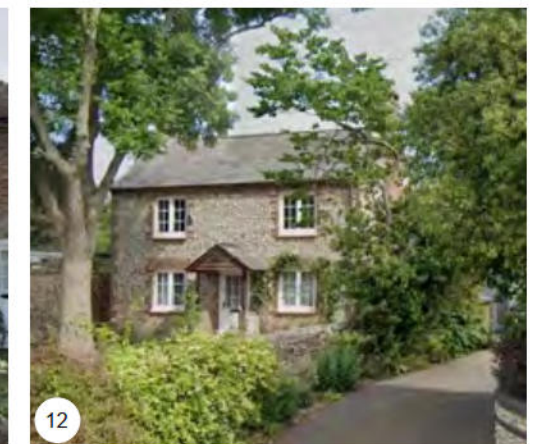


Location Plan

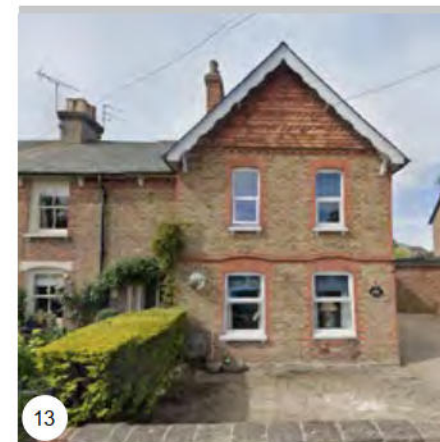
The dwellings along Walberton Lane comprise large detached dwellings within larger plot sizes. The dwellings feature a variety of roofscapes including front-to-back, barn hip and catslide roofs. Materiality includes flint and brick with detailing such as quoining and dentil course banding.



The dwellings along The Street comprise of two storey dwellings. There is a mixture of detached, semi-detached, and terraced houses predominantly in brick and some flint buildings. The dwellings feature a formal elevation with stacked windows and symmetrical forms.



Further along The Street are more examples of two storey flint buildings with more articulation featuring quoining, dentil course banding to eaves, arched window heads and slate roof with decorative ridge tiles. The brick buildings include decorative bargeboard with tile hung to the gable face with detailing such as dentil course and corbelling.



There are also examples of simpler cottage style buildings as terraced and detached dwellings in render or painted brick.



## 2.07 Typology & Design Reference

### Formal Facade

Formally arranged facades with windows vertically aligned are common in Walberton with a symmetrical elevation treatment.



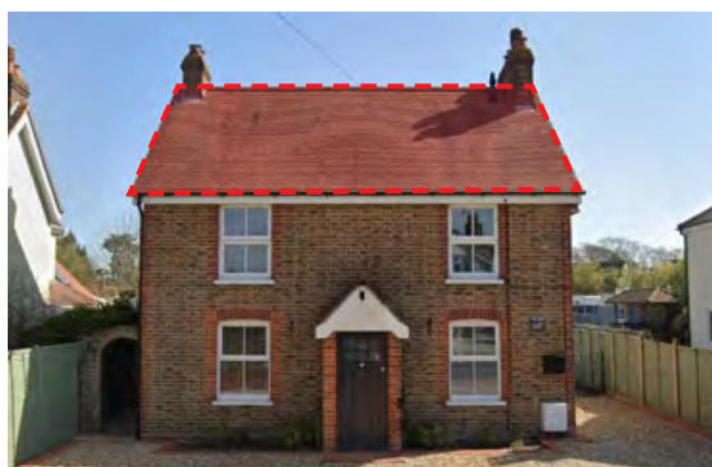
### Gable Forms

There are several examples in Fontwell and Walberton that feature gables and are often articulated with a material change or detailing. This adds interest to the wall and roofscape.



### Simple Front-to-Back Pitched Roofs

Pairs of dwellings and terraces often front the road with a simple front-to-back pitched roof with chimneys that punctuate the roofscape.

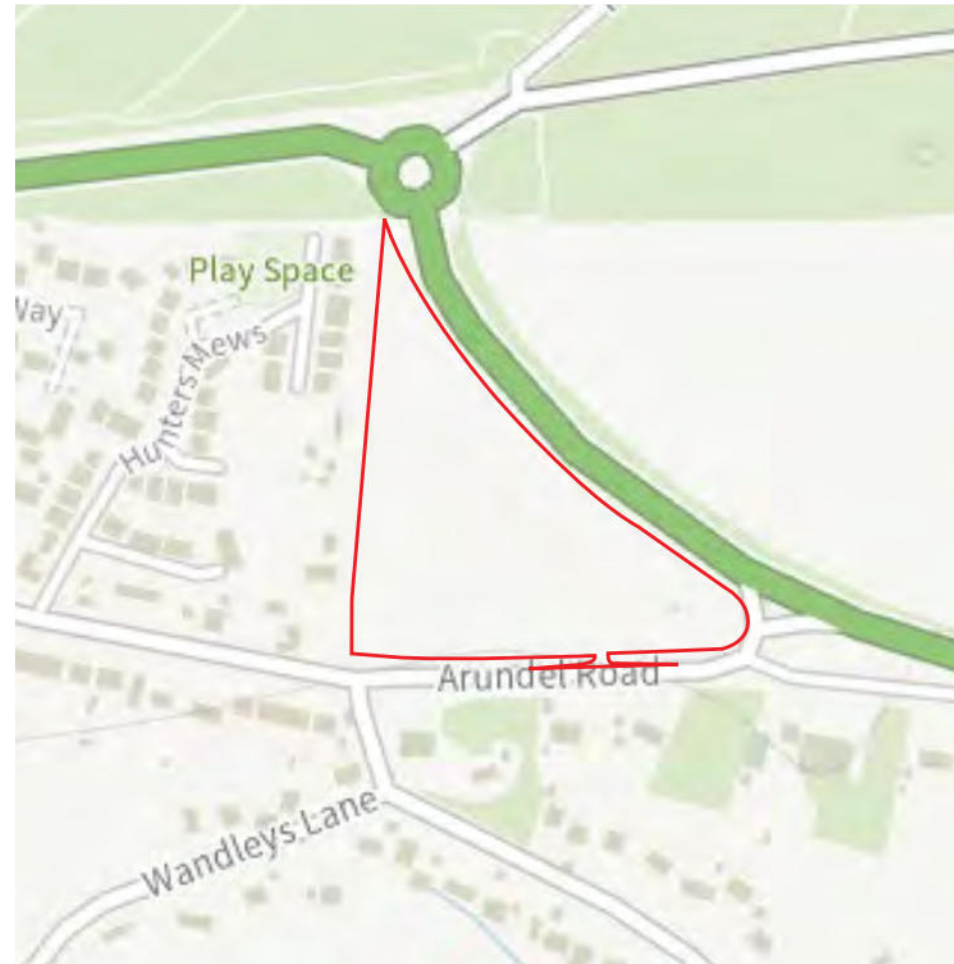


## 2.08 Flooding

The site sits within Flood Zone 1. It falls within the 'low risk' category of a chance of flooding, which is deemed to have less than 0.1% chance of river flooding within any one year.

Surface water flood maps indicate that all of the site is subject to a very low risk of flooding from surface water sources.

There will be a fully considered drainage strategy that will incorporate sustainable drainage features such as swales, an infiltration basin and permeable paving to ensure that this development does not create any flooding issues.



Flood zone map

- Site Boundary
- Flood Zone 1
- Flood Zone 2
- Flood Zone 3



Extent of flooding from surface water

- Site Boundary
- Low Risk
- Medium Risk
- High Risk

## 2.09 Arboriculture

A Tree Survey has been completed and has informed the proposals in relation to the quality of trees and their retention.

The trees on the site have been surveyed and categorised in accordance with BS 5837:2012. The trees along the north-east and western boundaries are classified as category C, representing trees of low quality with the exception of one tree along the eastern boundary classified as category B, of moderate quality. Along the southern boundary are a mixture of category B and C trees with 2no. Category A trees, that are of high quality. These are English Oak and Turkey Oak which are protected by Tree Preservation Orders.

The proposal retains the majority of the existing trees, which will provide maturity to the surrounding landscape setting of the site. While 2no. Category C Blackthorns will be lost to facilitate the access, a significant provision of public open space and planting are proposed contributing to enhanced biodiversity.

### KEY

--- Site Boundary

Tree Canopy

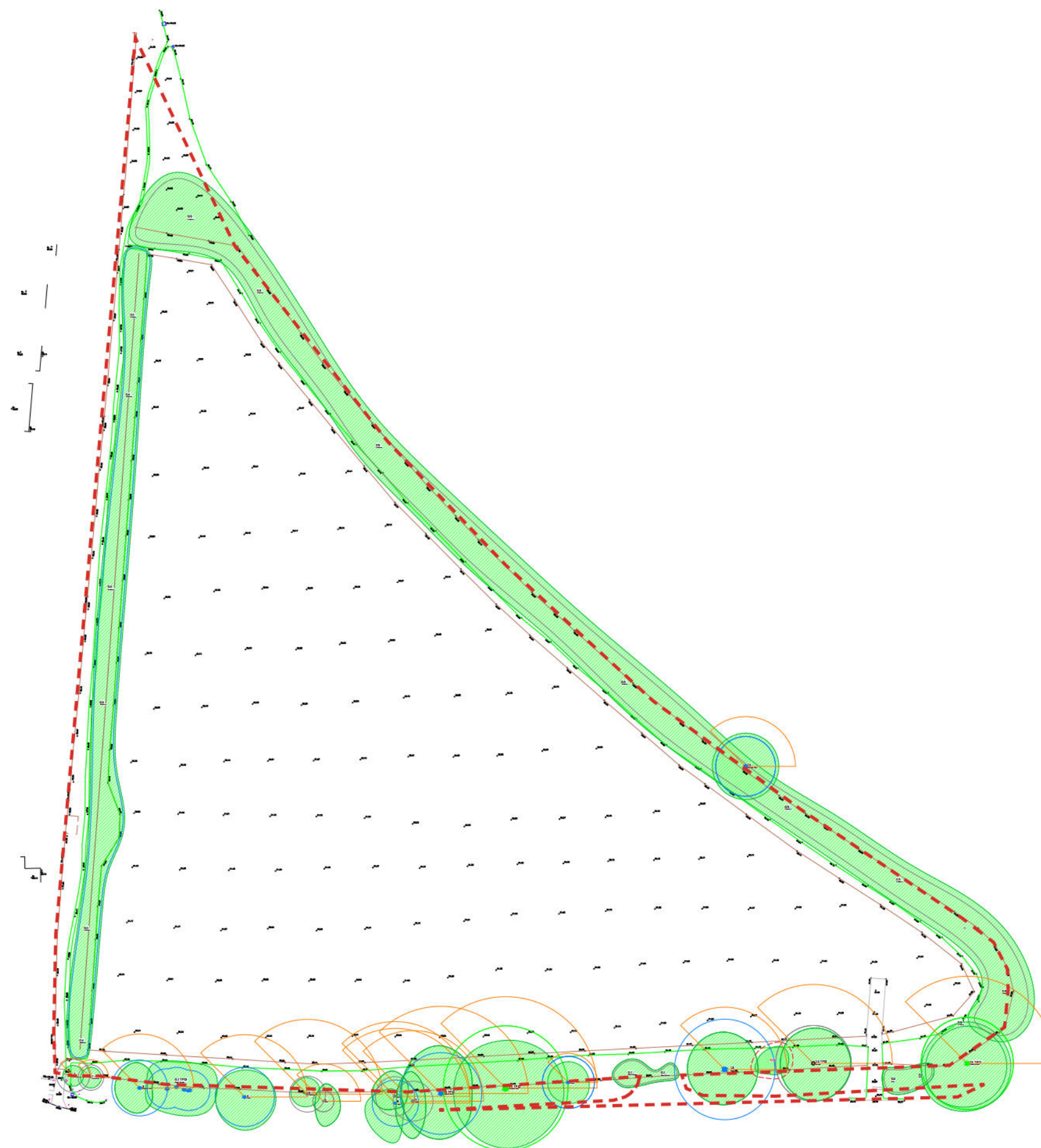
Root Protection Boundary:  
Category A - High Quality

Root Protection Boundary:  
Category B - Moderate

Root Protection Boundary:  
Category C - Low

● G3 Category U Tree

Tree Shadow



Tree Constraints Plan

## 2.10 Site Considerations

As part of the design process, the opportunities and constraints of the site have been analysed, which include:

### Opportunities:

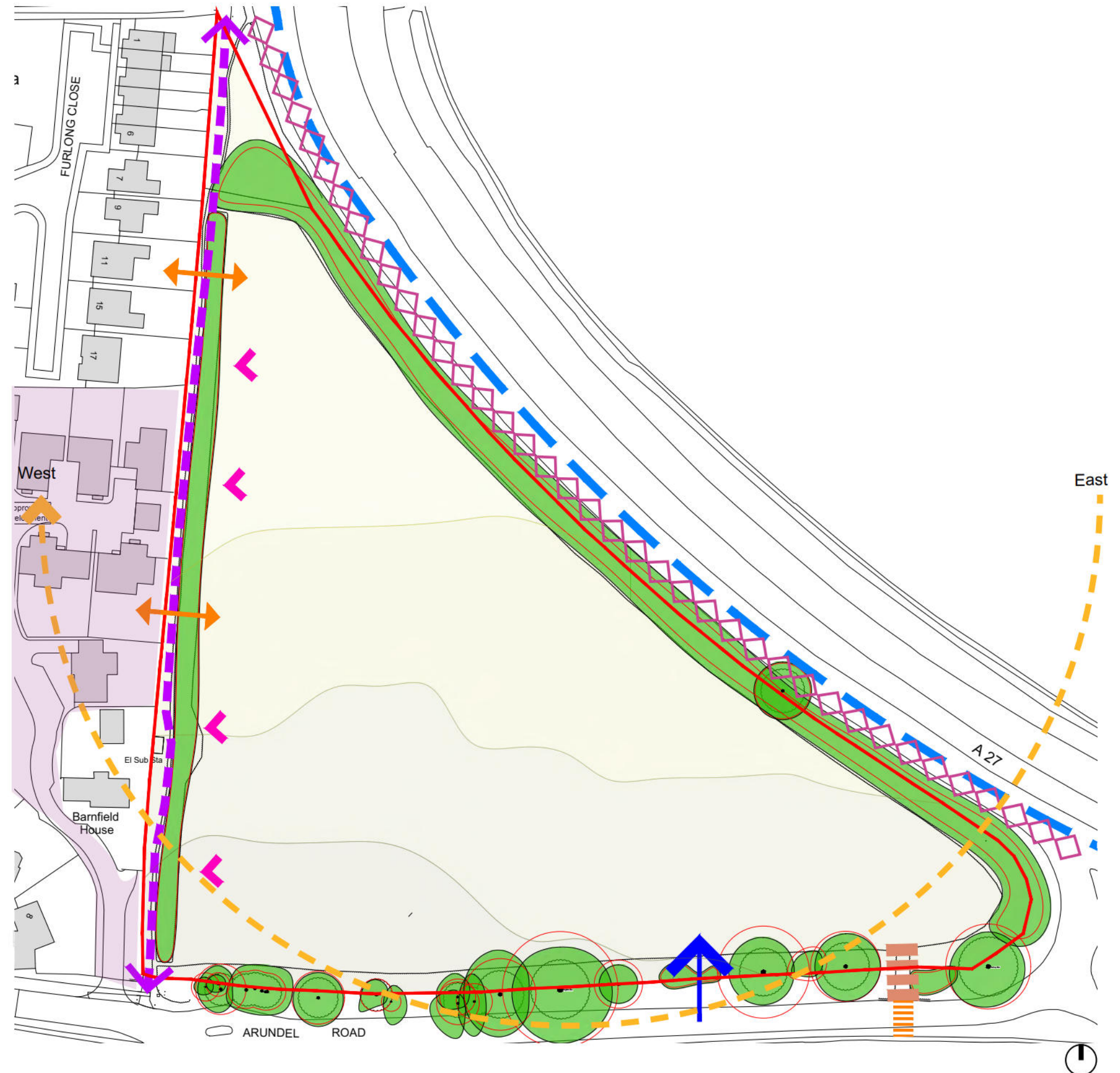
- Creating high quality homes and apartment building
- Retention and enhancement of existing planting, where possible, to help soften views towards the proposed built form and mitigate noise from the A27. This will also help create a defensible green boundary that surrounds the site.
- Potential to provide significant biodiversity enhancements through SUDs network and planting of open space.
- Retention and enhancement of existing footpath with dwelling fronting to provide overlooking
- Potential to link to existing PROW and footpath along Arundel Road.

### Considerations:

- Existing trees, site access, daylight, sunlight, topography and levels, site dimensions.
- Ensure that any proposed built form is suitably offset from the root protection areas of existing trees that are to be retained.
- Ensure the development remains adjacent to the settlement edge.
- Ensure that any proposed built form is suitably offset from the north eastern boundary to mitigate noise from the A27.

### KEY

- |                             |                                                |
|-----------------------------|------------------------------------------------|
| Site Boundary               | Public Right of Way-Footpath 2825              |
| Existing Trees and Hedgerow | Recently Constructed Development - WA/80/22/PL |
| Proposed Access             | Residential Interface                          |
| Existing Track Access       | Overlooking                                    |
| Main Road                   | Potential Pedestrian Connection                |
| Noise Source                |                                                |





# 3.0 Consultation

# 3.01 Design Development

The pre application meetings below were part of the outline application.

Pre-Application - September 2023



## 3.01 Design Development

### Revised Layout Strategy



Following the receipt of drainage and highways advice, additional changes to the site plan were implemented to the access and drainage approach of the site. These include:

- Relocation of the site access to the south east corner along Arundel Road to meet WSCC requirements.
- Provision of an infiltration basin to the south east corner of the site.
- Land along the south west to be slightly raised to facilitate drainage.
- Road layout reconfigured to ensure south west drainage can be funnelled through the scheme to infiltration basin.
- Provision of the community building within the public open space fronting the basin with parking located behind to the north.

#### KEY

- Site Boundary
- Existing Trees and Hedgerow
- ▭ Building Frontages
- Drainage Route
- Infiltration Basin
- Site Access

### Pre-Application - July 2024



#### Proposal Summary:

- Road layout reconfigured to provide a principal site access off Arundel Road.
- Provision of 56no. dwellings with 39no. open market dwelling (70%) and 17no. affordable dwellings (30%)
- Provision of a stand-alone community facility (220sqm) to the south eastern corner with associated landscaping.
- Provision of green open space along the north-east boundary with boundary trees and hedgerow retained.
- Provision of an infiltration basin and associated swales to the south east corner.

#### Officer Comments:

- The proposed layout was well received and the planning officer had no significant comments.

## 3.01 Design Development

This pre application meeting was following the withdrawal of the outline application and to discuss to the new application

Pre-Application - February 2026



### Proposal Summary:

- Road layout reconfigured to provide a principal site access off Arundel Road with 1.8m wide footpaths facilitating pedestrian links.
- Provision of 64no. dwellings of houses and apartments with 44no. open market dwelling (69.6%) and 20no. affordable dwellings (30.4%)
- Provision of green open space along the north-east and southern boundary and with boundary trees and hedgerow retained to provide a mature landscape framework and aid in mitigating noise from the A27.
- Provision of an infiltration basin and associated swales
- Provision of play areas
- Retention of PRoW path enhanced within a landscaped open space.

### Planning and Landscape Officers Comments:

- The proposed layout was well received and the planning officer had no significant comments.
- The play area near the attenuation pond to move in the northern corner.
- A layout drawing showing the proposed areas of Public Open Space to be provided broken down in line to the council policy types.



# 4.0 Site layout

## 4.01 Site Layout

- The site layout has been designed as three clusters of development connected together via a loop road, with public amenity space along the north-east boundary including an apartment block and play spaces.
- The proposed layout accommodates up to 64no. dwellings of houses and apartments and will create a landscape-led and sustainable place to live that seamlessly integrates with the surrounding context.
- The scheme proposes 64no. dwellings including 15no. as affordable rent (22.5%) and 5no. allocated as shared ownership dwellings (7.5%) and 44no. allocated as open market (68.7%)
- A new vehicular access point is proposed to the south of the site via Arundel Road with 1.8m wide footpaths facilitating pedestrian links.
- Existing mature trees are used to inform the site layout, provide mature landscape framework contributing to the unique sense of place and aid in mitigating noise from the A27.
- Large swathes of open spaces along the north-east and southern boundaries are proposed which can be utilised for recreation for both existing and new residents of Fontwell.
- Play spaces are proposed within the open space in sequence along the north boundary, with dwellings fronting onto the space to provide overlooking a good level of natural surveillance.
- The PRoW is retained and enhanced within a landscaped open space. Buildings are orientated to front onto the footpath to aid natural surveillance.
- Utilise sustainable drainage features including an infiltration basin.
- The scale of the buildings will be 2 storeys high commensurate with the surrounding built form with some 2.5 storey high dwellings that front onto open space.
- Key buildings are strategically placed at entrances to address important views into the site.
- The dwellings will adopt a contemporary approach of the local context creating a distinctive character that is locally inspired.



Proposed Site Layout

## 4.02 Street Hierarchy

The street hierarchy is clearly designed, with a main access road entering from Arundel Road and forming the primary route through the site. This road connects most of the dwellings and provides clear and simple movement.

Secondary streets branch off the main route as shared surfaces and private drives, serving smaller groups of homes and creating a quieter residential character.

Pedestrian routes run alongside and through the streets, linking homes to open spaces, the Public Right of Way on the western boundary, and surrounding areas, making movement safe, clear and easy to understand.

### KEY

-  Site Access Point
-  Proposed Main Access
-  Proposed Shared Surface
-  Proposed Private Drive
-  Existing PRow
-  Proposed Pedestrian Footpath



Proposed Street Hierarchy

## 4.03 Open Space Quantum

The proposed development delivers a total of 5,366 sqm (0.54 hectares) of public open space and play provision. This comprises 4,585 sqm of Public Open Space (POS) and 781 sqm of play provision, exceeding the policy requirements of 4,506 sqm POS and 774 sqm play provision.

The Public Open Space comprises a combination of Natural and Semi-Natural Greenspace (1,732 sqm) and Mixed Parks and Gardens / Amenity Greenspace (2,853 sqm). Play provision comprises a Local Equipped Area of Play (LEAP) of 484 sqm together with 297 sqm of informal 'play-as-you-go' provision distributed within the wider landscape framework.

The public open space is located primarily along the northern, southern and eastern edges of the site, with areas of natural and semi-natural greenspace located toward the south-east corner and along the southern boundary. These spaces form part of the site's wider green infrastructure and ecological enhancement strategy.

### KEY

-  Mixed Parks and Gardens/ Amenity Greenspace
-  Proposed Informal Play as You Go
-  Natural and Semi Natural Greenspace



Open Space Quantum Diagram



# 5.0 Use, amount and scale



## 5.01 Use and Amount

### USE

The proposal is a residential development with a range of 1, 2, 3 and 4 bed houses, maisonettes and flats.

### AMOUNT

The accommodation is split into the following mix:

8 x 1 bed flats  
10 x 1 bed maisonettes  
15 x 2 bed houses  
9 x 3 bed houses  
14 x 3 bed townhouses  
2 x 4 bed houses  
6 x 4 bed townhouses

### KEY

18 x 1 Bed Flat  
15 x 2 Bed House  
23 x 3 Bed House  
8 x 4 Bed House

Affordable  
Shared Ownership



## 5.02 Scale

The proposed development adopts a strategy of varied building heights, incorporating a mix of dwellings up to 2.5 storeys. This approach responds sensitively to the surrounding built environment, ensuring that the new dwellings relate well to existing properties in terms of scale and massing.

The 2.5-storey dwellings are generally located toward the centre of the site, while the 2-storey apartment building is aligned along the eastern boundary and the edge of the A27. This apartment building is designed to provide efficient use of space while maintaining a human scale, with careful consideration given to privacy, natural light, and views for both residents and neighbouring properties.

### KEY

- 1 Storey
- 2 Storey
- 2.5 Storey

